

## NOTICE OF FORECLOSURE SALE

Property:

The Property to be sold is described as follows:

ALL OF LOT NUMBER THREE (3) OF BLOCK NUMBER TWO (2) OF HARLEM ADDITION TO THE CITY OF EDNA, JACKSON COUNTY, TEXAS, AS SHOWN BY PLAT THEREOF PREPARED BY J.L. WILLIAMS, CITY ENGINEER OF THE CITY OF EDNA, TEXAS, UNDER DATE OF JANUARY 2, 1938, AND OF RECORD IN VOLUME 2, PAGE 75 OF THE MAP RECORDS OF JACKSON COUNTY, TEXAS, AND TO WHICH SAID PLAT REFERENCE IS HERE MADE FOR FURTHER IDENTITY AND DESCRIPTION OF SAID LAND.

Security Instrument:

Deed of Trust dated April 25, 2008 and recorded on May 28, 2008 Book 332 Page 501 as Instrument Number 70495 in the real property records of JACKSON County, Texas, which contains a power of sale.

Sale Information:

May 06, 2025, at 10:00 AM, or not later than three hours thereafter, at the downstairs main lobby at the front door of the Jackson County Courthouse facing Main Street, or as designated by the County Commissioners Court.

Terms of Sale:

Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured:

The Deed of Trust executed by KAREN PRINCE secures the repayment of a Note dated April 25, 2008 in the amount of \$73,080.00. CARRINGTON MORTGAGE SERVICES, LLC, whose address is c/o Carrington Mortgage Services, LLC, 1600 South Douglass Road, Suite 200-A, Anaheim, CA 92806, is the current mortgagee of the Deed of Trust and Note and Carrington Mortgage Services, LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee:

In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.



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Substitute Trustee(s): Megan Randle, Ebbie Murphy, Aarti Patel, Dylan Ruiz, Aleena Litton, Kathleen Adkins, Evan Press, Patsy Anderson, Michelle Foltz, Debby Jurasek, Megan L. Randle, Jennyfer Sakiewicz, Tiffany Andresen, Robert Randle, Jim Mills, Susan Mills, Jeff Benton, Andrew Mills-Middlebrook, Tina Jacob, Stephen Brezina, Ed Henderson, Ronald Clinkscales, Dustin George

**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.**

**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.**



Miller, George & Suggs, PLLC  
Tracey Midkiff, Attorney at Law  
Jonathan Andring, Attorney at Law  
Rachel Son, Attorney at Law  
6080 Tennyson Parkway, Suite 100  
Plano, TX 75024



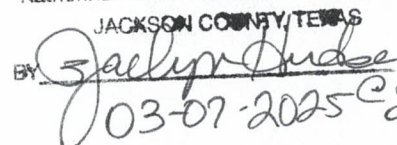
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c/o Miller, George & Suggs, PLLC  
6080 Tennyson Parkway, Suite 100  
Plano, TX 75024

#### Certificate of Posting

I, \_\_\_\_\_, declare under penalty of perjury that on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of JACKSON County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

**FILED**

Katherine R. Brooks, Clerk of County Court  
JACKSON COUNTY, TEXAS

BY   
03-07-2025 @ 2:13pm