FILED
AT 1:10 O'CLOCK P M

FEB 13 2024

24TX267-0056
1407 PIDCOKE ST, GATESVILLE, TX 76528

Jennifer Deaton
COUNTY CLERK, CORYELL CO., TEXAS

NOTICE OF FORECLOSURE SALE

Property: The Property to be sold is described as follows:

SEE EXHIBIT "A"

Security Instrument: Deed of Trust dated July 18, 2022 and recorded on July 26, 2022 as Instrument Number 355014 in the real property records of CORYELL County, Texas, which contains a power of sale.

Sale Information: April 02, 2024, at 10:00 AM, or not later than three hours thereafter, at the north door of the Coryell County Courthouse, or as designated by the County Commissioners Court.

Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured: The Deed of Trust executed by HEATHER M DAVIS AND MICHAEL S HUGHES secures the repayment of a Note dated July 18, 2022 in the amount of $131,572.00. CARRINGTON MORTGAGE SERVICES, LLC, whose address is c/o Carrington Mortgage Services, LLC, 1600 South Douglass Road, Suite 200-A, Anaheim, CA 92806, is the current mortgagee of the Deed of Trust and Note and Carrington Mortgage Services, LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

4809493

Substitute Trustee(s): Kristopher Holub, Aarti Patel, Amy Ortiz, Dylan Ruiz, Violet Nunez, Daniel McQuade, Marcela Cantu, Vanna Ho, Cary Corenblum, Joshua Sanders, Aleena Litton, Matthew Hansen, Thomas Gilbraith, C Jason Spence, Donna Stockman, Guy Wiggs, David Stockman, Michelle Schwartz, Kathy Arrington, Janet Pinder, Brandy Bacon, Jamie Dworsky, Brenda Wiggs, Angela Cooper, Dustin George

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.

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.

Miller, George & Suggs, PLLC
Tracey Midkiff, Attorney at Law
Jonathan Andring, Attorney at Law
Rachel Son, Attorney at Law
6080 Tennyson Parkway, Suite 100
Plano, TX 75024

Substitute Trustee(s): Kristopher Holub, Aarti Patel, Amy Ortiz, Dylan Ruiz, Violet Nunez, Daniel McQuade, Marcela Cantu, Vanna Ho, Cary Corenblum, Joshua Sanders, Aleena Litton, Matthew Hansen, Thomas Gilbraith, C Jason Spence, Donna Stockman, Guy Wiggs, David Stockman, Michelle Schwartz, Kathy Arrington, Janet Pinder, Brandy Bacon, Jamie Dworsky, Brenda Wiggs, Angela Cooper, Dustin George
c/o Miller, George & Suggs, PLLC
6080 Tennyson Parkway, Suite 100
Plano, TX 75024

Certificate of Posting

I, Donna Stockman, declare under penalty of perjury that on the 12 day of February, 2024, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of CORYELL County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

Escrow File No.: GF22333GT

EXHIBIT "A"

FIELD NOTES for a 0.081 acre tract of land in Coryell County, Texas, being part of the C. Cazanoba Survey, Abstract No. 150, the land herein being part of Lot B, Block 2, Jones Addition to the City of Gatesville, Texas, according to the Map of Gatesville, Texas adopted May 1, 1925, and being that certain tract of land conveyed in a General Warranty Deed to Morgan Blau, described in Exhibit "A" being of record in Document #332587, Official Public Records of Coryell County, Texas (O.P.R.C.C.T.), said 0.081 acre tract being more particularly described as follows:

BEGINNING at a 60D nail found on the north right-of-way line of Pidcoke Street, being at the southeast corner of a called 0.076 acre tract of land conveyed to Kriston D. Karnes, being described of record in Document #346521, O.P.R.C.C.T., and the southwest corner of said Blau tract, for the southwest corner of this tract;

THENCE N. 01° 49' 00" W., 57.58 feet, departing the said north right-of-way line of Pidcoke Street, with the east line of said 0.076 acre tract, and the west line of said Blau tract, to a 1/2" iron rod with cap stamped "RPLS #2475" found on the south line of a called 0.149 acre tract of land conveyed to Rosalie G. Ingram, being described of record in Document #283642, O.P.R.C.C.T., same being at the northeast corner of said 0.076 acre tract, and the northwest corner of said Blau tract, for the northwest corner of this tract;

THENCE N. 88° 12' 57" E., 61.00 feet, with the south line of said 0.149 acre tract and the north line of said Blau tract, to a 1/2" iron rod with cap stamped "M&A" set on the west line of a called 0.092 acre tract of land conveyed to Sandra Cruz, being described of record in Document #183192, O.P.R.C.C.T., same being at the southeast corner of said 0.149 acre tract, and the northeast corner of said Blau tract, for the northeast corner of this tract;

THENCE S. 01° 49' 00" E., 57.58 feet, with the west line of said 0.092 acre tract and the east line of said Blau tract, to a "V" set in concrete on the north right-of-way line of said Pidcoke Street, same being the southwest corner of said 0.092 acre tract, and the southeast corner of said Blau tract, for the southeast corner of this tract;

THENCE S. 88° 12' 57" W., 61.00 feet, continuing along said north right-of-way line of Pidcoke Street and with the south line of said Blau tract, to the POINT OF BEGINNING and containing a 0.081 acre tract of land.

PARCEL NUMBER(S): 112949