

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#: 23-30032

FILED FOR RECORD
COLORADO COUNTY,

2023 DEC -8 PM 3: 28

KIMBERLY MENKE
COUNTY CLERK

MK

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 3/7/2018, Leslie Allen Cohn, an unmarried 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. ("MERS") AS BENEFICIARY, AS NOMINEE FOR CARRINGTON MORTGAGE SERVICES, LLC, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$77,374.00, payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS BENEFICIARY, AS NOMINEE FOR CARRINGTON MORTGAGE SERVICES, LLC, which Deed of Trust is Recorded on 3/22/2018 as Volume 1802484727, Book , Page , in Colorado 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: **1127 BASS RD GARWOOD, TX 77442**

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 **Megan L. Randle, 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 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 **2/6/2024 at 10:00 AM**, or no later than three (3) hours after such time, in **Colorado** 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 VESTIBULE ON THE FIRST FLOOR OF THE COURTHOUSE Colorado County Courthouse Annex, 318 Spring Street, Columbus, TX 78934**

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.

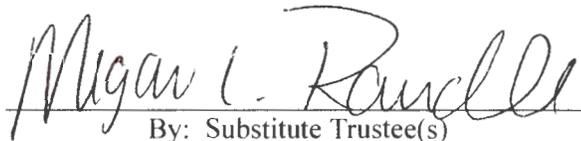
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

WITNESS, my hand this 12/5/2023



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 5th Day of December
2023



By: Substitute Trustee(s)
Megan L. Randle, Ebbie Murphy

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

"EXHIBIT A"
LEGAL DESCRIPTION

FIELDNOTES OF A 11.43 ACRE TRACT OF LAND, CALLED 11.33, BEING RECORDED AS TRACT NO. 38, OF SANDY CREEK DEVELOPMENT SUBDIVISION OF RECORD IN CABINET 1, SLIDE 49 IN PLAT RECORDS OF COLORADO COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF AFOREMENTIONED TRACT NO. 38 FOR THE NORTHWEST CORNER OF THIS, SAID POINT BEING IN THE CENTER OF A 60 FOOT ROAD EASEMENT AND THE SOUTHEAST CORNER OF A 19.93 ACRE TRACT CALLED TRACT NO. 35 IN SAID SANDY CREEK DEVELOPMENT SUBDIVISION, AND ALSO IN THE EAST LINE OF A 14.00 ACRE TRACT CALLED TRACT NO. 44 IN SAID SANDY CREEK DEVELOPMENT SUBDIVISION, A 1/2" IRON PIN BEARS S 89° 38' 00" E A DISTANCE OF 30 FEET FROM SAID NORTHWEST CORNER;

THENCE S 89° 38' 00" E A DISTANCE OF 1,117.29 FEET WITH THE NORTH LINE OF SAID TRACT NO. 38 AND THE SOUTH LINE OF AFOREMENTIONED TRACT NO. 35 EVIDENCED IN PART BY AN EXISTING FENCE, TO A POINT IN THE CENTER OF SANDIES CREEK FOR THE NORTHEAST CORNER OF THIS, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID TRACT NO. 35 AND IN THE WEST LINE OF TRACT NO. 40:

THENCE S 44° 26' 11" W A DISTANCE OF 887.12 FEET. WITH THE CENTER OF SAID SANDIES CREEK AND THE WEST LINE OF SAID TRACT NO. 40 AND THE EAST LINE OF SAID TRACT NO. 38 TO A POINT FOR THE SOUTHEAST CORNER OF THIS;

THENCE N 88° 45' 58" W A DISTANCE OF 450.70 FEET, ALONG THE NORTH LINE OF TRACT NO. 43 OF SAID SANDY CREEK DEVELOPMENT SUBDIVISION AND THE SOUTH LINE OF SAID TRACT 38 AND THE NORTH LINE OF SAID TRACT NO. 43, EVIDENCED IN PART BY AN EXISTING FENCE TO A FENCE CORNER POST FOR THE SOUTHWEST CORNER OF THIS TRACT. ALSO BEING AN ELL CORNER OF TRACT NO. 43;

THENCE N 04° 07' 25" W, ALONG THE EAST LINE OF SAID TRACT NO. 43 AND THE EAST LINE OF SAID TRACT NO. 44 AND THE WEST LINE OF SAID TRACT NO. 38 AT 268.07 FEET PASS A WIRE FENCE AT THE BEGINNING OF REEVES BASS ROAD AND THE SOUTHEAST CORNER OF TRACT NO. 44 AND THE NORTHWEST CORNER OF SAID TRACT NO 43 OF SAID SANDY CREEK DEVELOPMENT SUBDIVISION, CONTINUING ALONG THE CENTER LINE OF SAID REEVES BASS ROAD, A TOTAL DISTANCE OF 632.52 FEET, TO THE POINT OF BEGINNING. CONTAINING 11.43 ACRES OF LAND.

THESE FIELDNOTES WERE PREPARED FROM A SURVEY ON THE GROUND AND FROM RECORDS OBTAINED IN THE DEED RECORDS OF COLORADO COUNTY, TEXAS. BEARINGS ARE BASED ON THE NORTH LINE OF SAID TRACT NO. 38.