

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#: 21-25436

FILED FOR RECORD
2022 DEC 21 AM 11:13

MANDY SAWYER
COUNTY CLERK
RAINS COUNTY, TEXAS
BY MW DEPUTY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 3/5/2004, Kelley McLaughlin a married person, and Tamera McLaughlin signing Pro Forma to perfect Lien, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of G. Tommy Bastian, as Trustee, Mortgage Electronic Registration Systems, Inc., solely as nominee for BSM Financial, L.P. DBA Brokersource, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$94,254.00, payable to the order of Mortgage Electronic Registration Systems, Inc., solely as nominee for BSM Financial, L.P. DBA Brokersource, which Deed of Trust is Recorded on 3/9/2004 as Volume 0680, Book 436, Page 0742, in Rains 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: 141 ELM LANE POINT, TX 75472

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 Harriett Fletcher, Robert LaMont, Sheryl LaMont, Sharon St. Pierre, Harriett Fletcher, Robert LaMont, Ronnie Hubbard, Sheryl LaMont, Allan Johnston, Sue Spasic, Zoran W. Spasic, Sharon St. Pierre, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Tonya Washington, Misty McMillan, Auction.com

, 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 3/7/2023 at 1:00 PM, or no later than three (3) hours after such time, in Rains 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 EASTMOST SIDE OF THE COURTHOUSE ANNEX WHICH IS LOCATED AT 220 WEST QUITMAN STREET Rains County Courthouse, 167 E. Quitman Street, Emory, TX 75440**

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.



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ServiceLink

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 12/20/2022

WITNESS, my hand this December 21, 2022.

Monica Sandoval

By: Monica Sandoval, Trustee Sale Specialist,
Team Lead
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)
Harriett Fletcher, Robert LaMont, Sheryl LaMont,
Sharon St. Pierre, Harriett Fletcher, Robert
LaMont, Ronnie Hubbard, Sheryl LaMont, Allan
Johnston, Sue Spasic, Zoran W. Spasic, Sharon St.
Pierre, Aurora Campos, Jonathan Harrison, Patrick
Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno,
Tonya Washington, Misty McMillan, Auction.com

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

EXHIBIT "A"

Being a 0.349 acre tract and being all that certain lot, tract or parcel of land situated in the M. TOLLETT SURVEY, ABSTRACT NO. 229, Rains County, Texas, and being all of Lot Numbers ONE HUNDRED THIRTY-FIVE (135) AND ONE HUNDRED THIRTY-SEVEN (137), OF RABB ESTATES, an addition to the City of East Tawakoni, according to the revised plat thereof recorded in Volume 140, Page 577, Rains County Deed Records and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found at the northwest corner of said Lot 135 and the southwest corner of Lot 133 and on the east line of Elm Lane, for a corner;

THENCE South 89 degrees 43 minutes 53 seconds East along the north line of said Lot 135 and the south line of said Lot 133 a distance of 101.86 feet to a 1/2 inch iron rod found at the northeast corner of said Lot 135, the southeast corner of said Lot 133, and the southwest corner of Lot 134, and the northwest corner of Lot 136, for a corner;

THENCE South 00 degrees 19 minutes 30 seconds West along the east lines of said Lot 135 and 137 and the west lines of said Lot 136 and Lot 138 a distance of 150.02 feet to a 1/2 inch iron rod set at the southeast corner of said Lot 137, the southwest corner of said Lot 138, the northwest corner of Lot 140 and the northeast corner of Lot 139, for a corner;

THENCE North 89 degrees 56 minutes 31 seconds West along the south line of said Lot 137 and the north line of said Lot 139 a distance of 100.48 feet to a 1/2 inch iron rod found at the southwest corner of said Lot 137 and the northwest corner of said Lot 139 and on the east line of said Elm Lane, for a corner;

THENCE North 00 degrees 12 minutes 00 seconds West along the west line of said Lots 137 and 135 and the east line of said Elm Lane a distance of 150.40 feet to the POINT OF BEGINNING and containing 0.349 acres of land, also being known as 141 Elm Lane.

NOTE: Basis of Bearing is the plat of Rabb Estates Addition (140/577 R.C.D.R.)

AM *TM*

DT FILED 9th DAY OF Mar, 2004 AT 3:00p M. RECORDED 16th DAY OF Mar, 2004. AT 3:50p M. LINDA WALLACE, COUNTY CLERK, RAINS COUNTY TX, BY jab