

[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

TS#: 16-16786

### NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**WHEREAS**, on 10/27/2008, KAREN DOUGLASS, A SINGLE PERSON, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of GREGORY S. GRAHAM, as Trustee, Mortgage Electronic Registration Systems, Inc., solely as nominee for ASPIRE FINANCIAL INC. DBA TEXASLENDING.COM, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$78,155.00, payable to the order of Mortgage Electronic Registration Systems, Inc., solely as nominee for ASPIRE FINANCIAL INC. DBA TEXASLENDING.COM, which Deed of Trust is Recorded on 10/31/2008 as Volume 88239, Book 1404, Page 550, in Erath 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;

**3.61 ACRES OF LAND OUT OF BLOCK 10 OF THE ERATH COUNTY SCHOOL LAND, A-230, ERATH COUNTY, TEXAS, AND BEING PART OF THE TRACT OF LAND DESCRIBED IN DEED FROM POLLY JACOBS TO TERRY SHARP RECORDED IN VOL. 902, PAGE 682, DEED RECORDS, ERATH COUNTY, TEXAS; BEGINNING AT A POINT IN THE NORTH LINE OF COUNTY ROAD 163 BEING THE SOUTHEAST CORNER OF THE TRACT DESCRIBED IN VOL. 902, PAGE 682 FROM WHICH A FOUND 3/8" IRON PIN BEARS N 82° 39' 16" E 0.88', ALSO BEING THE SOUTHWEST CORNER OF A TRACT DESCRIBED IN VOL. 956, PAGE 732, FROM WHICH THE NORTHEAST CORNER OF BLOCK 10 OF THE ERATH COUNTY SCHOOL LAND CALLED TO BEAR N 59° 52' 44" E 809.31' AND N 30° 16' 31" W 1542'; THENCE N 29° 42' 51" W WITH THE EAST LINE OF VOL. 902, PAGE 682 AND THE WEST LINE OF VOL. 956, PAGE 732 A DISTANCE OF 500.00' TO A 3/8" IRON PIN FOUND FOR THE NORTHEAST CORNER OF THIS TRACT; THENCE S 59° 52' 44" W WITH THE NORTH LINE OF VOL. 902, PAGE 682 AND THE SOUTH LINE OF VOL. 1011, PAGE 758 A DISTANCE OF 314.40' TO A 3/8" IRON PIN FOUND FOR THE NORTHWEST CORNER OF THIS TRACT; THENCE S 29° 42' 51" E WITH THE WEST LINE OF VOL. 902, PAGE 682 AND THE EAST LINE OF VOL. 988, PAGE 528 A DISTANCE OF 500.00' TO A 3/8" IRON PIN FOUND IN THE NORTH LINE OF COUNTY ROAD 163 FOR THE SOUTHWEST CORNER OF THIS TRACT; THENCE N 59° 52' 44" E WITH THE NORTH LINE OF THE COUNTY ROAD 314.40' TO THE PLACE OF BEGINNING AND CONTAINING 3.61 ACRES OF LAND.**

Commonly known as: 20128 CR 163, STEPHENVILLE, TX 76401

POSTED

8:00 A.M. \_\_\_\_\_ P.M.

AUG 15 2016



4583919

GWINDA JONES, COUNTY CLERK  
ERATH COUNTY, TEXAS  
By CW Deputy

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, Denise Boerner, Donna Stockman, David Stockman, Tim Lewis, Lori McCarty, Juanita Cox, Jimmy Carroll Brewer, Stephen Rawlings, Diasha Perkins, Jason Brewer, Aurora Campos, Ramiro Cuevas, Aarti Patel, Frederick Britton, Lori McCarty** 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 **Carrington Mortgage Services, LLC**, 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 **TUESDAY, 9/6/2016 at 10:00 AM**, or no later than three (3) hours after such time, being the first Tuesday of such month, of **Erath 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 OUTSIDE SOUTH STEPS OF THE COURTHOUSE Erath County Courthouse, 100 West Washington, Stephenville, TX 76401**

**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.

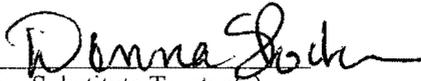
If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

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 7/13/2016



By: Substitute Trustee(s)

Guy Wiggs, Brenda Wiggs, Denise Boerner, Donna Stockman, David Stockman, Tim Lewis, Lori  
McCarty, Juanita Cox, Jimmy Carroll Brewer, Stephen Rawlings, Diasha Perkins, Jason Brewer, Aurora  
Campos, Ramiro Cuevas, Aarti Patel, Frederick Britton, Lori McCarty  
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.***