

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#: 23-29491

2023 - 061
FILED FOR RECORD
AT 12:11 O'CLOCK P M.
SEP 07 2023
SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
BY CB DEPUTY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 7/9/2020, Christopher Morris and spouse, Aimee Morris, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of Allan B Polusnsky, as Trustee, Mortgage Electronic Registration Systems, Inc., solely as nominee for Carrington Mortgage Services, LLC, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$230,105.00, payable to the order of Mortgage Electronic Registration Systems, Inc., solely as nominee for Carrington Mortgage Services, LLC, which Deed of Trust is Recorded on 7/23/2020 as Volume 00005734, Book , Page , 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;

All that certain lot, tract or parcel of land, located in the James Powell Survey, Abstract Number 638 in Navarro County, Texas, and being all of Lot 4 of Block 1136 of Woodland Hills Addition Number 9 as shown on a plat recorded in Volume 4, page 15 of the Plat Records of Navarro County, Texas, (P.R.N.C.T.) and being all of a tract in Block 1136 recorded in Volume 861, Page 744 of the Deed Records of Navarro County, Texas (D.R.N.C.T.) and also being all of a tract in Block 1136 recorded in Volume 861, Page 749 (D.R.N.C.T.); said tracts being described by metes and bounds as follows: See attached exhibit "A" attached hereto and made a part hereof

Commonly known as: **2505 TENNYSON ST CORSICANA, TX 75110**

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, Sharon St. Pierre, Mollie McCoslin, Dustin George** 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 **Carrington Mortgage Services, LLC**, 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 **11/7/2023 at 11:00 AM**, 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: **On the front steps of the Navarro County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court**



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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.

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 9/5/2023

WITNESS, my hand this September 7, 2023

Monica Sandoval

By: Monica Sandoval, Trustee Sale Specialist,
Team Lead
Carrington Foreclosure Services, LLC as
authorized agent for Mortgagee or Mortgage
Servicer
1600 South Douglass Road, Suite 140
Anaheim, CA 92806

Sharon St. Pierre

By: Substitute Trustee(s)
Robert LaMont, Sheryl LaMont, Harriett Fletcher,
Sharon St. Pierre, Mollie McCoslin
C/O Carrington Foreclosure Services, LLC
1600 South Douglass Road, Suite 140
Anaheim, CA 92806

EXHIBIT "A"

All that certain lot, tract or parcel of land, located in the James Powell Survey, Abstract Number 638 in Navarro County, Texas, and being all of Lot 4 of Block 1136 of Woodland Hills Addition Number 9 as shown on a plat recorded in Volume 4, page 15 of the Plat Records of Navarro County, Texas, (P.R.N.C.T.) and being all of a tract in Block 1136 recorded in Volume 861, Page 744 of the Deed Records of Navarro County, Texas (D.R.N.C.T.) and also being all of a tract in Block 1136 recorded in Volume 861, Page 749 (D.R.N.C.T.); said tracts being described by metes and bounds as follows:

BEGINNING at a found 1/2 inch iron pipe in the west line of Tennyson Street (also known as Tennyson Avenue), being the southeast corner of Lot 4 and the northeast corner of Lot 3;

THENCE South 70° 42' 53" West with the common line of Lot 4 and Lot 3, a distance of 92.19 feet to a calculated point for corner being 0.50 feet south of a brick and wood fence angle, being the southwest corner of Lot 4, the northwest corner of Lot 3 and the southeast corner of said tract recorded in Volume 861, Page 744 (D.R.N.C.T.);

THENCE North 81° 21' 50" West with the south line of said tract recorded in Volume 861, Page 744 (D.R.N.C.T.), a distance of 102.42 feet to a calculated point for corner in the southeasterly line of Lot SA of Country North Estates recorded in Volume 2, Page 37 (P.R.N.C.T.), same being the southeast line of a 1.046 acre tract recorded in Instrument 2015-00008512 of the Official Records of Navarro County, Texas (O.R.N.C.T.), for the most southerly southwest corner of this tract, from which a found 3/8 inch iron rod for reference bears South 40° 21' 07" West, 21.83 feet;

THENCE with the easterly line of said Lot 8A and said 1.046 acre tract, the following four (4) courses:

- 1) North 40° 21' 07" East, a distance of 10.50 feet to a found 3/8 inch iron rod;
- 2) North 08° 38' 30" West, a distance of 7.20 feet to a calculated point for corner;
- 3) North 14° 10' 43" West, a distance of 60.00 feet to a found 1/2 inch iron rod;
- 4) North 40° 39' 09" East (Line of Directional Control-2015-00008512 (O.R.N.C.T.)), a distance of 49.40 feet to a found 1/2 inch iron rod at the most easterly corner of said Lot 8, being in a southwesterly line of Lot 13 of Block 1136 of Country North Estates;

THENCE South 58° 48' 41" East with the southwesterly line of said Lot 13 and said 1.046 acre tract, a distance of 21.46 feet to a found 3/4 inch iron pipe, being the northwest corner of the aforementioned Lot 4;

THENCE North 55° 59' 12" East with the southeast line of said Lot 13 and the northwest line of said Lot 4, a distance of 42.66 feet to a found 60D nail, being the southeast corner of Lot 13, the north corner of Lot 4 and the southwest corner of Lot 5 of Block 1136 of Woodland Hills Addition Number 9;

THENCE South 76° 12' 58" East with the common line of Lot 4 and Lot 5, a distance of

118.40 feet to a found 1 inch iron pipe in a curve to the left in the west line of Tennyson Street, being the southeast corner of Lot 5 and the northeast corner of Lot 4 and of this tract;

THENCE with the west line of Tennyson Street and said curve to the left, having a radius of 245.45 feet and a central angle of 18° 50' 05", a distance of 80.69 feet (Chord bearing/distance: South 02° 35' 47" West, 80.32 feet) to the PLACE OF BEGINNING, containing 0.487 acres of land.

The Company is prohibited from insuring the area or quantity of the land described herein. Therefore, the Company does not represent that the acreage or square footage calculations are correct. References to quantity are for informational purposes only.

Filed for Record in:
Navarro County

On: Jul 23, 2020 at 08:13A

As a
Recording

Document Number: 00005734

Amount: 86.00

Receipt Number - 99598
By

Christine Blackerby

STATE OF TEXAS

COUNTY OF NAVARRO

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded and stamped hereon by me.

Jul 23, 2020

Sherry Dawdy, COUNTY CLERK
Navarro County