

[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#: 16-16471

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 1/6/2010, FARLEY L. HARRIS, A SINGLE MAN, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of CHARLES A. BROWN, ATTORNEY/BROWN & SHAPIRO, as Trustee, JPMORGAN CHASE BANK, N.A., as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$85,713.00, payable to the order of JPMORGAN CHASE BANK, N.A., which Deed of Trust is Recorded on 1/7/2010 as Volume 38479, Book , Page , in Fisher 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;

THIS DESCRIPTION IS FOR A 3.12 ACRE TRACT OF LAND BEING THE WEST 260 FEET OF AN EIGHT ACRE TRACT CONVEYED TO C.L. SUTTON FROM W.F. REYNOLDS BY DEED DESCRIBED IN VOLUME 136 PAGE 347 OF THE DEED RECORDS OF FISHER COUNTY, TEXAS. THIS TRACT IS OUT THE SOUTH PORTION OF SECTION 126, BLOCK 2 H&TC RY. CO. LAND FISHER COUNTY, TEXAS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" REBAR SET AT THE CONCRETE BASE OF A STEEL PIPE CORNER POST BEING THE SOUTHWEST CORNER OF THIS TRACT AND SOUTHEAST CORNER OF A 0.919 ACRE TRACT DESCRIBED IN VOLUME 786 PAGE 163 OF THE OFFICIAL PUBLIC RECORDS OF FISHER COUNTY, TEXAS SAID CORNER IS 40 FEET N15°01'00"W OF SOUTHWEST CORNER OF SAID EIGHT ACRE TRACT AND ON THE NORTH RIGHT OF WAY (ROW) LINE OF FM 611 SOME 40 FEET FROM THE CENTERLINE OF SAID HIGHWAY;

THENCE N15°01'00"W AT DISTANCE OF 275.35 FEET PASSING A 1/2" REBAR 0.43 FEET WEST OF THIS LINE BEING THE NORTHEAST CORNER OF SAID 0.919 ACRE TRACT CONTINUING FOR A TOTAL DISTANCE OF 524.00 FEET TO A 2 3/8" STEEL CORNER POST BEING THE NORTHWEST CORNER OF THIS TRACT AND THE MOST WESTERLY SOUTHWEST CORNER OF A 98 ACRE TRACT SAVE AND EXCEPT SAID 8 ACRE TRACT DESCRIBED IN VOLUME 126 PAGE 1 OF THE DEED RECORDS OF FISHER COUNTY, TEXAS;



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THENCE N74°59'00"E A DISTANCE OF 260.00 FEET TO A SET 1/2" REBAR BEING THE NORTHEAST CORNER OF THIS TRACT AND THE NORTHWEST CORNER OF THE MIDDLE REMAINING PORTION OF SAID 8 ACRE TRACT;

THENCE S15°01'00"E A DISTANCE OF 520.69 FEET TO A SET 1/2" REBAR BEING THE SOUTHEAST CORNER OF THIS TRACT THE SOUTHWEST CORNER OF THE MIDDLE REMAINING PORTION OF SAID 8 ACRE TRACT AND ON THE NORTH BOUNDARY LINE OF FM 611;

THENCE S74°06'00"W ALONG THE NORTH BOUNDARY LINE OF FM 611 A DISTANCE OF 214.51 FEET TO A SET 1/2" REBAR;

THENCE S74°59'00"W CONTINUING ALONG THE NORTH BOUNDARY LINE OF FM 611 A DISTANCE OF 45.51 FEET TO THE POINT OF BEGINNING CONTAINING 3.12 ACRES OF LAND. BEARINGS STATED ARE BASED ON FM 611 ALIGNMENT.

Commonly known as: **174 FM 611 W, ROTAN, TX 79546**

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 **Terry Browder, Laura Browder, Marsha Monroe, Kevin Key or Jay Jacobs**

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 **J.P. Morgan Mortgage Acquisition Corp.**, 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 **Fisher** 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: **OUTSIDE THE NORTH DOOR OF THE FISHER 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.

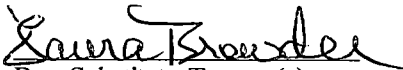
If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

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 12/12/2018



By: Substitute Trustee(s)

Terry Browder, Laura Browder, Marsha Monroe, Kevin Key or Jay Jacobs

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.

**FILED FOR RECORD
AT 10:30 O'CLOCK 12 M.**

DEC 13 2018

PAT THOMSON
COUNTY CLERK FISHER COUNTY, TEXAS
BY Berky David DEPUTY