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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#: 22-26697

FILED
NICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS
2023 JUN 13 AM 11:48

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 8/4/2006, Michael E. High, Sr., A Married Man and wife, Latasha Y. High, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of Cecil Miskin, as Trustee, Mortgage Electronic Registration Systems, Inc. as nominee for Republic Mortgage Home Loans, LLC, its successors and assigns, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$58,383.00, payable to the order of Mortgage Electronic Registration Systems, Inc. as nominee for Republic Mortgage Home Loans, LLC, its successors and assigns, which Deed of Trust is Recorded on 8/7/2006 as Volume 009200, Book 1433, Page 0009, in Hill 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: **2443 FM 308 MALONE, TX 76660**

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 **Donna Stockman, Brenda Wiggs, Guy Wiggs, David Stockman, Kathy Arrington, Janet Pinder, Brandy Bacon, Michelle Schwartz, Jamie Dworsky, Donna Stockman, David Stockman, Brenda Wiggs, Guy Wiggs, Michelle Schwartz, Janet Pinder, Kathy Arrington, Brandy Bacon or 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 **WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST I**, 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 **9/5/2023 at 11:00 AM**, or no later than three (3) hours after such time, in **Hill 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: **EAST DOOR OF THE HILL 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 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.

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 6/6/2023

WITNESS, my hand this JUN 8 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

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

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

Attached Legal Description

Field notes for the survey of a certain lot, tract, or parcel of land lying and situated in the J. D. Petty Survey A-726 in Hill County, Texas and being a part of that certain 111.067 acre tract described in a deed from Robert F. Zettler et ux, Ruby M. Zettler to Aaron Kuperman et ux, Mary Kuperman recorded in Volume 583, Page 320 of the Deed Records of Hill County. Said land is all that certain tract described in a Substitute Trustee's Deed from David Gregory to Fannie Mae recorded in Volume 1377, Page 666 of the Official Public Records of Hill County of Hill County, more particularly described as follows:

BEGINNING at a 3/4" iron rod found at a fence corner in the northwest line of F. M. Highway 308, in the east line of said Petty Survey, and in the west line of the B. Browning Survey A-54 for the southwest corner of that certain "Tract I" described in a deed to Daniel K. Pyle recorded in Volume 1320, Page 730 of the Official Public Records of Hill County, for the southeast corner of said 111.067 acre tract, and for the east corner of this;

THENCE with the northwest line of F. M. Highway 308 and with the south line of said 111.067 acre tract, S20°06'00"W 306.41 feet to a 3/4" iron rod found for the south corner of this;

THENCE N41°41'55"W 320.32 feet to a 1/4" iron rod found near a fence corner for the west corner of this;

THENCE generally along a fence, N26°47'36"E 383.15 feet to a 3/4" iron rod found at a fence corner in the east line of said 111.067 acre tract and in the west line of said Pyle tract for the north corner of this;

THENCE generally along a fence, S26°24'00"E 327.60 feet to the place of beginning, containing 2.146 acres of land.

009200

FILED
AT 12:15 O'CLOCK P M
ON THE 7 DAY OF Aug.
A.D., 2006

STATE OF TEXAS
COUNTY OF HILL
I hereby certify that this instrument was FILED on the date and at the time stamped hereon by me and was duly RECORDED in the Volume and Page of the Official Public Records of Hill County, Texas.

Nicole Tanner
COUNTY CLERK, HILL CO. TEXAS



Nicole Tanner
County Clerk, Hill County, Texas
BY [Signature] DEPUTY

BY [Signature] DEPUTY

RECORDED 8-7-06

BOOK 1433 PAGE 0018