

22TX267-0622
4379 TAYLORSVILLE ROAD, RED ROCK, TX 78662

NOTICE OF FORECLOSURE SALE

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

SEE EXHIBIT A - LEGAL

Security Instrument: Deed of Trust dated March 17, 2015 and recorded on March 18, 2015 as Instrument Number 2015-002616 in the real property records of CALDWELL County, Texas, which contains a power of sale.

Sale Information: February 07, 2023, at 1:00 PM, or not later than three hours thereafter, at the main entrance of the new Caldwell County Judicial Center located at 1703 S. Colorado Street, Lockhart, Texas, 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 BYRON POPE AND TAMMIE R. POPE secures the repayment of a Note dated March 17, 2015 in the amount of \$256,184.00. 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.

Filed this 5th day of Jan 2023
11:32 AM
TERESA RODRIGUEZ
COUNTY CLERK, CALDWELL COUNTY, TEXAS
By Sandra Guerra Deputy

Sandra Guerra



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
5601 Democracy Drive, Suite 265
Plano, TX 75024



Substitute Trustee(s): Amy Ortiz, Aarti Patel, Dylan Ruiz, Violet Nunez, Daniel McQuade, Marcela Cantu, Vanna Ho, Cary Corenblum, Joshua Sanders, Aleena Litton, Matthew Hansen, Thomas Gilbraith, C Jason Spence, Sharlet Watts, Angela Zavala, Michelle Jones, Richard Zavala, Jr., Jennyfer Sakiewicz, Deanna Ray, Richard Zavala Jr., Elizabeth Anderson, Dustin George
c/o Miller, George & Suggs, PLLC
5601 Democracy Drive, Suite 265
Plano, TX 75024

Certificate of Posting

I, Sharlet Watts, declare under penalty of perjury that on the 5th day of January, 2023 I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of CALDWELL County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

CONFIDENTIAL
HINKLE
SURVEYORS

All of a certain tract or parcel of land situated in Caldwell County, Texas and being a part of the G.W. James Survey A-156 and being a part of a tract of land called 19.152 acres and conveyed to Scott Burdette by deed recorded in Volume 501 Page 470 of the Official Records of Caldwell County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron pin found used for basis of bearing in the SW line of Taylorsville Road and in the NE line of the above mentioned 19.152 acre tract and in the East corner of a tract of land called 6.387 acres and conveyed to Loretta Phillips Rowley by deed recorded in Document #141520 of the said Official Records for the North corner this tract.

THENCE S 59 degrees 47 minutes 53 seconds E with the NE line of the said 19.152 acre tract and the SW line of Taylorsville Road **618.50 feet** to a 1/2" iron pin found in a reentrant corner of the said 19.152 acre tract and the apparent North corner of a tract of land called 15.002 acres and conveyed to Kyle A. Beaver et al by deed recorded in Document #118204 of the said Official Records for the most Northerly East corner this tract.

THENCE with the SE and NE lines of the said 19.152 acre tract and the apparent NW and SW lines of the above mentioned Beaver tract for the following three (3) courses:

(1) **S 30 degrees 14 minutes 46 seconds W 416.01 feet** to a 1/2" iron pin found in an ell corner of the said 19.152 acre tract and an apparent exterior corner of the said Beaver tract for an ell corner this tract.

(2) **S 59 degrees 52 minutes 27 seconds E 59.13 feet** to a 1/2" iron pin found in an exterior corner of the said 19.152 acre tract and an apparent ell corner of the said 15.002 acre tract for the most Southerly East corner this tract.

(3) **S 31 degrees 07 minutes 27 seconds W 455.25 feet** to a 1/2" iron pin found in the South corner of the said 19.152 acre tract and the apparent West corner of the said Beaver tract and the apparent NE line of a tract of land called 23.361 acres and conveyed to Lonnie Andrews Jr. by deed recorded in Document #142925 of the said Official Records for the South corner this tract.

THENCE N 58 degrees 08 minutes 07 seconds W with the SW line of the said 19.152 acre tract and the apparent NE line of the above mentioned 23.361 acre tract **667.26 feet** to a 1/2" iron pin found used for basis of bearing in the apparent South corner of the above mentioned 6.367 acre tract for the West corner this tract.

THENCE N 30 degrees 00 minutes 00 seconds E over and across the said 19.152 acre tract and with the SE line of the said 6.387 acre tract **851.77 feet** to the place of beginning containing **12.765 acres** of land more or less.

I hereby certify that the foregoing field notes are a true and correct description of a survey made under my direct supervision on March 9, 2015. **THESE FIELD NOTES ARE CERTIFIED AND ITS CONTENTS GUARANTEED FOR USE WITH THIS ONE TRANSACTION ONLY DATED THIS DATE.** Only those prints containing the raised Surveyor's seal and an original "LIVE" signature should be considered official and relied upon by the user.

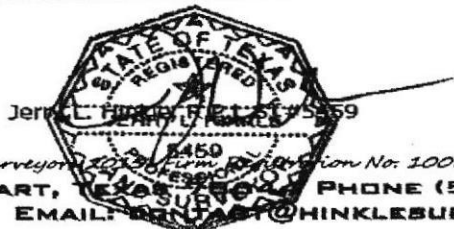


EXHIBIT "A"
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