

Our File Number: 390.101105  
Name: GARY BLACK AND WIFE, NANCY BLACK

**NOTICE OF TRUSTEE'S SALE**

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

WHEREAS, on January, 9 2008, GARY BLACK AND WIFE, NANCY BLACK, executed a Deed Of Trust conveying to MICHAEL H. PATTERSON as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR AMERICARE INVESTMENT GROUP, INC. DBA PREMIER CAPITAL LENDING in the payment of a debt therein described, said DEED OF TRUST being recorded under County Clerk Number 924, Volume 1703, , Page 378 in the DEED OF TRUST OR REAL PROPERTY records of HUNT COUNTY, TX; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said DEED OF TRUST;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, September 3, 2019** between ten o'clock AM and four o'clock PM and beginning not earlier than 01:00 PM or not later than three hours thereafter, the duly appointed Substitute Trustee will sell said Real Estate at the area designated by the County Commissioners Court pursuant to Section 51.002 of the Texas Property Code in HUNT COUNTY, TEXAS to the highest bidder for cash. The sale will be conducted in the area of the Courthouse; specifically, the North steps of the Courthouse, including the hallway area 20 FT inside the North door on the 2nd Floor or any other area designated by the County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, of said county, pursuant to Section §51.002 of the Texas Property Code as amended.

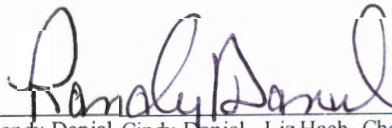
Said Real Estate is described as follows:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE COUNTY OF HUNT, STATE OF TEXAS, AND BEING LOT 12 OF GENTRY RANCH ESTATES, AS SHOWN ON PLAT RECORDS IN VOLUME 400, PAGE 1707, PLAT RECORDS OF HUNT COUNTY, TEXAS. TO INCLUDE THE MANUFACTURED HOUSING UNIT DESCRIBED AS: MAKE: REDMAN HOMES; MODEL: 124-1103; YEAR: 2008; SERIAL NUMBER(S): 124-000-H-012275A/B; WIDTH: 27 X LENGTH: 48

Property Address: 4190 COUNTY ROAD 2596  
ROYSE CITY, TX 75189  
Mortgage Servicer: Carrington Mortgage Services, LLC  
Noteholder: Carrington Mortgage Services, LLC  
1600 South Douglass Road, Suite 200-A  
Anaheim, CA 92806

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

WITNESS MY HAND this day, 7-21 2019.



Randy Daniel, Cindy Daniel, Liz Hach, Cheryl Harris, Robert LaMont, Harriett Fletcher, Sheryl LaMont, Alan Johnston, Brian St. Pierre, Ronnie Hubbard, Randy Daniel, Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Ronda Tyler, Jami Hutton or Max Murphy, Substitute Trustee  
c/o Angel Reyes & Associates, P.C.  
8222 Douglas Avenue, Suite 400  
Dallas, TX 75225 214-526-7900

DEPUTY  
19 JUL 22 AM 11:39  
FILE FOR RECORD  
COUNTY CLERK HUNT COUNTY TEXAS