

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#: 22-25970

Filed 7th day of Feb
in 2022, At 3:00PM
By JODI MORGAN
County Clerk, Milam County, Texas
Deputy

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 8/26/2009, Christopher Adam Willis and spouse Misty M. Rice, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of Gregory Graham, as Trustee, Mortgage Electronic Registration Systems, Inc. ("MERS") as beneficiary, 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 \$142,246.00, payable to the order of Mortgage Electronic Registration Systems, Inc. ("MERS") as beneficiary, as nominee for Aspire Financial, Inc. dba Texaslending.com, which Deed of Trust is Recorded on 9/4/2009 as Volume 111869, Book 1107, Page 864, Deed of Trust re-recorded on 11/15/2016 as Instrument No. 8603 Book 1295 Page 303 in Milam 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;

Being all that certain tract of land containing 16.41 acres, situated in the David Mumford Survey, Abstract 41, Milam County, Texas, and being the same tract of Land described in a Deed to Gilbert D. Rose, Jr., recorded in Volume 711, Page 331, Deed Records of Milam County, Texas, and being more particularly described as follows:

Beginning at a 5/8" iron rod found at the Northeast corner of said Rose tract, being the Southeast corner of a tract of land described in a Deed to Harold Schneider, recorded in Volume 485, Page 646, Deed Records of Bell County, Texas, and being on the West right-of-way line of F. M. 437, a public right-of-way determined by found monuments;

Thence S 19° 00' 22" W-931.57 feet (Record S 19° W-931.5 feet) along the West line of said right-ofway, to a 5/8" iron rod found at the Northeast corner of the residue of a tract of land described as the Second Tract in a Deed to Lee Roy Kohring, recorded in Volume 372, Page 202, Deed Records of Milam County, Texas.

Thence N 70° 28' 26" W-768.74 feet (Record N 70° 29' W-768.7 Feet) along the North line of said Kohring residue tract, to a 5/8" iron rod found on the east line of a tract of land described in a Deed to Charles E. Jones, recorded in Volume 570, Page 135, Deed Records of Milam County, Texas.

Thence N 18° 58' 30" E-927.59 Feet (Bearing Base) along the East line of said Jones tract, to a 5/8" IRON rod found at the Southwest corner of said Schneider tract, for the Northwest corner of the herein described tract;

Thence S 70° 46' 15" E-769.22 Feet (Record S 70° 46' 30" E-769.1 Feet) along the South line of said Schneider tract, to the point of beginning and containing 16.41 acres of Land (Record 16.40 acres).

Commonly known as: **5637 FM 437, HOLLAND, TX 76534**

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 **Pete Florez, Zachary Florez, Orlando Rosas or Bobby Brown** 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 QUERCUS MORTGAGE INVESTMENT TRUST**, which is



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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 **4/6/2022 at 10:00 AM**, or no later than three (3) hours after such time, in **Milam** 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: **ALL PUBLIC SALES ARE HELD AT THE EAST DOOR OF THE MILAM 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 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 2/1/2022

WITNESS, my hand this 2/7/22

Francesca Ojeda

By: Francesca Ojeda, Trustee Sale Specialist, Team Lead

Carrington Foreclosure Services, LLC as authorized agent for Mortgagee or Mortgage Servicer

1500 South Douglass Road, Suite 150
Anaheim, CA 92806

Pete Florez

By: Substitute Trustee(s)
Pete Florez, Zachary Florez, Orlando Rosas or Bobby Brown

C/O Carrington Foreclosure Services, LLC
1500 South Douglass Road, Suite 150
Anaheim, CA 92806

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.