

Carrington Foreclosure Services, LLC
P.O. Box 3309
Anaheim, California 92803
For Sale Information: (888) 313-1969
For Reinstatement Requests: 1-866-874-5860
Pay Off Requests: 1-800-561-4567
TS#: 22-26529

2022-27
FILED FOR RECORD
AT 5:51 O'CLOCK P.M.
MAY 05 2022

SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
BY *Michelle [Signature]* DEPUTY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 10/31/2019, Esteven G. Pulido and Brittany M. Pulido, Husband and Wife, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of Allan B. Polunsky, as Trustee, Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Carrington Mortgage Services, LLC, i, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$107,025.00, payable to the order of Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Carrington Mortgage Services, LLC, i, which Deed of Trust is Recorded on 11/4/2019 as Volume 00008618, Book , Page , Loan Mod Rerecorded on 08/13/2021 as Instrument No. 2021-008764 in Navarro County, Texas, Deed of Trust covers all of the real property, personal property, and fixtures described therein, including , but not limited to, all the following described property, rights and interests (the "Property"), to-wit;

See attached exhibit "A" attached hereto and made a part hereof

Commonly known as: 1035 NORTH FM 55, BARRY, TX 75102

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Robert LaMont, Sheryl LaMont, Harriett Fletcher, Allan Johnston, Sharon St. Pierre, Mollie McCoslin, Lori Garner, Mollie McCoslin, Sharon St. Pierre, Robert LaMont, Sheryl LaMont, Allan Johnston or Ronnie Hubbard** or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust: and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Carrington Mortgage Services, LLC whose address is 1600 Douglass Road, Suite 200 A, Anaheim, CA 92806 is acting as the mortgage servicer for **WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF QUERCUS MORTGAGE INVESTMENT TRUST**, which is the mortgagee of the Note and Deed of Trust or mortgage and the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust. Carrington Mortgage Services, LLC is authorized to represent the mortgagee by virtue of a written servicing agreement with the mortgagee. Pursuant to that agreement and Texas Property Code Section 51.0025, Carrington Mortgage Services, LLC is authorized to administer the foreclosure referenced herein.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on **7/5/2022 at 1:00 PM**, or no later than three (3) hours after such time, in **Navarro County, Texas**, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: **THE FRONT STEPS OF THE COURTHOUSE, LOCATED AT 300 WEST 3RD AVENUE, CORSICANA, TEXAS OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE**

NOTICE IS FURTHER GIVEN that , except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied.



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If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's Attorney.

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.

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.

WITNESS, my hand this 5/2/2022

WITNESS, my hand this May 05, 2022.

Monica Sandoval
By: Monica Sandoval, Trustee Sale Specialist,
Team Lead
Carrington Foreclosure Services, LLC as
authorized agent for Mortgagee or Mortgage
Servicer
1500 South Douglass Road, Suite 150
Anaheim, CA 92806

Sharon Pierre
By: Substitute Trustee(s)
Robert LaMont, Sheryl LaMont, Harriett Fletcher,
Allan Johnston, Sharon St. Pierre, Mollie
McCoslin, Lori Garner, Mollie McCoslin, **Sharon**
St. Pierre, Robert LaMont, Sheryl LaMont, Allan
Johnston or Ronnie Hubbard

C/O Carrington Foreclosure Services, LLC
1500 South Douglass Road, Suite 150
Anaheim, CA 92806

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

EXHIBIT "A"

All that certain tract lot or parcel of land, a part of the James Smith Survey A-720, Navarro County, Texas, and also being all of that certain called 1.689 acre tract of land that is described in a Deed of Trust from Marvin Rockhold, et ux, Sandra, to Tim Williams, Trustee, and being more completely described as follows to wit;

Beginning at a 5/8 Inch Iron Rod found for corner at the N.E.C. of said tract and in the W.B.L. of FM # 55 and in a curve to the left;

Thence with a curve which has a Delta Angle of 00 Degrees 17 Minutes 00 Seconds, which has Radius of 5769.58 feet, which has a Chord Bearing of South 28 Degrees 15 Minutes 20 Seconds East, for a Chord Length of 28.53 feet to a ½ Inch Iron Rod set for corner;

Thence South 30 Degrees 37 Minutes 03 Seconds East, along the E.B.L. of said tract and the W.B.L. of F.M. # 55 for a distance of 118.22 feet to a 5/8 Inch Iron Rod found for corner at the S.E.C. of said tract;

Thence South 17 Degrees 34 Minutes 18 Seconds West, along said lines for a distance of 56.92 feet to a 5/8 Inch Iron Rod found for corner;

Thence South 73 Degrees 07 Minutes 06 Seconds West, along the S.B.L. of said tract and the N.B.L. of F.M. # 639 for a distance of 745.23 feet to a ½ Inch Iron Rod set for corner at the West Corner of said tract and an angle point in a called 11.617 acres (2014-7454);

Thence North 59 Degrees 03 Minutes 00 Seconds East, along the N.B.L. of said tract and the S.B.L. of said called 11.617 acres for a distance of 445.41 feet to a 1 Inch Iron Pipe found for corner at the S.E.C. of said called 11.617 acres;

Thence North 58 Degrees 28 Minutes 06 Seconds East, along the N.B.L. of said tract and the S.B.L. of that certain tract to E.B. Cagle (Vol 407 Pg 349) for a distance of 322.15 feet to the place of beginning containing 1.6757 Acres