

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#: 23-28863

FILED FOR RECORD  
at 1:12 o'clock PM

MAY 18 2023

BECKY LANDRUM  
County Clerk, Hunt County, Tex.  
by *Stinson*

## NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**WHEREAS**, on 2/9/2007, Thor Berggren and wife, Bobbie Berggren, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of Gregory S. Graham, as Trustee, Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for American Sterling Bank, a Missouri Corporation, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$74,411.00, payable to the order of Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for American Sterling Bank, a Missouri Corporation, which Deed of Trust is Recorded on 2/13/2007 as Volume 2223, Book 1563, Page 315, Loan Modification recorded on 11/03/2014 as Instrument No. 2014-13508 in **Hunt 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: **2904 BLADES STREET GREENVILLE, TX 75401**

**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 **Randy Daniel or Cindy Daniel or Liz Hach or Cheryl Harris**, **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 **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 **8/1/2023 at 1:00 PM**, or no later than three (3) hours after such time, in **Hunt 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 COMMON AREA AT THE BASE OF THE CENTRAL STAIRWAY ON THE 2ND FLOOR INSIDE THE COURTHOUSE, OR THE BASE OF THE NORTH STEPS OUTSIDE THE COURTHOUSE, IN THE EVENT THE COURTHOUSE IS CLOSED 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 5/16/2023

*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

WITNESS, my hand this May 18, 2023.



By: Substitute Trustee(s)  
Randy Daniel or Cindy Daniel or Liz Hach or  
Cheryl Harris  
Posted by Robert LaMont.  
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 situated in the JOHN GILLESPIE SURVEY, ABSTRACT NO. 326, City of Greenville, Hunt County, Texas, and being known as Lot 10, Block 442 of ORIGINAL TOWN OF GREENVILLE, TEXAS, and being all of that tract of land as described in a Warranty Deed from James R. Kindrick to Paul L. Thomas and Jan E. Thomas dated June 19, 2003 and being recorded in Volume 1027, Page 58 of the Official Public Records of Hunt County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner at the Southeast corner of said Block 442 and being at the intersection of the North right-of-way line of Blades Street with the West right-of-way line of Oak Street;

THENCE WEST (Controlling bearing line) along the North right-of-way line of Blades Street, a distance of 76.75 feet to a 1/4" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner;

THENCE N 00 deg. 06 min. 24 sec. E. a distance of 90.00 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner;

THENCE EAST a distance of 76.75 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner in the West right-of-way line of Oak Street;

THENCE S. 00 deg. 06 min. 24 sec. W, along said right-of-way line, a distance of 90.00 feet to the POINT OF BEGINNING and containing 0.16 acres of land, and also being known as 2904 Blades Street

Kincy Abstract & Sabine Title Company  
P.O. Box 1152  
Greenville, Texas 75403-1152

Doc 2223 Bk 1563 Vol 323 Pg

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS  
On: Feb 13, 2007  
at 09:55A

Document Number: 2223  
Amount 48.00

By  
Colleen Terry  
Linda Brooks,  
County Clerk  
Hunt County

SURE & FEELS OBLIGED

I hereby certify that this instrument was filed in the clerk and true correct copies of the same were made and that the same is the true and correct copy of the record as shown by the record books in my office.  
Feb 13, 2007

Linda Brooks, County Clerk  
Hunt County

Any provision herein which purports to waive, limit or cap the amount of any damages, including attorney's fees, costs, or other expenses, in any action or proceeding brought by or for a party to this instrument, shall be null and void to the extent it purports to do so.

Unofficial Copy