

2023 011

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#: 23-28466

BRENDA MCKAY
COUNTY CLERK
2023 MAR 23 PM 12:08
MOORE COUNTY, TEXAS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 6/5/2014, Bryan Saenz-Acosta and Maribel Lopez, husband and wife, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of Scott Everett, as Trustee, Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Everett Financial, Inc. d/b/a Supreme Lending, a Texas Corporation, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$99,170.00, payable to the order of Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Everett Financial, Inc. d/b/a Supreme Lending, a Texas Corporation, which Deed of Trust is Recorded on 6/9/2014 as Volume 0185815, Book , Page , in Moore 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;

The East Sixteen and Twenty-Five One Hundredths Feet (16.25') of Lot One (1) and the West Forty- Eight and Seventy- Five One Hundredths Feet (48.75') of Lot Two (2), Block Twenty-One (21), Unit Seven (7), Belmont Addition to the City of Dumas, Moore County, Texas according to the plat thereof recorded in Plat Cabinet 1, Sleeve A-32, Moore County, Plat Records.

Commonly known as: **1209 BAILEY AVE DUMAS, TX 79029**

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 **Susan Bowers, Jonathan Bowers, Glandeen Shenk, Jose A. Bazaldua or Antonio Bazaldua** , **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 **6/6/2023 at 1:00 PM**, or no later than three (3) hours after such time, in **Moore 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: **MOORE COUNTY COURTHOUSE (MAIN, ORIGINAL BUILDING) 7TH STREET AND DUMAS AVENUE, DUMAS MOORE COUNTY, TX, FIRST FLOOR IN CENTER AREA OF THE HALL OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE**



4778413

2023.011

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 3/21/2023

WITNESS, my hand this 3-23-23

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

Shannon Heck

By: Substitute Trustee(s)
Susan Bowers, Jonathan Bowers, Glandeen Shenk,
Jose A. Bazaldua or Antonio Bazaldua
C/O Carrington Foreclosure Services, LLC
1600 South Douglass Road, Suite 140
Anaheim, CA 92806