AT 330 FILED O'CLOCK P M

24TX330-0023
603 PARK ST, GATESVILLE, TX 76528

OCT 31 2024

Jennifer Deuton
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 June 5, 2023 and recorded on June 6, 2023 as Instrument Number 364470 in the real property records of CORYELL County, Texas, which contains a power of sale.

Sale Information: December 03, 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 AUGMAN PROPERTIES LLC secures the repayment of a Note dated June 5, 2023 in the amount of $75,375.00. LHOME MORTGAGE TRUST 2023-RTL2, whose address is c/o Kiavi Funding, Inc., 2 Allegheny Center, Nova Tower 2, Suite 200, Pittsburgh, PA 15212, is the current mortgagee of the Deed of Trust and Note and Kiavi Funding, Inc. 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.

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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, Jeff Benton, Jim Mills, Susan Mills, Ed Henderson, Andrew Mills-Middlebrook, 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, Jeff Benton, Jim Mills, Susan Mills, Ed Henderson, Andrew Mills-Middlebrook, 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 31st day of October, 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).

EXHIBIT "A"
LEGAL DESCRIPTION

FIELD NOTES for a 0.115 acre tract of land in Coryell County, Texas, and the land herein described being part of Lot 3, Block 3, Wells Addition to the City of Gatesville, Texas, of record in Volume 14, Page 60, Deed Records of Coryell County, Texas, also being all of that certain tract called the south one-half of the west one-half of Lot 3, Block 3, said Wells Addition, conveyed to Jimmy N. Dyson, a single man, of record in Document #129738, Official Records of Coryell County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with cap stamped "M&ASSOC KILLEEN" set on the east right-of-way line of Park Street at the southwest corner of said Lot 3 and said Dyson tract, being the northwest corner of Lot 4, said Wells Addition, same being the northwest corner of that certain tract conveyed to Christiane Paulson, of record in Document #215445, Official Records of Coryell County, Texas, for the southwest corner of this tract;

THENCE N. 19° 00' 00" E., 50.02 feet, with the east right-of-way line of said Park Street and the west line of said Lot 3 and said Dyson tract, to a mag nail set at the northwest corner of said Dyson tract, being the southwest corner of that certain tract conveyed to Ranie Phillips, of record in Document #211676, Official Records of Coryell County, Texas, for the northeast corner of this tract;

THENCE S. 71° 39' 33" E., 100.02 feet, with the north line of said Dyson tract and the south line of said Phillips tract, to an "X" set in concrete at the northeast corner of said Dyson tract and the southeast corner of said Phillips tract, being on the west line of that certain tract conveyed to Kimberly Gale York, of record in Document #234178, Official Records of Coryell County, Texas, for the northeast corner of this tract;

THENCE S. 19° 27' 13" W., 49.99 feet, with the east line of said Dyson tract and the west line of said York tract, to a cedar post in concrete found at the southeast corner of said Dyson tract and the southwest corner of said York tract, being on the north line of said Paulson tract, for the southeast corner of this tract;

THENCE N. 71° 40' 51" W., 99.63 feet, with the south line of said Dyson tract and the north line of said Paulson tract, to the POINT OF BEGINNING and containing 0.115 acre of land.

The bearings for the above description are based on recovered monumentation on the west line of said Block 3 of Wells Addition and are assumed at N. 19° 00' 00" E.

STATE OF TEXAS
COUNTY OF CORYELL
The above and foregoing is a true and correct copy as the same appears on file and recorded in the appropriate records of Coryell County, Texas. Thereby certify, on

JUN 06 2023

Jennifer Deuton
County Clerk
Coryell County, Texas

FILED
AT 3:45 O'CLOCK P M

JUN 06 2023

Jennifer Deuton
COUNTY CLERK, CORYELL CO., TEXAS

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