

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#: 22-26428

POSTED NOTICE  
DATE 5-12-22 TIME 8:41 AM  
Lehana Jennings  
JONES COUNTY CLERK, JONES CO., TX  
~~BY:~~ \_\_\_\_\_

## NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**WHEREAS**, on 5/16/2003, Sharon Elliott, a single woman, and Jean Goolsby, a single woman, and Paul Elliott, a single man, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of CTC Real Estate Services, as Trustee, Mortgage Electronic Registration Systems, Inc., solely as nominee for Countrywide Home Loans, Inc., as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$96,621.00, payable to the order of Mortgage Electronic Registration Systems, Inc., solely as nominee for Countrywide Home Loans, Inc., which Deed of Trust is Recorded on 5/21/2003 as Volume 031584, Book 187, Page 376, in Jones 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: **1662 COUNTY ROAD NO. 460, HAWLEY, TX 79525**

**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 **Terry Browder, Marsha Monroe, Laura Browder, Jamie Osborne, Terry Browder, Laura Browder or Marsha Monroe** 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 **BankUnited N.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 **7/5/2022 at 1:00 PM**, or no later than three (3) hours after such time, in **Jones** 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 SOUTH ENTRANCE OF THE COURTHOUSE (THE FRONT OF THE BUILDING SINCE THE DATE OF CONSTRUCTION AND ANSON JONES STATUE ON THE SOUTH SIDE) 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.



4748367

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 5/10/2022

WITNESS, my hand this 5/12/22



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)  
Terry Browder, Marsha Monroe, Laura Browder,  
Jamie Osborne, Terry Browder, Laura Browder or  
Marsha Monroe  
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.***

DATE: 05/16/2003  
CASE #: TX4926808090703  
DOC ID #: 0003133120105003  
BORROWER: SHARON ELLIOTT  
PROPERTY ADDRESS: 1662 COUNTY ROAD NO. 460  
HAWLEY, TX 79525-2532

Branch #: 0000555  
4150 SOUTHWEST DRIVE, STE 216  
ABILENE, TX 79606  
Phone: (915) 692-4461  
Br Fax No.: (915) 692-9504

LEGAL DESCRIPTION EXHIBIT A

BEING a 1.00 acre tract of land out of a 10 acre tract, recorded in Volume 595, Page 399, Deed Records, Jones County, Texas, out of the Southwest part of Block F of the Cockrell Subdivision of the G. Martinez Survey No. 195, Jones County, Texas, said 1.00 acre tract being that same land described in Volume 77, Page 41, Official Public Records, Jones County, Texas, and being more particularly described as follows:

BEGINNING at a point in County Road No. 460 whence the Southwest corner of said Block F is said to bear S. 75° 05' 00" W 766.82 feet and a recovered 3/8" record on the North line of said road bears N. 15° 00' 00" W 24.00 feet;

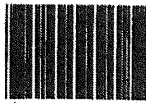
THENCE S 75° 03' 44" W 192.00 feet with said road to a point the Southwest corner of this tract whence a set capped 3/8" rebar bears N 15° 00' 00" W 25.00 feet;

THENCE N 15° 00' 00" W 226.90 feet to a recovered 1/2" pipe for the Northwest corner of this property;

THENCE N 75° 03' 44" E 192.00 feet to a set capped 3/8" rebar in the East line of said 10 acre tract for the Northeast corner of this tract;

THENCE S 15° 00' 00" E 226.90 feet along the East line of said 10 acre tract to the point of beginning and containing 1.00 acres of land, more or less.

FHAVA/CONV  
Legal Description Exhibit A  
2C404-XX (11/01)(d)



COMPARED  
INDEX  
031584



THE STATE OF TEXAS  
COUNTY OF JONES

I hereby certify that this instrument was FILED on the date and at the time stamped herein by me and was duly RECORDED in the Official Public Records of Jones County, Texas, in the Volume and Page as noted herein by me.



*Julia McCray*  
County Clerk, Jones County, Texas

RECORDED: 5-21-03  
OFFICIAL PUBLIC RECORDS, Volume 187, Page 376

FILED FOR RECORD  
3:00 O'CLOCK P.M.

MAY 21 2003

JULIA MCCRAY  
CLERK COUNTY COURT, JONES COUNTY, TEXAS  
BY *[Signature]*  
DEPUTY

*[Handwritten signature]*