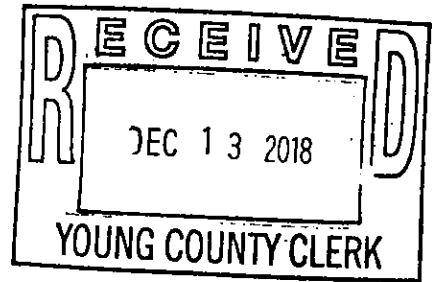


[RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:]

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#: 18-21572

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 1/18/2008, RICK M. HIGGINBOTHAM AND ALICIA L. HIGGINBOTHAM, HUSBAND AND WIFE, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of DAVID W. MANN, as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR CITIZENS MORTGAGE CORP., A TEXAS CORPORATION, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$126,854.00, payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR CITIZENS MORTGAGE CORP., A TEXAS CORPORATION, which Deed of Trust is Recorded on 1/24/2008 as Volume , Book 1028, Page 37, in Young 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:

A 3.20-ACRE TRACT, MORE OR LESS, OUT OF THE B. F. KUTCH SURVEY, ABSTRACT NO. 1333, YOUNG COUNTY, TEXAS, AND OUT OF THAT CERTAIN 3.50-ACRE TRACT DEEDED TO ELTON & LISA BLAIR FROM LONNIE & JOYCE HOWE IN JUNE, 2005, AS RECORDED IN VOL. 972, PG. 300, YOUNG COUNTY DEED RECORDS, SAID 3.20-ACRE TRACT BEING MORE SPECIFICALLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD ON THE SOUTH RIGHT-OF-WAY LINE OF GOOSENECK CEMETERY ROAD, A COUNTY ROAD, AND ON THE NORTH LINE OF SAID KUTCH SURVEY, LYING NORTH 89° 36' 58" EAST 314.74 FEET FROM THE NORTHWEST CORNER OF SAID KUTCH SURVEY, SAID IRON ROD BEING THE NORTHWEST CORNER OF SAID BLAIR TRACT FOR THE NORTHWEST CORNER AND PLACE OF BEGINNING OF THIS TRACT;

THENCE NORTH 89° 36' 58" EAST 474.39 FEET ALONG THE NORTH LINE OF SAID BLAIR TRACT AND SAID KUTCH SURVEY AND ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID GOOSENECK CEMETERY ROAD TO A 1/2 INCH IRON ROD FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE LEAVING THE NORTH LINE OF SAID BLAIR TRACT AND SAID KUTCH SURVEY AND THE SOUTH RIGHT-OF-WAY LINE OF SAID GOOSENECK CEMETERY ROAD, SOUTH 01° 45' 33" WEST 151.28 FEET TO A 1/2 INCH IRON ROD ON THE SOUTH



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LINE OF SAID BLAIR TRACT FOR AN ANGLE POINT IN THE EAST LINE OF THIS TRACT;

THENCE SOUTH 84° 46' 18" WEST 10.07 FEET ALONG THE SOUTH LINE OF SAID BLAIR TRACT TO A 1/2 INCH IRON ROD BEING AN INTERIOR CORNER OF SAID BLAIR TRACT FOR AN ANGLE POINT ON THE EAST LINE OF THIS TRACT;

THENCE SOUTH 01° 45' 33" WEST 158.87 FEET ALONG THE EAST LINE OF SAID BLAIR TRACT TO A 1/2 INCH IRON ROD BEING THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID BLAIR TRACT FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 89° 39' 06" WEST 210.00 FEET ALONG THE SOUTH LINE OF SAID BLAIR TRACT TO A FENCE CORNER POST BEING AN ANGLE POINT ON THE SOUTH LINE OF SAID BLAIR TRACT FOR AN ANGLE POINT ON THE SOUTH LINE OF THIS TRACT;

THENCE NORTH 01° 23' 00" EAST 22.38 FEET ALONG THE SOUTH LINE OF SAID BLAIR TRACT TO A 1/2 INCH IRON ROD BEING AN ANGLE POINT ON THE SOUTH LINE OF SAID BLAIR TRACT FOR AN ANGLE POINT ON THE SOUTH LINE OF THIS TRACT;

THENCE SOUTH 87° 58' 29" WEST 244.01 FEET ALONG THE SOUTH LINE OF SAID BLAIR TRACT TO A 1/2 INCH IRON ROD BEING THE SOUTHWEST CORNER OF SAID BLAIR TRACT FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE NORTH 00° 17' 35" WEST 295.27 FEET ALONG THE WEST LINE OF SAID BLAIR TRACT TO THE PLACE OF BEGINNING, AND CONTAINING 3.20 ACRES, MORE OR LESS.

Commonly known as: **446 GOOSENECK CEMETARY RD, GRAHAM, TX 76450**

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, Denise Boerner, Brenda Wiggs, Donna Stockman, David Stockman, Tim Lewis, Michelle Schwarz, Kathy Arrington, Terry Browder, Laura Browder, Marsha Monroe** 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 **2/5/2019** at **1:00 PM**, or no later than three (3) hours after such time, in **Young 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: **UNDER THE PORTICIO AT THE NORTH ENTRANCE OF THE 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 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 12/11/2018



By: Substitute Trustee(s)

Guy Wiggs, Denise Boerner, Brenda Wiggs, Donna Stockman, David Stockman, Tim Lewis, Michelle Schwarz, Kathy Arrington, Terry Browder, Laura Browder, Marsha Monroe

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.