

[RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:]

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

FILED FOR RECORD

JAN 17 2019

SUSAN STRICKLAND
COUNTY CLERK, VAN ZANDT CO., TX
BY _____ DEP

TS#: 18-21225

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 10/21/2010, JOHN C. COLLINSWORTH, III AND WIFE, JOANIE M. COLLINSWORTH, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of GEORGE M. SHANKS, JR., as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., FOR 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 \$159,689.00, payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., FOR NTFN INC. DBA PREMIER NATIONWIDE LENDING, which Deed of Trust is Recorded on 10/28/2010 as Volume 2010-008682, Book , Page , Loan Modification recorded on 6/10/2015 as Instrument No. 2015-004626 in Van Zandt 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;

BEING ALL OF THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LOCATED IN THE H.H. LOCKRIDGE SURVEY, ABSTRACT NO. 469, VAN ZANDT COUNTY, TEXAS AND BEING DESCRIBED AS A 1.72 ACRE TRACT OF LAND DESCRIBED IN DEED TO WALTER MORTGAGE COMPANY RECORDED IN VOLUME 2228, PAGE 587 OF THE DEED RECORDS VAN ZANDT COUNTY, TEXAS (DRVZCT). SAID LOT, TRACT OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THIS TRACT AT A POINT IN THE CENTER OF VAN ZANDT COUNTY ROAD 2813 AT THE SOUTHWEST CORNER OF THE CYNTHIA TINER JOHNSON 2.00 ACRE TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN VOLUME 1169, PG. 330 OF THE DRVZCT AND IN THE SOUTH LINE OF H. H. LOCKRIDGE SURVEY;

THENCE, S 89° 49' 50" W (REFERENCE BEARING), 209.91 FEET ALONG THE CENTER OF VZ CR 2813 TO A POINT AT THE SOUTHEAST CORNER OF THE TRACY A. AND LISA MCCULLOUGH 1.22 ACRE TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN VOLUME 1506, PG. 516 OF THE DRVZCT AT THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, N 01° 30' 00" W, PASSING A 1/2" IRON ROD FOUND AT 29.62 FEET AND CONTINUING A TOTAL DISTANCE OF 340.57 FEET ALONG THE COMMON LINE OF THE MCCULLOUGH 1.22 ACRE TRACT AND THIS TRACT TO A 5/8" IRON ROD SET IN THE SOUTH LINE OF THE TRACY A. AND LISA



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MCCULLOUGH 10.058 ACRE TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN VOLUME 1916, PAGE 343 OF THE DRVZCT AT THE NORTHWEST CORNER OF THIS TRACT;

THENCE, N 86° 26' 33" E, 222.96 FEET ALONG THE COMMON LINE OF THE MCCULLOUGH 10.058 ACRE TRACT AND THIS TRACT TO A 5/8" IRON ROD SET IN THE WEST LINE OF THE JOHNSON TRACT AT THE NORTHEAST CORNER OF THIS TRACT;

THENCE, S 00° 36' 02" W, PASSING A 3/8" IRON ROD FOUND AT 324.70 FEET AND CONTINUING A TOTAL DISTANCE OF 353.68 FEET ALONG THE COMMON LINE OF THE JOHNSON TRACT AND THIS TRACT TO THE POINT OF BEGINNING AND CONTAINING 1.72 ACRES OF LAND MORE OR LESS OF WHICH 0.14 ACRE LIES WITHIN THE COUNTY ROAD.

Commonly known as: **2002 VZCR 2813, MABANK, TX 75147**

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 **Randy Daniel** 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 **3/5/2019 at 12:00 PM**, or no later than three (3) hours after such time, in **Van Zandt 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 NORTH ENTRANCE TO THE VAN ZANDT COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS**

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.

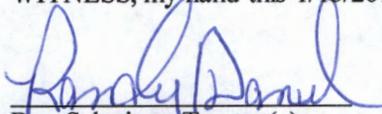
If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

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 1/15/2019



By: Substitute Trustee(s)

Randy Daniel

C/O Carrington Foreclosure Services, LLC
P.O. Box 3309
Anaheim, California 92803

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.