

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#: 22-27222

FILED FOR RECORD

SEP 15 2022

SUSAN STRICKLAND  
COUNTY CLERK, VAN ZANDT CO., TX  
BY \_\_\_\_\_ DEP

## **NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**WHEREAS**, on 11/2/2009, Thomas D. Norman an unmarried man, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of Richard Duncan, as Trustee, Mortgage Electronic Registration Systems, Inc. ("MERS"), as beneficiary, as nominee for Cendera Funding Inc, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$137,755.00, payable to the order of Mortgage Electronic Registration Systems, Inc. ("MERS"), as beneficiary, as nominee for Cendera Funding Inc, which Deed of Trust is Recorded on 11/5/2009 as Volume 2009-009297, Book , Page , in Van Zandt 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: **615 S HOUSTON ST EDGEWOOD, TX 75117**

**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 **Randy Daniel**, **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 **12/6/2022 at 10:00 AM**, or no later than three (3) hours after such time, in **Van Zandt 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 STEPS OF THE NORTH ENTRANCE TO THE VAN ZANDT COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE**

**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.



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.**

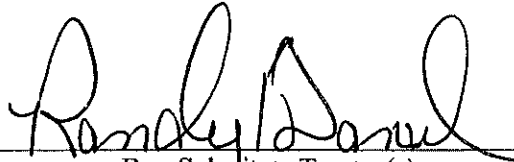
WITNESS, my hand this 9/14/2022



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

9-14-22



By: Substitute Trustee(s)  
Randy Daniel

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

## Exhibit "A"

All that certain lot, tract or parcel of land situated in the City of Edgewood, Van Zandt County Texas. Being 3.000 acres in David T. Bundy Survey, Abstract No. 68 and being the same land described as 1.30 acres in a deed to John C. Pennock and wife Joy E. Pennock recorded in Volume 885, Page 806, Deed Records Van Zandt County, Texas and a 1.33 acre tract described in a deed to John C. Pennock and wife Joy E. Pennock recorded in Volume 942, Page 184, Deed Records Van Zandt County, Texas and a 0.4187 acre tract described in a deed to John C. Pennock and wife Joy E. Pennock recorded in Volume 1558, Page 345, Real Records Van Zandt County, Texas. Said 3.000 acres being more particularly described as follows;

BEGINNING at a chain link fence corner post found for the occupied North corner of said 1.33 acres being the most Westerly corner of a called 12.037 acre tract described in a deed to Tim G. and Tracy Erwin recorded in Volume 1460, Page 775, Real Records Van Zandt County, Texas and being in the Southeast line of a called 9.444 acre tract described in a deed to Roy and Patricia Morris recorded in Volume 1487, Page 8, Real Records Van Zandt County, Texas;

THENCE South 05 degrees 46 minutes 55 seconds East, with the Easterly line of said 1.33 acres and the Westerly line of said 12.037 acres generally with a fence a distance of 351.41 feet, to a chain link fence corner post found for the occupied Southeast corner of 1.33 acres;

THENCE South 81 degrees 41 minutes 09 seconds West, along the South line of 1.33 acres generally with a fence 116.48 feet, to a chain link fence corner post found for the occupied Northeast corner of the above mentioned 0.4187 acre tract;

THENCE South 04 degrees 40 minutes 13 seconds East, with the East line of said 0.4187 acres generally with a fence 162.22 feet, to a chain link fence corner post found for the occupied Southeast corner of same and being in the North line of Southridge Drive;

THENCE South 85 degrees 51 minutes 00 seconds West, along the South line of 0.4187 acres and the North line of said Southridge Drive 335.19 feet, to a "P.K." Nail found for the Southwest corner of the above mentioned 1.30 acre tract being in the Centerline of Farm-To-Market Road No. 859 (S. Houston Street);

THENCE North 07 degrees 51 minutes 28 seconds West, with the West line of said 1.30 acres and centerline of said road 136.21 feet, to a point for corner being the Northwesterly corner of 1.30 acres and the South corner of the above mentioned 9.444 acre tract;

THENCE North 45 degrees 05 minutes 08 seconds East, along the Northwest line of said 1.30 acres and the Southeast line of 9.444 acres passing a chain link fence corner post found for reference at 59.57 feet, continuing generally with a fence a total distance of 302.04 feet, to a chain link fence corner post found for the most Northerly corner of 1.30 acres and being the Northwesterly corner of the previously mentioned 1.33 acres;

THENCE North 44 degrees 52 minutes 58 seconds East, with the Northwest line of 1.33 acres continuing with the Southeast line of said 9.444 acres generally with a fence 291.08 feet, to the POINT OF BEGINNING and containing 3.000 acres of land.

The above field notes were prepared from an actual on the ground survey, made under the direction and supervision of JAMES P. KEENE, SR., R.P.L.S. No. 5100, dated September 23, 2009.