

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#: 22-27540

FILED FOR RECORD

_____ O'CLOCK _____ M

NOV 10 2022

VANESSA JAMES, County Clerk
JACK COUNTY, TEXAS

BY _____ DEPUTY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 4/19/2002, **Justin L. Blackman and Billye R. Blackman, husband and wife**, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of G. Tommy Bastian, as Trustee, IndyMac Bank, F.S.B., as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$74,333.00, payable to the order of IndyMac Bank, F.S.B., which Deed of Trust is Recorded on 4/26/2002 as Volume 1799-02, Book 688, Page 554, in Jack 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: **4094 E FM 2210 PERRIN, TX 76486**

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 **Guy Wiggs, Brenda Wiggs, Donna Stockman, David Stockman, Kathy Arrington, Janet Pinder, Brandy Bacon, Michelle Schwartz, Jamie Dworsky, Guy Wiggs, Brenda Wiggs, Donna Stockman, David Stockman, Kathy Arrington, Janet Pinder, Brandy Bacon, Michelle Schwartz, Jamie Dworsky, 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 Douglass Road, Suite 200 A, Anaheim, CA 92806 is acting as the mortgage servicer for **BankUnited N.A.**, 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 **2/7/2023 at 1:00 PM**, or no later than three (3) hours after such time, in **Jack** 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 FRONTING THE DOORS ON THE WEST SIDE 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 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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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 11/9/2022

WITNESS, my hand this November 10, 2022

Monica Sandoval

By: Monica Sandoval, Trustee Sale Specialist,
Team Lead
Carrington Foreclosure Services, LLC as
authorized agent for Mortgagee or Mortgage
Servicer
1600 South Douglass Road, Suite 140
Anaheim, CA 92806

Donna Stockman

By: Substitute Trustee(s)
Guy Wiggs, Brenda Wiggs, Donna Stockman,
David Stockman, Kathy Arrington, Janet Pinder,
Brandy Bacon, Michelle Schwartz, Jamie Dworsky,
Guy Wiggs, Brenda Wiggs, Donna Stockman,
David Stockman, Kathy Arrington, Janet Pinder,
Brandy Bacon, Michelle Schwartz, Jamie Dworsky

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

Legal description of the land:

BEING 20.48 acres out of the W.J. Barnett Survey, Abstract No. 2444, and the C.A. Barnett Survey, Abstract No. 1367, Jack County, Texas, and being a part of that certain tract conveyed to Eutie Gonce by deed recorded in Volume 302, Page 364 of the Deed Records of Jack County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod at a fence corner post, said point being South 696.21 feet from the Northeast corner of the C.A. Burger Survey, Abstract No. 1367 for the Southeast corner of this tract;

THENCE West, along and with an existing fence line, a distance of 965.19 feet to a fence corner post at the Northwest corner of that certain tract conveyed to James Rice by deed recorded in Volume 580, page 454 of the Deed Records of Jack County, Texas for the SOutwest corner of this tract;

THENCE North 00 degrees 08 minutes 21 seconds West, a distance of 1100.47 feet to a 1/2 inch iron rod, set, on the South line of F.M. Highway No.2210 for the Northwest corner of this tract;

THENCE South 69 degrees 42 minutes 00 seconds East, along and with an existing fence line and said South line of F.M. Highway No. 2210, a distance of 675.07 feet to the p.C. of a curve to the left;

THENCE Southeasterly, continuing along and with an existing fence line and said South line of F.M. Highway 2210 and said curve to the left having a central angle of 06 degrees 50 minutes 27 seconds and a radius of 2915.03 feet, an arc length of 348.04 feet to a 1/2 inch iron rod set a fence corner post for the Northeast corner of this tract;

THENCE South 00 degrees 08 minutes 21 seconds East, along and with an existing fence line, a distance of 765.32 feet to the place of beginning and containing 20.48 acres, more or less.

The Company is prohibited from insuring the area or quantity of the land described herein. Therefore, the Company does not represent that the acreage or square footage calculations are correct. References to quantity are for informational purposes only.

Vol Andy Mc

CLERK'S NOTICE: ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE, IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

FILED
AT 1:50 O'CLOCK P M
ON THE 26 DAY OF April
A.D. 2000

STATE OF TEXAS
COUNTY OF JACK
I hereby certify that this instrument was FILED on the date and at the time stamped herein by me and was duly RECORDED in the Volume and Page of the _____ Records of Jack County, Texas.

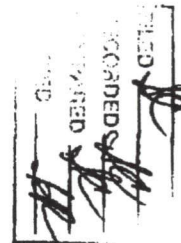
Shelly Clayton
Shelly Clayton
COUNTY CLERK, JACK CO., TEXAS



Shelly Clayton
County Clerk, Jack County, Texas

BY _____ DEPUTY

RECORDED
VOL 688 PAGE 554
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4/26/00
4:00 PM