

Our File Number: 14-11192

Name: ROBERT CHARLES BEINEMAN AND JOHN DAVID JOHNSON, AS COMMUNITY PROPERTY, AND RAMONA BEINEMAN, SIGNING PRO FORMA TO PERFECT LIEN ONLY

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on December 7, 2006, ROBERT CHARLES BEINEMAN AND JOHN DAVID JOHNSON, AS COMMUNITY PROPERTY, AND RAMONA BEINEMAN, SIGNING PRO FORMA TO PERFECT LIEN ONLY, executed a Deed of Trust conveying to CARTER HOLMES PLLC, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS A NOMINEE FOR WORLDWIDE MORTGAGE COMPANY, in the payment of a debt therein described, said Deed of Trust being recorded under County Clerk Number 70106, Book 1316, Page 0083, in the DEED OF TRUST OR REAL PROPERTY records of ERATH COUNTY, TEXAS; 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; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, NOVEMBER 3, 2015**, between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, I will sell said Real Estate at the County Courthouse in ERATH COUNTY, TEXAS to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

Said Real Estate is described as follows:

LOT 18, BLOCK 2, OF WILDHORSE SUBDIVISION, A SUBDIVISION OF THE JARRETT MENEFFEE SURVEY, ABSTRACT NO. 520, ERATH COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET A, SLIDE 355B, PLAT RECORDS OF ERATH COUNTY, TEXAS.

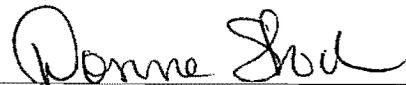
Property Address: 1297 WILD HORSE  
STEPHENVILLE, TX 76401  
Mortgage Servicer: CARRINGTON MORTGAGE SERVICES, LLC  
Noteholder: CARRINGTON MORTGAGE SERVICES, LLC  
1600 S. DOUGLASS ROAD, SUITE 200-A  
ANAHEIM, CA 92806

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.

**ACTIVE MILITARY SERVICE NOTICE**

**Assert and protect your rights as a member of the armed forces of the United States. If you 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.**

WITNESS MY HAND this 12<sup>th</sup> day of October, 2015.



Guy Wiggs, David Stockman, Brenda Wiggs,  
Donna Stockman, Denise Boerner, Tim Lewis,  
Lori McCarty, Substitute Trustees

Marinosci & Law Group  
14643 Dallas Parkway, Suite 750  
Dallas, Texas 75254  
(972) 331-2300

POSTED

A.M. 2:05 P.M.

OCT 13 2015

GWINDA JONES, COUNTY CLERK  
ERATH COUNTY, TEXAS  
By  Deputy