

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#: 22-26729

FILED FOR RECORD
23 JAN 12 PM 2:27
PAM HARRISON
COUNTY CLERK, COOKE CO. TX
BY: *MA* COUNTY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 7/22/2019, Kenneth C. Watson joined herein Pro Forma by my spouse, Jamie Watson, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of Allan B Polunsky, as Trustee, Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Carrington Mortgage Services, LLC, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$146,693.00, payable to the order of Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Carrington Mortgage Services, LLC, which Deed of Trust is Recorded on 7/23/2019 as Volume 2019-93798, Book 2272, Page 389, Loan Mod Rerecorded on 11/10/2021 as Instrument No. 2021-10082 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: **223 LANIUS STREET 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, Mary Mancuso, Francesca Ortolani, Shelley Ortolani, Michele Hreha, Carol Dunmon, Jane Kline, Payton Hreha or Chasity Lewallen**, **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 **Carrington Mortgage Services, LLC**, 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 **4/4/2023 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.



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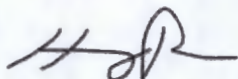
If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

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.

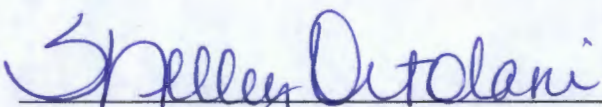
WITNESS, my hand this 1/10/2023



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

1/11/2023



By: Substitute Trustee(s)
Mary Mancuso, Francesca Ortolani, Shelley
Ortolani, Michele Hreha, Mary Mancuso,
Francesca Ortolani, Shelley Ortolani, Michele
Hreha, Carol Dunmon, Jane Kline, Payton Hreha or
Chasity Lewallen

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

EXHIBIT A

BORROWER(S): KENNETH C WATSON AND, JAMIE WATSON HUSBAND AND WIFE

LOAN NUMBER: 3000056761

LEGAL DESCRIPTION:

The land referred to in this document is situated in the CITY OF GAINESVILLE, COUNTY OF COOKE, STATE OF TEXAS, and described as follows:

FIELD NOTES TO ALL THAT CERTAIN TRACT OF LAND SITUATED IN THE CITY OF GAINESVILLE, COOKE COUNTY, TEXAS, BEING LOCALLY KNOWN AS THE WEST SIXTY (60) FEET OF LOT NO. SEVEN (7) AND THE EAST FORTY-THREE (43) FEET OF LOT NO. EIGHT (8), IN BLOCK TWO OF ROSS ADDITION TO THE CITY OF GAINESVILLE, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET B, SLIDE 57, PLAT RECORDS OF COOKE COUNTY, TEXAS, AND BEING A RE-TRACEMENT SURVEY OF THE TRACT OF LAND DESCRIBED IN THE CORRECTION WARRANTY DEED TO LEWIS REVOCABLE TRUST U/A DATED OCTOBER 17, 1989, AS RECORDED IN VOLUME 804, PAGE 761, DEED RECORDS OF COOKE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND AT A CAPPED IRON ROD FOUND IN THE SOUTH LINE OF SAID LOT 7 AT THE SOUTHEAST CORNER OF SAID LEWIS TRACT AND AT THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN THE DEED TO JEREMY CARROLL AND WIFE, MELINDA CARROLL, AS RECORDED IN VOLUME 1319, PAGE 229, SAID DEED RECORDS, AND IN THE NORTH RIGHT-OF-WAY LINE OF LANIUS STREET;

THENCE NORTH 89 DEGREES 37 MINUTES 21 SECONDS WEST WITH THE SOUTH LINE OF SAID LEWIS TRACT AND WITH THE SOUTH LINE OF SAID LOT 7, THEN LOT 8, AND WITH THE NORTH RIGHT-OF-WAY LINE OF LANIUS STREET A DISTANCE OF 103.00' TO A 1/2' CAPPED IRON ROD SET FOR CORNER AT THE SOUTHWEST CORNER OF SAID LEWIS TRACT AND AT THE SOUTHEAST CORNER OF A 2 FOOT WIDE STRIP OF LAND DESCRIBED IN THE DEED TO DON WOODRUFF, AND WIFE MAJORIE WOODRUFF, AS RECORDED IN VOLUME 485, PAGE 484, SAID DEED RECORDS, AND BEARS SOUTH 89 DEGREES 37 MINUTES 21 SECONDS EAST A DISTANCE OF 176.16 FEET FROM A 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID BLOCK 2;

THENCE NORTH 00 DEGREES 33 MINUTES 37 SECONDS EAST WITH THE WEST LINE OF SAID LEWIS TRACT AND WITH THE EAST LINE OF SAID WOODRUFF TRACT PASSING EN ROUTE THE END OF A CONCRETE FOOTER AT A DISTANCE OF 107.62 FEET, AND CONTINUING ON SAID COURSE AND WITH A CONCRETE FOOTER A TOTAL DISTANCE OF 160.76' TO A POINT FOR CORNER IN A FENCE IN AND IN A CONCRETE FOOTER;

THENCE SOUTH 89 DEGREES 37 MINUTES 21 SECONDS EAST WITH THE NORTH LINE OF SAID LEWIS TRACT AND ALONG OR NEAR A FENCE AND WITH A CONCRETE FOOTER A DISTANCE OF 103.00' TO A 1/2' IRON ROD FOUND IN CONCRETE AT THE NORTHEAST

**CORNER OF SAID LEWIS TRACT AND AT THE NORTHWEST CORNER OF SAID CARROLL TRACT;
THENCE SOUTH 00 DEGREES 33 MINUTES 37 SECONDS WEST WITH THE EAST LINE OF SAID LEWIS TRACT AND WITH THE WEST LINE OF SAID CARROLL TRACT AND WITH A CONCRETE FOOTER, PASSING EN ROUTE AT A DISTANCE OF 146.97 FEET THE END OF A CONCRETE FOOTER, AND CONTINUING ON SAID COURSE A TOTAL DISTANCE OF 160.76' TO THE PLACE OF BEGINNING AND ENCLOSING 0.380 ACRES OF LAND MORE OR LESS.**

ALSO KNOWN AS: 223 LANIUS STREET, GAINESVILLE, TEXAS 76240