

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#: 21-25741

FILED FOR RECORD
RUSK COUNTY, TEXAS
2021 NOV -4 PM 12:48
TRUDY MCGILL
RUSK COUNTY CLERK
BY *ABW*

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 3/15/2006, John Christopher Sells, an unmarried man, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of Allan B. Polunsky, as Trustee, Mortgage Electronic Registration Systems, Inc., solely as beneficiary, as nominee for Northwood Credit, Inc. D/B/A Northwood Mortgage, Inc., as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$99,216.00, payable to the order of Mortgage Electronic Registration Systems, Inc., solely as beneficiary, as nominee for Northwood Credit, Inc. D/B/A Northwood Mortgage, Inc., which Deed of Trust is Recorded on 3/23/2006 as Volume 00027221, Book 2637, Page 51, in **Rusk 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;

All that certain tract or parcel of land situated in the Jose Chireno Survey, A-159, Rusk County, Texas, being 7.84 acres by this survey and being the same parcel called 6.5 acres in a Warranty Deed conveyed from Anthony Davis to Douglas B. Young and recorded in Volume 2495, Pg.61 of the Official Public Records of Rusk County, Texas, said 7.84 acres more particularly described as follows;

Beginning at a 1/2" iron pipe found at a fence corner for the Southwest corner of said 7.84 acres, this point being the Northwest corner of a called 35.87 acre tract conveyed to Gerald W. Polve and Barbara Ann Polve (Vol.2354, Pg.611-613), said point also being on the East line of a parcel owned by William D. Ellis (See Affidavit of Hiership Vol.1376, Pg.429).

Thence North 02 degrees 09 minutes 01 seconds East along the general line of a fence on the West line of said 7.84 acres and the East line of said Ellis tract and the East line of a called 1.96 acre tract conveyed to Billy D. Andrews and Wendy S. Andrews (Vol.2551, Pg.581) for a distance of 462.00 feet to a point in the center of County Road 352 for the Northwest corner of said 7.84 acres, a fence corner post found bears South 09 degrees 05 minutes 43 seconds East, 27.25 feet.

Thence along the center of County Road 352 and the North line of said 7.84 acres and the South line of the residue of a parcel called Tract 2 as conveyed to Sherman R. Smith in a Partition Deed (Vol.1145, Pg.392, 395-396) as follows;

South 82 degrees 29 minutes 45 seconds East for a distance of 308.30 feet and
South 81 degrees 35 minutes 32 seconds East for a distance of 84.84 feet and
South 79 degrees 22 minutes 28 seconds East for a distance of 134.01 feet and
South 72 degrees 11 minutes 01 seconds East for a distance of 51.26 feet and
South 57 degrees 46 minutes 25 seconds East for a distance of 562.80 feet and

South 67 degrees 45 minutes 04 seconds East for a distance of 125.61 feet to a 1/2" iron rod set in said road for the Most Easterly corner of said 7.84 acres, this point being the Most Northerly Northeast corner of said Polve called 35.87 acres; an 8" fence corner post found bears South 37 degrees 21 minutes 30 seconds East, 72.30 feet and a 1/2" iron pipe found North 00 degrees 55 minutes 25 seconds West, 14.6 feet from the Southeast corner of said 35.87 acres bears South 05 degrees 56 minutes 40 seconds East, 504.01 feet.

Thence South 88 degrees 59 minutes 01 seconds West (being the basis of bearing for this survey for this survey) (fence is off line and to the North of boundary line) for a distance of 1179.98 feet to the place of beginning and containing 7.84 acres of land.



4737301

Commonly known as: 10294 CR 352 E, HENDERSON, TX 75654

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 **Sheryl LaMont, Harriett Fletcher, Allan Johnston, Sharon St. Pierre, Ronnie Hubbard, Terri Worley, Robert LaMont**

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 **WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF JUNIPER MORTGAGE LOAN TRUST A**, 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 **1/4/2022 at 10:00 AM**, or no later than three (3) hours after such time, in **Rusk 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 FOYER AT THE NORTH MAIN STREET ENTRANCE OF THE COURTHOUSE**

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.

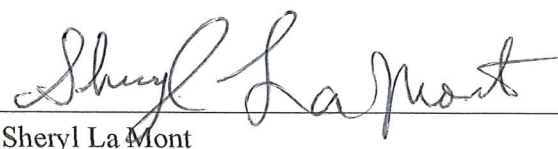
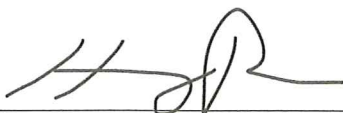
If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's Attorney.

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 11/1/2021

WITNESS, my hand this November 04, 2021.


Sheryl LaMont

By: Hung Pham, Trustee Sale Specialist
Carrington Foreclosure Services, LLC as
authorized agent for Mortgagee or Mortgage
Servicer
1500 South Douglass Road, Suite 150
Anaheim, CA 92806

By: Substitute Trustee(s)
Sheryl LaMont, Harriett Fletcher, Allan Johnston,
Sharon St. Pierre, Ronnie Hubbard, Terri Worley,
Robert LaMont
C/O Carrington Foreclosure Services, LLC
1500 South Douglass Road, Suite 150
Anaheim, CA 92806

***THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR
THAT PURPOSE.***