

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#: 23-30122

2-6 F5
FILED FOR RECORD
at 2:40 o'clock P M

DEC 07 2023

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 1/3/2006, Charles M. O'Brien and Spouse, Jean O'Brien, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of Thomas E. Black, Jr., as Trustee, Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Lentex Mortgage Group, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$67,950.00, payable to the order of Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Lentex Mortgage Group, which Deed of Trust is Recorded on 1/6/2006 as Volume 224, Book 1405, Page 613, 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: **105 S. 8TH ST CELESTE, TX 75423**

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 S. 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 **2/6/2024** 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 FT INSIDE THE NORTH DOOR ON THE 2ND FLOOR Hunt County Courthouse, 2507 Lee Street, Greenville, TX 75401**

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.



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ServiceLink

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.

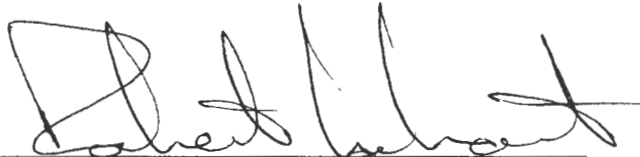
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

WITNESS, my hand this 12/6/2023



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 December 7, 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

EXHIBIT "A"

Being a certain lot, tract, or parcel of land situated in the City of Celeste, Hunt County, Texas, being all of Lots 4 & 5, Block 7, of the COLLEGE ADDITION, an addition to the City of Celeste, Hunt County, Texas, according to the plat thereof recorded in Volume 76 at Page 433 of the Deed Records of Hunt County, Texas and being the same land described in the Warranty Deed from William Hanford to Wesley P. Pierce as recorded in Volume 660, Page 169 of the Official Public Records of Hunt County, and being further described as follows:

BEGINNING at a 1/2 inch iron rod found for a corner at the southwest corner of said Lot 4, said Point of Beginning being at the intersection of the north line of North College Street and the east line of Eighth Street;

THENCE N 00°00'00" E along the west line of Lots 4 & 5 and the east line of said Eighth Street, a distance of 156.87 feet to a 1/2 inch iron rod set for a corner at the northwest corner of said Lot 5;

THENCE N 90°00'00" E along the north line of said Lot 5, a distance of 141.73 feet to a 1/2 inch iron rod set for a corner at the northeast corner of said Lot 5 on the west line of a 20' alley;

THENCE S 00°00'00" E joining and along a fence, the east line of said Lots 4 & 5 and the west line of said 20' alley, a distance of 156.87 feet to a 1/2 inch iron rod set for a corner at the southeast corner of said Lot 4, said corner being further marked by a 1/2 inch iron rod found bearing S 90°00'00" E at a distance of 161.73 feet;

THENCE N 90°00'00" W along the north line of North College Street and the south line of said Lot 4, a distance of 141.73 feet returning to the Point of Beginning and containing 0.510 acre of land and being known as No. 105 Eighth Street.