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FILED FOR RECORD
BECKY LANDRUM
COUNTY CLERK HUNT CO. TX

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

21 OCT -7 PM 2:28

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.

Matter No.: 096563-TX

Date: October 6, 2021

County where Real Property is ~~located~~ **Hunt**

ORIGINAL MORTGAGOR: CASEY T. CROW AND JANA CROW, HUSBAND AND WIFE, AS JOINT TENANTS

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR TAYLOR, BEAN & WHITAKER MORTGAGE CORP., ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: CARRINGTON MORTGAGE SERVICES, LLC

MORTGAGE SERVICER: Carrington Mortgage Services, LLC

DEED OF TRUST DATED 6/13/2008, RECORDING INFORMATION: Recorded on 7/8/2008, as Instrument No. 10848 in Book OR 1773 Page 460 and later modified by a loan modification agreement recorded as Instrument 2013-2671 on 03/08/2013

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): **ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE JESSE WILLIAM SURVEY, ABSTRACT NO. 1153, HUNT COUNTY, TEXAS, MORE COMPLETELY DESCRIBED IN ATTACHED EXHIBIT "A"**

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **12/7/2021**, the foreclosure sale will be conducted in **Hunt** County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than **1:00 PM**, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

Carrington Mortgage Services, LLC is acting as the Mortgage Servicer for CARRINGTON MORTGAGE SERVICES, LLC who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. Carrington Mortgage Services, LLC, as Mortgage Servicer, is representing the Mortgagee, whose address is:

CARRINGTON MORTGAGE SERVICES, LLC
1600 South Douglass Road, Suite 200-A
Anaheim, California 92806

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. 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.




4736294

AP NOS/SOT 08212019

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE RANDY DANIEL, CINDY DANIEL, LIZ HACH, CHERYL HARRIS, ROBERT LAMONT, HARRIETT FLETCHER, SHERYL LAMONT, ALLAN JOHNSTON, SHARON ST. PIERRE, RONNIE HUBBARD, RANDY DANIEL, PAUL A. HOEFKER, ROBERT L. NEGRIN** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Aldridge Pite, LLP, 701 N. Post Oak Road, Suite 205, Houston, TX 77024, Phone: (713) 293-3618.

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.

By: 

Paul A. Hoefker, Attorney
Robert L. Negrin, Attorney
Aldridge Pite, LLP
701 N. Post Oak Road, Suite 205
Houston, TX 77024

Return to:
ALDRIDGE PITE, LLP
4375 JUTLAND DR., SUITE 200
P.O. BOX 17935
SAN DIEGO, CA 92177-0935
FAX #: 619-590-1385
866-931-0036



Posted by Robert La Mont, October 07, 2021

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EXHIBIT "A"

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE JESSE WILLIAM SURVEY, ABSTRACT NO. 1153, HUNT COUNTY, TEXAS, AND BEING KNOWN AS THE TRACT AS THAT TRACT OF LAND DESCRIBED IN A DEED FROM DEUTSCHE BANK TO HUNT COUNTY INVESTMENTS, LLC, AS RECORDED IN VOLUME 1586, PAGE 545 OF THE OFFICIAL PUBLIC RECORDS OF HUNT COUNTY, TEXAS (HEREINAFTER CALLED SUBJECT TRACT), AND BEING MORE PARTICULARLY DESCRIBED, AS FOLLOWS:

BEGINNING AT A 3/8" IRON ROD FOUND FOR CORNER IN THE EAST LINE OF COUNTY ROAD NO. 2230 AT THE NORTHWEST CORNER OF THE ABOVE CITED SUBJECT TRACT, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN A DEED FROM DAVID RUFF, ET AL, TO DORIS TRIMBLE AS RECORDED IN VOLUME 1547, PAGE 414 OF THE OFFICIAL PUBLIC RECORDS OF HUUNT COUNTY, TEXAS;

THENCE S. 85 DEG. 17 MIN. 44 SEC. E. WITH THE NORTH LINE OF SAID SUBJECT TRACT AND THE SOUTH LINE OF SAID TRIMBLE TRACT A DISTANCE OF 258.27 FEET TO A 3/8" IRON ROD FOUND FOR CORNER AT THE NORTHEAST CORNER OF SAID SUBJECT TRACT, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID TRIMBLE TRACT;

THENCE S. 03 DEG. 48 MIN. 26 SEC. W. WITH THE EAST LINE OF SAID SUBJECT TRACT A DISTANCE OF 162.81 FEET TO A 3/8" IRON ROD FOUND FOR CORNER AT THE NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN A DEED FROM SMITH GILLEY TO MACHELL BURDEN AS RECORDED IN VOLUME 1156, PAGE 166 OF THE OFFICIAL PUBLIC RECORDS OF HUNT COUNTY, TEXAS;

THENCE N. 85 DEG. 10 MIN. 02 SEC. W. WITH THE NORTH LINE OF SAID BURDEN TRACT A DISTANCE OF 258.24 FEET TO A POINT FOR CORNER IN THE EAST LINE OF COUNTY ROAD NO. 2230 AT THE NORTHWEST CORNER OF SAID BURDEN TRACT, FROM WHICH A DISTURBED 3/8" IRON ROD FOUND BEARS N. 73 DEG. 49 MIN. 53 SEC. W. A DISTANCE OF 1.30 FEET;

THENCE N. 03 DEG. 47 MIN. 33 SEC. E. WITH THE EAST LINE OF COUNTY ROAD NO. 2230 A DISTANCE OF 162.01 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.34 ACRES OF LAND.