

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#: 22-26506

FILED FOR RECORD

2022 MAY -9 PM 4: 10

CONNIE ECTION
COUNTY CLERK
HARDIN COUNTY, TEXAS
BY *Angie West*

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 9/21/2020, Devin M Glass single 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 nominee for Guaranteed Rate, Inc., as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$90,808.00, payable to the order of Mortgage Electronic Registration Systems, Inc., Solely as nominee for Guaranteed Rate, Inc., which Deed of Trust is Recorded on 9/25/2020 as Volume 2020-107812, Book , Page , in Hardin 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: **1195 GERSON ST, SILSBEE, TX 77656**

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 **Margie Allen, Kyle Barclay, Tommy Jackson, Keata Smith, Stephanie Hernandez, Margie Allen, Kyle Barclay, Tommy Jackson, Keata Smith or Stephanie Hernandez** 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 Stanwich Mortgage Loan Trust F**, 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 10:00 AM**, or no later than three (3) hours after such time, in **Hardin** 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 COMMISSIONER'S COURTROOM AREA OF THE 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 5/2/2022

WITNESS, my hand this 5/9/22

Monica Sandoval

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

Margie Allen

By: Substitute Trustee(s)
Margie Allen, Kyle Barclay, Tommy Jackson,
Keata Smith, Stephanie Hernandez, Margie Allen,
Kyle Barclay, Tommy Jackson, Keata Smith or
Stephanie Hernandez
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.

EXHIBIT "A"

LEGAL DESCRIPTION

File No.: 801008

Being a 0.26 acre tract of land being all of Lot 5 and Lot 6 and part of the 20' alley in Block 2, South Silsbee Addition, recorded in Volume 2, Page 3, Plat Records of Hardin County, Texas, said 0.26 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 2-½-inch iron pipe found at the Northwest corner of said Lot 6 and being the intersection of the South right-of-way line of a public road known as Gerson Street and the East right-of-way line of a public road known as Chance Avenue;

THENCE, South 87 deg. 23 min. 46 sec. East, along the South right-of-way line of said Gerson Street for a distance of 100.82 feet (record = South 87 deg. 19 min. 45 sec. East, 100.70 feet) to a 2-inch iron pipe found for the Northwest corner of Lot 4 of said Block 2;

THENCE, South 00 deg. 31 min. 11 sec. West, (reference bearing) along the West line of said Lot 4 and the remainder of said alley for a distance of 111.46 feet (record = 111.59 feet) to a 2-inch iron pipe found for corner;

THENCE, South 86 deg. 50 min. 08 sec. West, along the remainder of said alley for a distance of 100.85 feet (record = South 87 deg. 04 min. 23 sec. West, 100.70 feet) to a 2-inch iron pipe found in the East right-of-way line of said Chance Avenue;

THENCE, North 00 deg. 28 min. 10 sec. East, along the East right-of-way line of said Chance Avenue for a distance of 121.60 feet (record = North 00 deg. 37 min. 28 sec. East, 121.41 feet) to the POINT OF BEGINNING and containing 0.26 acres of land, more or less.