

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#: 23-29061

4-5 F-1
FILED FOR RECORD
at 3:51 o'clock P M

JUN 22 2023

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 6/3/2020, Kyle Ford and Teresa Ford, husband and wife, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of Scott R. Valby, as Trustee, Mortgage Electronic Registration Systems, Inc., solely as nominee for Mortgage Research Center, LLC dba Veterans United Home Loans, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$140,151.00, payable to the order of Mortgage Electronic Registration Systems, Inc., solely as nominee for Mortgage Research Center, LLC dba Veterans United Home Loans, which Deed of Trust is Recorded on 6/5/2020 as Volume 2020-08583, Book , Page , 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: **2538 COUNTY ROAD 3127 GREENVILLE, TX 75402**

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, Harriett Fletcher, Sheryl LaMont, Sharon St. Pierre,, 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 **9/5/2023** 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 North steps of the Courthouse, including the hallway area 20 feet inside the North door on the 2nd floor**

NOTICE IS FURTHER GIVEN that , except to the extent that the Substitute Trustee may bind and obligate Mortgageors 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 Mortgageor, the Mortgagee, or the Mortgagee's Attorney.



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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 6/21/2023



By: Hung Pham, Trustee Sale Specialist
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 June 22, 2023.



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

FORD
Loan Number: 400219102037314
MDN: 10050291030573147
Case Number: 49-49-6-1478117

EXHIBIT "A"

BEING A TRACT OR PARCEL OF LAND SITUATED IN HUNT COUNTY, TEXAS, BEING A PART OF THE JAMES GARRISON SURVEY, ABSTRACT NO 362, ALSO BEING ALL OF A 2.41 ACRE TRACT OF LAND AS DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN FROM BOBBY PICKLE TO JOHN MORRISON AS RECORDED IN VOLUME 1455 AT PAGE 175 OF THE OFFICIAL PUBLIC RECORDS OF HUNT COUNTY AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/8" IRON ROD FOUND FOR A CORNER AT THE WEST CORNER OF SAID 2.41 ACRE TRACT IN THE NORTHEAST RIGHT OF WAY OF STATE HIGHWAY NO. 69, SAID POINT OF BEGINNING BEING FURTHER MARKED BY A R.O.W. MONUMENT FOUND BEARING NORTH 42 DEG 47' 39" EAST AT A DISTANCE OF 46.72 FEET;

THENCE NORTH 42 DEG 47' 39" EAST ALONG THE NORTHWEST LINE OF SAID 2.41 ACRE TRACT, PASSING A 3/8" IRON ROD FOUND AT A DISTANCE OF 111.59 FEET, IN ALL A TOTAL DISTANCE OF 133.87 FEET TO A 1/2" IRON ROD FOUND FOR A CORNER AT THE NORTH CORNER OF SAID 2.41 ACRE TRACT IN THE CENTER OF HUNT COUNTY ROAD NO, 3127;

THENCE SOUTH 47 DEG 46' 20" EAST ALONG THE NORTHEAST LINE OF SAID 2.41 ACRE TRACT AND THE CENTER OF HUNT COUNTY ROAD NO. 3127, A DISTANCE OF 640.18 FEET TO A 1/2" IRON ROD FOUND FOR A CORNER AT THE EAST CORNER OF SAID 2.41 ACRE TRACT, SAID CORNER BEING FURTHER MARKED BY A 3/8" IRON ROD FOUND BEARING SOUTH 43 DEG 34' 57" WEST AT A DISTANCE OF 22.96 FEET;

THENCE SOUTH 43 DEG 34' 37" WEST ALONG THE SOUTHWEST LINE OF SAID 2.41 ACRE TRACT, A DISTANCE OF 212.03 FEET TO A 1/2" IRON ROD SET FOR A CORNER AT THE SOUTH CORNER OF SAID 2.41 ACRE TRACT IN THE NORTHEAST RIGHT OF WAY OF STATE HIGHWAY NO. 69, SAID CORNER BEING FURTHER MARKED BY A RIGHT OF WAY MONUMENT FOUND BEARING NORTH 41 DEG 02' 33" EAST AT 23 80 FEET, SAID CORNER ALSO BEING IN THE BEGINNING OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 07 DEG 57' 08" A RADIUS OF 2924.89 FEET WITH A CHORD BEARING NORTH 39 DEG 15' 26" WEST AND A CHORD DISTANCE OF 405.63 FEET.

THENCE IN THE NORTHWESTERLY DIRECTION ALONG SAID CURVE TO THE LEFT AND THE NORTHEAST RIGHT OF WAY OF STATE HIGHWAY NO. 69, AN ARC LENGTH OF 405.96 FEET TO A 3/8" IRON ROD FOUND FOR A CORNER, SAID CORNER BEING FURTHER MARKED BY A RIGHT OF WAY MONUMENT FOUND BEING NORTH 88 DEG 51' 10" EAST AT 60 06 FEET.

THENCE NORTH 43 DEG 23' 11" WEST ALONG THE NORTHEAST RIGHT OF WAY OF STATE HIGHWAY NO. 69 A DISTANCE OF 236.02 FEET RETURNING TO THE POINT OF BEGINNING AND CONTAINING 2.414 ACRES OF LAND.

GV235-00027MUX (01/10)



Unrecorded