

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#: 20-24474

FILED FOR RECORD  
IN MY OFFICE  
AT 12:27 O'CLOCK P M     

MAR 12 2020

BOBBIE DAVIS  
COUNTY CLERK, PANOLA COUNTY, TEXAS  
BY G. Galano DEPUTY

### NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 9/25/2009, MANUEL CORDERO, A MARRIED MAN JOINED BY HIS SPOUSE, BRENDA CORDERO, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of BROWN & SHAPIRO, as Trustee, JPMORGAN CHASE BANK, N.A., as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$73,950.00, payable to the order of JPMORGAN CHASE BANK, N.A., which Deed of Trust is Recorded on 9/29/2009 as Volume 145090, Book 1528, Page 160, 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: 303 E NEAL 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 Terri Worley or Lisa DeLong, Carol Hampton, Jeffrey Hampton, Robert LaMont, Sheryl LaMont, Ronnie Hubbard, Sharon St. Pierre or Allan Johnston, Sheryl LaMont, Robert LaMont, Harriett Fletcher, Allan Johnston, Sharon St. Pierre, Ronnie Hubbard, Terri Worley, Lisa DeLong, 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 5/5/2020 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.


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.**

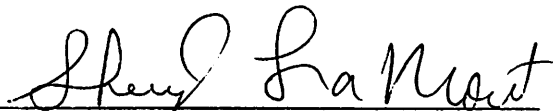
WITNESS, my hand this 3/11/2020

WITNESS, my hand this 12 March, 2020



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)

Terri Worley or Lisa DeLong, Carol Hampton,  
Jeffrey Hampton, Robert LaMont, Sheryl LaMont,  
Ronnie Hubbard, Sharon St. Pierre or Allan  
Johnston, Sheryl LaMont, Robert LaMont, Harriett  
Fletcher, Allan  
Johnston, Sharon St. Pierre, Ronnie Hubbard, Terri  
Worley,  
Lisa DeLong,

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 OF LAND:**

All that certain tract or parcel of land situated in Panola County, Texas, a part of the GEORGE GOODWIN SURVEY, Abstract No. 224, and being Lot 4 of Block 1 of the Magnolia Heights Addition to the City of Carthage, as shown by plat of said Addition recorded in volume 189, page 652 of the Deed Records of Panola County, Texas said lot also being designated as Lot 4 of block 423 on the new city map of the City of Carthage recorded in Volume 3, page 396 of the Plat Records of Panola County, Texas, and being the same land described in Deed from Lewis M Deloye et ux to Willie F. Miller et ux, dated May 14, 1949, and recorded in Volume 284, page 541 of the Deed Records of Panola County, Texas, and also the same land described in Deed dated September 3, 1970, recorded in volume 530, Page 295 of the Deed Records of Panola County, Texas from Lovell E. Kelly to Charles Jeter, and also being the same land described in Deed from Charles A. Jeter et ux to H.G. Drinkard et ux, Virdie Drinkard, dated May 11, 1973, and recorded in Volume 557, Page 160 of the Deed Records of Panola County, Texas, and also being the same land described in Deed dated December 15, 1998, from Herbert T. Koonce and wife, Nellie Sue Koonce, to Rodney A. Caraway and wife, Stacy G. Caraway as recorded in Volume 1051, Page 356 of the official Public Records of Panola County, Texas, Rodney A. Caraway and wife, Stacy G. Caraway to Christopher Blair and wife, Jenniffer Blair and then to Joe M. Blair and wife Alice N. Blair Volume 1393, page 587 record references to which are herein made for further description and for all intents and purposes

STATE OF TEXAS COUNTY OF PANOLA FILED FOR RECORD  
I hereby certify that this instrument was filed on  
the date and time stamped hereon by me and Jun 27, 2008 09:52A  
was duly recorded in the volume and page of the  
named records of PANOLA County, Texas as stamped  
hereon by me. OFFICIAL PUBLIC RECORDS MICKEY DORMAN, COUNTY CLERK  
PANOLA COUNTY, TEXAS

Jun 27, 2008 09:52A

MICKEY DORMAN, COUNTY CLERK  
PANOLA COUNTY, TEXAS

BY: Cindy Schelhouse, Deputy