

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#: 22-27096

FILED FOR RECORD
2022 SEP -1 PM 3:48

AMY L. VARNELL
CASS COUNTY CLERK

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 4/18/2011, Felecia R. Thomas, a single woman, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of Charles A. Brown, Attorney/Brown & Shapiro, as Trustee, JPMorgan Chase Bank, N.a., as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$114,885.00, payable to the order of JPMorgan Chase Bank, N.a., which Deed of Trust is Recorded on 4/18/2011 as Volume 2011001904, Book , Page , Loan Mod Rerecorded on 04/19/ 2017 as Instrument No. 2017001466 in **Cass 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: **251 FM 74 aka 1254 FM 74, QUEEN CITY, TX 75572, ,**

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, Allan Johnston, Sharon St. Pierre, Robert LaMont, Harriett Fletcher, Ronnie Hubbard, Sheryl LaMont or Allan Johnston** 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 **11/1/2022 at 10:00 AM**, or no later than three (3) hours after such time, in **Cass 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 ENTRANCE OF THE CASS COUNTY COURTHOUSE LOCATED ON HOUSTON STREET, LINDEN, TEXAS**

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 8/30/2022

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 September 1, 2022



By: Substitute Trustee(s)

Robert LaMont, Harriett Fletcher, Sheryl LaMont,
Allan Johnston, Sharon St. Pierre, Robert LaMont,
Harriett Fletcher, Ronnie Hubbard, Sheryl LaMont
or Allan Johnston

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

EXHIBIT "A"

BEING an 11.781 acre tract of land in the WILLIS PITTMAN HEADRIGHT SURVEY, Abstract No. 824, Cass County, Texas, said 11 781 acres being all that called 11.7 acre tract of land conveyed from Gary W. Young and wife, Barbara L. Young to Danny Pickard and wife, Maxine Pickard, dated April 23, 1993, and recorded in Vol. 938, Page 689, Real Property Records, Cass County, Texas (RPRCCT) said 11.781 acres being more particularly described by metes and bounds as follows.

BEGINNING at a 5/8 inch reinforced steel rod found at the intersection of the north line of Farm to Market Road No. 74 and the southwest corner of a tract of land described in deed to Johnny B. and Peggy D. Cullins as recorded in Vol. 1214, Page 106, Official Public Records, Cass County, Texas (OPRCCT),

THENCE N 90°00'00" W (the bearing base for this survey) 697.52 feet with the north line of said Farm Market Road No. 74 to a 1 inch pipe found and being the southeast corner of a tract of land described in deed to Charles Fincher as recorded in Volume 1148, Page 795, RPRCCT;

THENCE N 01°07'53" E, 161 24 feet to a 1 inch pipe found at the northeast corner of said Charles Fincher tract and the southeast corner of a tract of land described in deed to Haskell Hill and wife, Jay Hill as recorded in Volume 949, Page 3, RPRCCT,

THENCE N 02°16'50" E, 562.57 feet to a 1/2 inch reinforced steel rod set with cap stamped "ROY SURVEYING" at an ell corner of said Hill tract,

THENCE N 89°44'29" E, 715.95 feet with a fence line and the south line of said Hill tract to a 1 inch pipe found in the west line of the aforesaid Johnny B. and Peggy D. Cullins tract;

THENCE S 03°27'52" W, 727 89 feet with the west line of said Johnny B. and Peggy D. Cullins tract to the POINT OF BEGINNING and containing 11.781 acres of land, more or less.

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Jannis Mitchell

April 18, 2011 04 07 17 PM

FEE \$84 00

2011001904

Jannis Mitchell County Clerk

Cass County TEXAS

GF#10-0842 (Thomas)