

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#: 24-30567

FILED FOR RECORD
IN MY OFFICE
AT 2:47 O'CLOCK P M

FEB 20 2024

BOBBIE DAVIS
COUNTY CLERK, PANOLA COUNTY, TEXAS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE BY JM DEPUTY

WHEREAS, on 6/11/2021, Francisco Javier Fierro and Allison V. Fierro, husband and wife, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of Thomas E. Black, Jr, as Trustee, Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Union Home Mortgage Corp., as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$138,383.00, payable to the order of Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Union Home Mortgage Corp., which Deed of Trust is Recorded on 6/14/2021 as Volume 234208, Book 2145, Page 674, in Panola 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: **1004 W SABINE ST CARTHAGE, TX 75633**

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, Robert LaMont, Harriett Fletcher, Sharon St. Pierre, Terri Worley, 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 S. 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 **5/7/2024 at 12:00 PM**, or no later than three (3) hours after such time, in **Panola** 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 STEPS OF THE PANOLA COUNTY COURTHOUSE, SUCH STEPS BEING LOCATED ON THE EAST SIDE OF THE PANOLA COUNTY COURTHOUSE 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.



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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 2/16/2024



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 February 20, 2024.



By: Substitute Trustee(s)
Sheryl LaMont, Robert LaMont, Harriett Fletcher,
Sharon St. Pierre, Terri Worley

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

Doc Bk Vol Ps
234208 OR 2145 684

Being 0.458 acre of land situated in the Adolphus Moorman Survey, Panola County, Texas, and being part of Lot 2, Block 80, of the City of Carthage, and being the same tract of land described in deed from J. W. Goodman and wife, Melba Jean Goodman, to Alice Warren and wife, Wanda L. Warren, recorded in Vol. 777, Pg. 574, of the Deed Records, Panola County, Texas (DRPCT), and being more particularly described as follows:

BEGINNING at a 1" steel pipe found in the north right-of-way (ROW) line of West Sabine Street (State Highway 315) for the SW Corner of this tract and being the SE Corner of the Dan Hendley, et ux, tract (Deed Reference: Vol. 1117, Pg. 411, Official Public Records, Panola County, Texas), from which a 1/2" steel pipe found in the east ROW line of South Gaston Street for the SE Corner of the said Hendley tract bears S 74 deg 40' 49" W, 96.69 feet;

THENCE: N 14 deg 33' 05" W, with and along the east line of the said Hendley tract, at 103.78 feet passing a 1/2" steel pipe found for the NE Corner of the Hendley tract, and continuing a total distance of 198.81 feet, to a 1" steel rod found for the NW Corner of this tract;

THENCE: N 75 deg 00' 00" E, 99.94 feet, to a 3/8" steel rebar set for the NE Corner of this tract and being the NW Corner of the Ulysses Graves tract (Deed Reference: Vol. 928, Pg. 486, DRPCT);

THENCE: S 14 deg 33' 05" E, with and along the west line of the said Graves tract, 188.61 feet, to a 1" steel pipe found in the said north ROW line of West Sabine Street for the SW Corner of the Graves tract and being the SE Corner of this tract;

THENCE: S 75 deg 00' 00" W (which record bearing is the basis of orientation for this description), with and along the said north ROW line of West Sabine Street, 99.94 feet, to the POINT OF BEGINNING and containing 0.458 acre of land.

Exhibit A

AUF
TJF