

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#: 22-27494

FILED FOR RECORD
2022 OCT 20 PM 2: 15

MANDY SAVYER
COUNTY CLERK
RAINS COUNTY, TEXAS
mw

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 7/10/2009, Angela Weaver and husband, Christopher Jonathan Weaver, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of George M. Shanks, Jr., as Trustee, Mortgage Electronic Registration Systems, Inc. ("MERS"), as beneficiary, as nominee for NTFN Inc. dba Premier Nationwide Lending, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$85,408.00, payable to the order of Mortgage Electronic Registration Systems, Inc. ("MERS"), as beneficiary, as nominee for NTFN Inc. dba Premier Nationwide Lending, which Deed of Trust is Recorded on 7/21/2009 as Volume 001537, Book 516, Page 0066, Loan Modification recorded on 8/19/2013 as Instrument No. 001692 in Rains 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: 1279 F M 2324 EMORY, TX 75440

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 **Harriett Fletcher, Robert LaMont, Sheryl LaMont, Allan Johnston, Sharon St. Pierre, Ronnie Hubbard**, **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 **J.P. Morgan Mortgage Acquisition Corp.**, 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 1/3/2023 at 1:00 PM, or no later than three (3) hours after such time, in Rains 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 EAST MOST SIDE OF THE RAINS COUNTY COURTHOUSE WHICH IS LOCATED AT 167 EAST QUITMAN STREET, OR AS DESIGNATED BY THE COUNTY COMMISSIONERS**

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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ServiceLink

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.

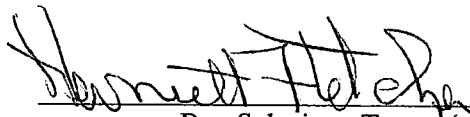
If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's Attorney.

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 10/18/2022

WITNESS, my hand this October 20, 2022.



By: Hung Pham, Trustee Sale Specialist
Carrington Foreclosure Services, LLC as
authorized agent for Mortgagee or Mortgage
Servicer

By: Substitute Trustee(s)
Harriett Fletcher, Robert LaMont, Sheryl LaMont,
Allan Johnston, Sharon St. Pierre, Ronnie Hubbard

1600 South Douglass Road, Suite 140
Anaheim, CA 92806

C/O Carrington Foreclosure Services, LLC
1600 South Douglass Road, Suite 140
Anaheim, CA 92806

EXHIBIT "A"

All that certain lot or parcel of land being 0.999 acres of land, more or less, out of the Bonificio Osinia Survey, Abstract Number 175, in Rains County, Texas, more fully described as follows:

All that certain tract or parcel of land situated in the Bonificio Osinia Survey, A-175, located about 4.81 miles S. 37 degrees W from the City of Emory, Rains County, Texas; being all of that certain 1.000 acre described in a Deed from Carlene Booze Lytle to Ann T. Bean, dated May 6, 2004, recorded in Volume 439, Page 626, Real Records of Rains County, Texas; and being more particularly described as follows:

BEGINNING at a 1/2" rebar marked with a "Beasley" cap found on the North East corner of said 1.000 acre tract, being on the North West corner of a 7.28 acre tract described in a Deed to Joe Pat Luckett, Bobbie Shipp, L.B. Luckett, James E. Luckett, Judy Cooke & Patricia Kuykendall, dated June 2, 1975, recorded in Volume 189, Page 242, Deed Records, being on the original North East corner of a 7.28 acre tract described in a Deed to R.W. Barker, dated August 30, 1993, recorded in Vol. 316, Page 1, Real Records, and being on the South boundary line of FRHwy 2324;

Then south along the east boundary line of said 1.000 acre tract, and the west boundary line of said Luckett 7.28 acre tract a distance of 373.70 feet to a 1/2" rebar marked with a "Beasley" cap found on the south east corner of said 1.000 acre tract;

Thence N 89 degrees, 59' 18" W a distance of 165.01 feet to a 1/2 rebar marked with a "Beasley" cap found on the South West corner of said 1.000 acre tract;

Thence N 0 degrees 00' 30" W a distance of 254.01 feet to a concrete marker found on the North West corner of said 1.000 acre tract, being on the North boundary line of said Brown 7.28 acre tract and being on Sta. 60+00 of said FR 2324 (being 75 feet from the center);

Thence N 83 degrees 12' 26" E along the North boundary line of said 1.000 acre tract and the South boundary line of said FR 2324 a distance of 166.21 feet to the Place of Beginning and containing 0.999 acres of land.

NOTE: THE COMPANY DOES NOT REPRESENT THAT THE ACREAGE OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.

****Fee simple estate, subject to, and the Company does not insure title to, and excepts from the description of the land, coal, lignite, oil, gas and other minerals in, under and that may be produced from the land, together with all rights, privileges, and immunities relating thereto.**

I hereby certify this instrument was filed and duly recorded in the Rains County, Texas, Official Public Records on the date and time stamped hereon by me.



Melba L. Lee
 Clerk
 Rains County, Texas