

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#: 24-30904

FILED FOR RECORD

2024 APR 11 AM 11:53

THE CLERK ATASCOSA COUNTY CLERK

BY ys DEPUTY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 3/8/2010, Kelsey J. Bendele, a single woman, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of Thomas F. Veters, as Trustee, Mortgage Electronic Registration Systems, Inc., as beneficiary, as a nominee for State Bank of Paw Paw, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$122,298.00, payable to the order of Mortgage Electronic Registration Systems, Inc., as beneficiary, as a nominee for State Bank of Paw Paw, which Deed of Trust is Recorded on 3/9/2010 as Volume 111217, Book , Page , in Atascosa 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: **401 N MAIN STREET PLEASANTON, TX 78064**

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 **Alexis Martin, Cassie Martin, Deborah Martin, Jennyfer Sakiewicz, Martha Rossington, Reyn Rossington, Shelby Martin, Troy Martin, Wayne Daughtrey, 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 **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 **7/2/2024 at 12:00 PM**, or no later than three (3) hours after such time, in **Atascosa 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 WEST PORCH OF THE ATASCOSA 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 Mortgageors 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.

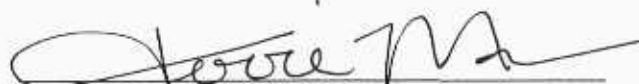
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

WITNESS, my hand this 4/10/2024



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 4/11/2024



By: Substitute Trustee(s)
Alexis Martin, Cassie Martin, Deborah Martin,
Jennyfer Sakiewicz, Martha Rossington, Reyn
Rossington, Shelby Martin, Troy Martin, Wayne
Daughtrey
C/O Carrington Foreclosure Services, LLC
1600 South Douglass Road, Suite 140
Anaheim, CA 92806

EXHIBIT "A"

Being 0.16 acres, more or less, out of Original Lot Number Two Hundred Forty-Nine (249) in the City of Pleasanton, Atascosa County, Texas, having a description based upon a bearing of N. 00° 00' 00" E., 60.00 feet (called 60.00 feet) from a 1/2" iron pin found at the intersection of the west right-of-way line of North Main Street and the north right-of-way line of College Street, same being the southeast corner of said Lot 249, to a 1/2" iron pin found on the west right-of-way line of said North Main Street, same being on the east boundary line of said Lot 249, with all other bearings relative thereto:

BEGINNING at said 1/2" iron found at the southeast corner of said Lot 249, for the southeast corner of this tract;

THENCE S. 90° 00' 00" W., 164.92 feet (called 165.00 feet) along the north right-of-way line of said College Street, same being on the south boundary line of said Lot 249, to a point in a fence, for the southwest corner of this tract;

THENCE N. 00° 00' 00" E., 60.00 feet (called 60.00 feet) to a 1/2" iron pin found, for the northwest corner of this tract;

THENCE N. 90°00'00" E., 164.92 feet (called 165.00 feet) to said 1/2" iron pin found on the west right-of-way line of North Main Street, same being on the east boundary line of said Lot 249, for the northeast corner of this tract;

THENCE S. 00° 00'00" E., 60.00 feet (called 60.00 feet) along the west right-of-way line of said North Main Street, same being the east boundary line of said Lot 249, to the **POINT OF BEGINNING**.

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Laquita Hayden

September 27, 2006 02:36:16 PM 85182

FEE \$28.00

Laquita Hayden County Clerk
Atascosa County TEXAS