

25TX267-0280
6502 COUNTY ROAD 3300, KEMPNER, TX 76539

AT 2:30 FILED O'CLOCK P M

AUG 12 2025

NOTICE OF FORECLOSURE SALE

Property:

The Property to be sold is described as follows:

Jennifer T Newton
COUNTY CLERK, CORYELL CO., TEXAS

SEE EXHIBIT A

Security Instrument:

Deed of Trust dated June 5, 2009 and recorded on September 11, 2009 as Instrument Number 230669 in the real property records of CORYELL County, Texas, which contains a power of sale.

Sale Information:

September 02, 2025, 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 DANIEL P ELIZONDO JR AND NELLIE ELIZONDO secures the repayment of a Note dated June 5, 2009 in the amount of \$123,000.00. 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.



4850323


Substitute Trustee(s): Violet Nunez, Kristopher Holub, Ramiro Cuevas, Aarti Patel, Jami Grady, Thalia Toler, Aleena Litton, Joshua Sanders, Jacqueline Hughes, Geoffrey Rabb, Dalene VanDermyden, Donna Stockman, Brenda Wiggs, Guy Wiggs, David Stockman, Janet Pinder, Brandy Bacon, Michelle Schwartz, Jamie Dworsky, Angela Cooper, Jeff Benton, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, 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): Violet Nunez, Kristopher Holub, Ramiro Cuevas, Aarti Patel, Jami Grady, Thalia Toler, Aleena Litton, Joshua Sanders, Jacqueline Hughes, Geoffrey Rabb, Dalene VanDermyden, Donna Stockman, Brenda Wiggs, Guy Wiggs, David Stockman, Janet Pinder, Brandy Bacon, Michelle Schwartz, Jamie Dworsky, Angela Cooper, Jeff Benton, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, 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 12 day of August, 2025, 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"

FIELD NOTES FOR A TRACT OF LAND IN CORYELL COUNTY, TEXAS, PART OF THE W. T. WHITLY SURVEY, ABSTRACT, NO. 1133, AND THE LAND HEREIN DESCRIBED BEING A PART OF THAT CERTAIN 19.812 ACRE TRACT DESCRIBED IN A DEED FROM JOHN E. RINKER TO DAVID ALAN WRIGHT AND JULIE ANN WRIGHT, SAID DEED BEING OF RECORD IN VOLUME 601, PAGE 740, DEED RECORDS OF CORYELL COUNTY, TEXAS.

BEGINNING AT A #60 NAIL FOUND IN THE EAST RIGHT-OF-WAY OF OAK SPRINGS ROAD BEING THE SOUTHWEST CORNER OF THE 19.812 ACRE TRACT, FOR THE SOUTHWEST CORNER OF THIS.

THENCE N. 19 DEG 05 MIN 13 SEC E., 338.70 FEET (DEED N. 19 DEG 05 MIN 13 SEC E) WITH THE EAST RIGHT-OF-WAY OF OAK SPRINGS ROAD TO A 3/8 INCH IRON ROD SET FOR THE NORTHWEST CORNER OF THIS.

THENCE S. 69 DEG 16 MIN 46 SEC E., 799.36 FEET TO A 3/8 INCH IRON ROD SET IN THE WEST RIGHT-OF-WAY OF G. C. & S. F. RAILROAD AND THE EAST LINE OF THE 19.812 ACRE TRACT FOR THE NORTHEAST CORNER OF THIS.

THENCE S. 14 DEG 59 MIN 37 SE W., 320.41 FEET (DEED S. 14 DEG 51 MIN 03 SEC W.) WITH THE WEST RIGHT-OF-WAY TO A 3/8 INCH IRON ROD FOUND, BEING THE SOUTHWEST CORNER OF THE 19.812 ACRE TRACT, FOR THE SOUTHEAST CORNER OF THIS.

THENCE N. 70 DEG 39 MIN 25 SEC W., 821.92 FEET (DEED N. 70 DEG 41 MIN 33 SEC W., 822.06 FEET) WITH THE SOUTH LINE OF THE 19.812 ACRE TRACT TO THE PLACE OF BEGINNING CONTAINING 6.120 ACRES.