

FILED 43 PM #7

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#: 23-28267

FEB 23 2023

NICOLE TANNER
COUNTY CLERK, HILL COUNTY, TEXAS
By: Eduman Deputy

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 9/18/2000, ~~Jim W. Mayberry, and Sharon K. Mayberry, husband and wife~~, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of Mark Davis, as Trustee, Associates Home Equity Services, Inc., as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$55,553.19, payable to the order of Associates Home Equity Services, Inc., which Deed of Trust is Recorded on 10/4/2000 as Volume 008433, Book , Page , Deed of Trust re-recorded on 4/19/2001 as instrument No. 002744 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: 307 E SPURGEON ST ITASCA, TX 76055

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, 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 for Upland Mortgage Loan Trust B**, 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 ~~15/2/2023 at 11:00AM~~ for 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: **The East door of the Courthouse**

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.



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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 2/21/2023

WITNESS, my hand this FEB 23 2023

Monica Sandoval

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

Donna Stockman

By: Substitute Trustee(s)
Donna Stockman, Brenda Wiggs, Guy Wiggs,
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

HAYBERRY

EXHIBIT "A" - LEGAL DESCRIPTION - PAGE 1 of 1
ALL THAT CERTAIN PARCEL OF LAND SITUATED IN CITY OF ITASCA, BEING KNOWN AS ALL OF THAT THIRD TRACT, DESCRIBED IN A DEED FROM KENNETH STUFFLEBEM TO OLLIE L. BAKER DATED DECEMBER 31, 1973, AND RECORDED IN VOL. 533, PG. 237, HCDR, MORE FULLY DESCRIBED: PART OF LOT 5, BLOCK 38, BROWDER ADDITION TO CITY OF ITASCA, TEXAS. BEGINNING AT SE CORNER OF LOT 5; THENCE S 60 W 53 FEET TO SE CORNER OF A LOT CONVEYED FROM JOHN A. MARTIN TO TRUMAN HAYDEN BY DEED RECORDED IN VOL. 403, PAGE 287, HCDR; THENCE N. 30 W 75 FEET TO A STAKE IN EAST LINE OF HAYDEN LOT; THENCE N 60 53 FEET TO EAST LINE OF LOT 5, AND EAST LINE OF BLOCK 38, THENCE S 30 E 75 FEET TO PLACE OF BEGINNING, AND BEING MORE FULLY DESCRIBED IN DEED BOOK 808 PAGE 538 RECORDED ON 02/18/1994 AMONG THE LAND RECORDS OF HILL COUNTY, TEXAS

008433

FILED
AT 3:55 O'CLOCK P M
ON THE 4 DAY OF October
A.D. 2000

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.

Ruth Felham
COUNTY CLERK, HILL CO. TEXAS
BY Sue McClure
DEPUTY



Ruth Felham
County Clerk, Hill County, Texas
BY Sue McClure DEPUTY
RECORDED 10-4-2000



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