

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#: 21-25658

FILED FOR RECORD  
AT 2:30 O'CLOCK P M

APR 20 2022

*Jamie Clark*  
Clerk, County Court, Sabine County  
By *Angie Doney* DEPUTY

## NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**WHEREAS**, on 12/22/2008, HERBERT G. BURNS AND WIFE, EDITH D. BURNS, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of GEORGE M. SHANKS, JR., as Trustee, NTFN INC. DBA PREMIER NATIONWIDE LENDING, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$76,530.00, payable to the order of NTFN INC. DBA PREMIER NATIONWIDE LENDING, which Deed of Trust is Recorded on 12/24/2008 as Volume 084135, Book 0292, Page 681, in Sabine 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: **1560 WORTH ST, HEMPHILL, TX 75948**

**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, Allan Johnston, Sharon St. Pierre, Robert LaMont, Sharon St. Pierre, Sheryl LaMont, Allan Johnston or Ronnie Hubbard** 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 **J.P. Morgan Mortgage Acquisition Corp.**, 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 **Sabine 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 FRONT STEPS ON THE NORTH SIDE OF THE COURTHOUSE**

**NOTICE IS FURTHER GIVEN** that, except to the extent that the Substitute Trustee may bind and obligate Mortgagees 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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ServiceLink

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 4/20/2022

WITNESS, my hand this April 25, 2022.

*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

*Sheryl LaMont*

By: Substitute Trustee(s)  
Sheryl LaMont, Robert LaMont, Harriett Fletcher,  
Allan Johnston, Sharon St. Pierre, Robert LaMont,  
Sharon St. Pierre, Sheryl LaMont, Allan Johnston  
or Ronnie Hubbard  
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.***

## **Birdwell Surveying**

PO Box 1142  
121 Market Street  
Hemphill, TX 75948  
Phone (409) 787-2722  
Fax (409) 787-9986

Joseph Walker Survey  
A-57

State of Texas  
County of Sabine

Legal Description  
To a  
1.000 Acre Tract  
Tract #1

Being a legal description to a 1.000 acre tract, Tract #1, in the Joseph Walker Survey A-57, Sabine County, Texas and being out of and part of a called 2.01 acre tract described in a Warranty Deed with Vendor's Lien Retained from Donald Powell and wife, Priscilla Powell to Martin Gilliland, MD and Ernesto Domenech dated June 8, 1995 and recorded in Volume 63 Page 301 of the Official Public Records of said county. Said 1.000 acre tract lies west of and adjoins the west right of way line of State Highway #83 and is further described by metes and bounds as follows to-wit:

**BEGINNING:** At a ½" iron rod found for the northeast corner of this tract and said 2.01 acre tract and being in the south boundary line of Lot #3 of the O.A. Beauchamp Addition recorded in Volume 1 Page 73 of the Plat Records of said county.

**THENCE:** S 05° 43' 59" E 85.86' to a concrete monument found in the east boundary line of this tract for the south corner of Terry McGraw called 0.4 acre tract recorded in Volume 240 Page 451 of the Deed Records of said county and in the west right of way line of State Highway #83.

**THENCE:** S 05° 59' 22" E 55.94' to a 3/8" iron rod found for the southeast corner of this tract and for the northeast corner of Bret G. Sauer, DDS called 0.5 acre tract recorded in Volume 252 Page 453 of said Official Public Records and in said west right of way line from which a ½" iron rod found for the southeast corner of said 0.5 acre tract in said west right of way line and in the north right of way line of Beauchamp Street brs. S 05° 48' 31" E 140.09'.

**THENCE:** S 85° 30' 39" W at 160.49' passed a 3/8" iron rod found in the south boundary line of this tract for the northwest corner of said 0.5 acre tract and for the east northeast corner of a 1.000 acre tract, Tract #2, surveyed this day by me and continuing along the same path at 84.79' for a total distance of 245.28' to a point for the southwest corner of this tract and an interior corner of said Tract #2.

**THENCE:** N 01° 00' 12" W 33.31' to a point for an interior corner of this tract and an exterior corner of said Tract #2.

**THENCE:** S 89° 23' 05" W 126.41' to a point for the west corner of this tract and an interior corner of said Tract #2.

**THENCE:** N 44° 42' 55" E 178.43' to a point for the northwest corner of this tract and the northeast corner of said Tract #2 in the north boundary line of said 2.01 acre tract and being in the south boundary line of Lot #9 of said O.A. Beauchamp Addition from which a ½" iron rod found for the southwest corner of said Lot #9 and in the east right of way line of Short Street (Second Street) brs. N 89° 50' 40" W 62.39'.

**THENCE:** Along the north boundary line of this tract and said 2.01 acre tract as follows:

# EXHIBIT "A"

- 1) S 89° 50' 40" E 120.11' to a ½" iron rod found for the southeast corner of Lot #4 of said O.A. Beauchamp Addition and in the west right of way line of Goodart Street (First Street).
- 2) N 89° 29' 52" E 35.33' to a ½" iron rod found in the east right of way line of said Goodart Street (First Street) and for the southwest corner of said Lot #3.
- 3) N 88° 50' 21" E 76.13' to the place of beginning containing 1.000 acre of land.

Surveyed by:

*Wm. Mark Birdwell*  
 Wm. Mark Birdwell  
 R.P.L.S. #5148  
 December 16, 2008  
 Job #SB05706M Drawing #SB057134



Reference is made to survey plat of even date. If this document is not signed and sealed in red, it is deemed void by the above signed.

084135

FILED FOR RECORD  
 AT 9:30 O'CLOCK A.M.

DEC 24 2008

*Janis M. Daniel*  
 Clerk, County Clerk, Sabine County  
 DEPUTY  
*Pam Cavender*

THE STATE OF TEXAS  
 COUNTY OF SABINE  
 I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED AND INDEXED  
 STAMPED HEREON BY ME AND WAS THEN RECORDED IN THE VOLUME  
 AND PAGE OF THE NAMED RECORDS OF SABINE COUNTY, TEXAS AS  
 STAMPED HEREON BY ME

RECORDED 12-24-08  
 VOL 292 PAGE 681



OFFICIAL PUBLIC RECORDER  
 JANICE F. DANIEL, COUNTY CLERK  
 SABINE COUNTY, TEXAS

*Pam Cavender* DEPUTY

VOL 0292 PAGE 699

*Pa 488  
 4:10T*