

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#: 22-25959

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

**WHEREAS**, on 6/24/2004, KRISTOPHER DILL AND WIFE, MARSHA DILL, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of THOMAS E. BLACK, JR., as Trustee, MID AMERICA MORTGAGE SOUTHWEST, INC., as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$137,837.00, payable to the order of MID AMERICA MORTGAGE SOUTHWEST, INC., which Deed of Trust is Recorded on 6/25/2004 as Volume 16689, Book 1317, Page 289, Loan Modification recorded on 07/05/2013 as Instrument No. 00039581 in Cooke 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: **3888 COUNTY RD 306 GAINESVILLE, TX 76240**

**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 "**Mary Mancuso, Francesca Ortolani, Shelley Ortolani, Michele Hreha**"

, **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

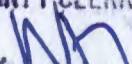
**WHEREAS**, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Carrington Mortgage Services, LLC whose address is 1600 Douglass Road, Suite 200 A, Anaheim, CA 92806 is acting as the mortgage servicer for **JP MORGAN CHASE BANK, NATIONAL ASSOCIATION**, 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 **9/5/2023 at 10:00 AM**, or no later than three (3) hours after such time, in **Cooke 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 STEPS OF THE COOKE COUNTY COURTHOUSE LOCATED AT 101 SOUTH DIXON STREET, GAINESVILLE, TX 76240 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.



4787846

FILED FOR RECORD  
23 JUN -8 PM 1:28  
PAM HARRISON  
COUNTY CLERK, COOKE CO. TX  
BY  DEPUTY



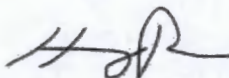
If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

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.**

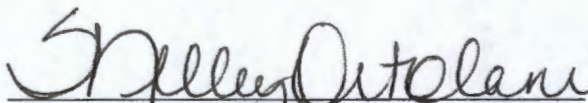
WITNESS, my hand this 6/7/2023



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

6/7/2023



By: Substitute Trustee(s)  
"Mary Mancuso, Francesca Ortolani, Shelley  
Ortolani, Michele Hreha  
"

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



Exhibit "A"

All that certain tract or parcel of land situated in the J. J. Arocha Survey Abstract 21, the A. S. Belcher Survey Abstract 186 and the James Shields Survey Abstract 911, Cooke County, Texas, being part of a 32.73 acre tract conveyed by Leon A. Fleitman, et ux to James A. Dennison, et ux by deed recorded in Volume 748, page 466 of the Cooke County Deed Records, and being more particularly described as follows:

BEGINNING at a found steel pin at the Northwest corner of said 32.73 acre tract, common to an ell corner of a tract conveyed to Kim E. Biffle by deed recorded in Volume 991, page 709 of the Cooke County Official Public Records, at a turn in County Road 306;

THENCE South 88 degrees 55 minutes 00 seconds East, with the North line of said 32.73 acre tract, in said County Road 306, passing the Southeast corner of said Biffle tract, common to the Southwest corner of a tract conveyed to Edith Darleen Huebner by deed recorded in Volume 520, page 486 of said Deed Records, continuing and passing the East line of said Belcher Survey, common to the West line of said Arocha Survey, continuing and passing the East line of said Arocha Survey, common to the West line of said Shields Survey, a total of 741.55 feet to a set steel pin;

THENCE South 00 degrees 56 minutes 01 second West, passing a set steel pin on the South line of said County Road 306, continuing a total of 587.41 feet to a set steel pin;

THENCE North 88 degrees 55 minutes 00 seconds West, passing said West line of said Shields Survey, common to said East line of said Arocha Survey, continuing and passing said West line of said Arocha Survey, common to said East line of said Belcher Survey, continuing and passing a set steel pin on the East line of said County Road 306, a total of 741.55 feet to a set steel pin on the West line of said 32.73 acre tract, common to the East line of said Biffle tract, in said County Road 306;

THENCE North 00 degrees 56 minutes 01 second East, with said West line of said 32.73 acre tract, common to said East line of said Biffle tract, in said County Road 306, a distance of 587.41 feet to the point of beginning containing 10.00 acres of land.

FILED FOR RECORD  
04 JUN 25 PM 3:15  
ALLICA LAWSON  
COUNTY CLERK, COOKE CO. TX  
BY PTB DEPUTY