

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#: 23-29114

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 11/20/2009, Christopher C. Dyson and wife, Traci L. Dyson, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of Robert K. Fowler, as Trustee, Mortgage Electronic Registration Systems, Inc., solely as nominee for TXL Mortgage Corporation, 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 \$168,294.00, payable to the order of Mortgage Electronic Registration Systems, Inc., solely as nominee for TXL Mortgage Corporation, a Texas Corporation, which Deed of Trust is Recorded on 11/24/2009 as Volume , Book 364, Page 907, and under loan modification recorded 5/17/2023 as instr# 2013-01411 in Jackson 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: **1407 COUNTY ROAD 325 LA SALLE, TX 77969**

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 **Patsy Anderson, Michelle Foltz, Debby Jurasek, Megan L. Randle, Ebbie Murphy, Jennyfer Sakiewicz, Megan Randle or Ebbie Murphy** , **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 **9/5/2023 at 10:00 AM**, or no later than three (3) hours after such time, in **Jackson** 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 DOWNSTAIRS MAIN LOBBY AT THE FRONT DOOR OF THE COURTHOUSE FACING MAIN STREET 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.



4790112

FILED
Katherine R. Brooks, Clerk of County Court
JACKSON COUNTY, TEXAS
BY *[Signature]*
7-11-23 4:06 pm

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 7/5/2023

WITNESS, my hand this July 11th 2023

Francesca Ojeda

By: Francesca Ojeda, 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

Megan L. Randle

By: Substitute Trustee(s)

Patsy Anderson, Michelle Foltz, Debby Jurasek, Megan L. Randle, Ebbie Murphy, Jennyfer Sakiewicz, Megan Randle or Ebbie Murphy

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

Exhibit A

BEING 1.00 ACRE TRACT OF LAND SITUATED IN THE VALENTINE GARCIA LEAGUE, ABSTRACT NO. 24, JACKSON COUNTY, TEXAS AND BEING A PORTION OF LOT NO. SIXTY-FIVE (65) (130.8 ACRES) OF THE FIRST SUBDIVISION OF THE J.M. BENNETT RANCH OF JACKSON COUNTY, TEXAS, AS SHOWN BY MAP OR PLAT OF SAID SUBDIVISION RECORDED IN VOLUME 2, PAGE 47 OF THE PLAT RECORDS OF JACKSON COUNTY, TEXAS, SAID 1.00 ACRE TRACT ALSO BEING A PORTION OF A 59.12 ACRE TRACT OF LAND CONVEYED FROM ANDREW G. MARLOW TO CARL CLAY DYSON, ET UX AS RECORDED IN VOLUME 333, PAGE 872 OF THE OFFICIAL RECORDS OF JACKSON COUNTY, TEXAS, SAID 1.00 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

EXHIBIT "A"

Being a 1.00 acre tract of land situated in the Valentine Garcia League, Abstract No. 24, Jackson County, Texas, and being a portion of Lot No. Sixty-five (65) (130.8 acres) of the First Subdivision of the J.M. Bennett Ranch of Jackson County, Texas, as shown by map or plat of said subdivision recorded in Volume 2, Page 47 of the Plat Records of Jackson County, Texas, said 1.00 acre tract being the same tract of land conveyed from Carl Clay Dyson, et ux to Christopher C. Dyson, et ux as recorded in Volume 354, Page 897 of the Official Records of Jackson County, Texas, said 1.00 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch diameter iron rod found for the northwest corner of the herein described tract, said iron rod also being the southwest corner of a 5.00 acre tract of land conveyed from Greg Lightfoot to Clay Dyson, et ux as recorded in Volume 152, Page 292 of the Deed Records of said county and in the East right-of-way line of County Road 325 (50' R.O.W.);

THENCE, North 78° 12'00" East, with the common line of the 5.00 acre Dyson tract, a distance of 208.71 feet to a 5/8 inch diameter iron rod with yellow plastic cap stamped "CIVILCORP" found for the northeast corner of the herein described tract, said iron rod also being an exterior corner of a residual 59.12 acre tract of land conveyed from Andrew G. Marlow to Carl Clay Dyson, et ux as recorded in Volume 333, Page 872 of the Official Records of said county;

THENCE, South 11° 30'00" East, with the common line of the residual 59.12 acre Dyson tract, a distance of 209.80 feet to a 5/8 inch diameter iron rod with yellow plastic cap stamped "CIVILCORP" found for the southeast corner of the herein described tract, said iron rod also being an interior corner of the residual 59.12 acre Dyson tract;

THENCE, South 78° 30'00" West, with the common line of the residual 59.12 acre Dyson tract, a distance of 208.71 feet to a 5/8 inch diameter iron rod with yellow plastic cap stamped "CIVILCORP" found for the southwest corner of the herein described tract, said iron rod being an exterior corner of the residual 59.12 acre Dyson tract and in the East right-of-way line of County Road 325, said iron rod also being North 11° 30'00" West (basis of bearing), a distance of 1,434.04 feet from a 5/8 inch diameter iron rod found for an exterior corner of the residual 59.12 acre Dyson tract;

THENCE, North 11° 30'00" West, with the East right-of-way line of County Road 325, a distance of 208.71 feet to the POINT OF BEGINNING, CONTAINING within these metes and bounds 1.00 acre of land, more or less.

cd
JTD