

POSTED
Date: 5-8-24
Time: 9:55 a.
Sharla Keith, County Clerk
Nolan County, Texas
By Lila D Deputy

25TX267-0242
900 JAMES STREET, SWEETWATER, TX 79556

NOTICE OF FORECLOSURE SALE

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

SEE EXHIBIT A

Security Instrument: Deed of Trust dated December 1, 2021 and recorded on December 2, 2021 as Instrument Number 21-35494 in the real property records of NOLAN County, Texas, which contains a power of sale.

Sale Information: June 03, 2025, at 1:00 PM, or not later than three hours thereafter, at the lobby inside of the Nolan 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 TANIA KAY BROWN secures the repayment of a Note dated December 1, 2021 in the amount of \$271,717.00. 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.



4842699

Substitute Trustee(s): Terry Browder, Laura Browder, Marsha Monroe, Jamie Osborne, Jonathan Schendel, Ramiro Cuevas, Charles Green, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, Jim Mills, Susan Mills, Jeff Benton, Andrew Mills-Middlebrook, Christin Delarosa, Doug Neff, Daryl Drain, Ed Henderson, Cindy Drain, Kamie Smith, 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) Terry Browder, Laura Browder, Marsha Monroe, Jamie Osborne, Jonathan Schendel, Ramiro Cuevas, Charles Green, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, Jim Mills, Susan Mills, Jeff Benton, Andrew Mills-Middlebrook, Christin Delarosa, Doug Neff, Daryl Drain, Ed Henderson, Cindy Drain, Kamie Smith, Dustin George
c/o Miller, George & Suggs, PLLC
6080 Tennyson Parkway, Suite 100
Plano, TX 75024

Certificate of Posting

I, Terry Browder, declare under penalty of perjury that on the 8 day of May, 2025 I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of NOLAN County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

EXHIBIT "A"

ALL OF LOT 1 AND THE WEST 20' OF LOT 2, BLOCK 1, BONDIES ADDITION (NOLAN COUNTY PLAT RECORDS, SLIDE 12B) TO THE CITY OF SWEETWATER, NOLAN COUNTY, TEXAS. BEING THE SAME LAND DESCRIBED IN A DEED TO RED DOOR CAPITAL LLC., RECORDED IN NOLAN COUNTY, OFFICIAL PUBLIC RECORDS VOLUME 1492 PAGE 237. DESCRIBED FURTHER BY METES AND BOUNDS AS FOLLOWS:

- BEGINNING: AT A FOUND 1 1/2" IRON PIPE, IN THE SOUTH RIGHT OF WAY OF JAMES STREET AND THE EAST RIGHT OF WAY OF BEALL STREET, FOR THE NORTHWEST CORNER OF LOT 1, THE NORTHWEST CORNER OF BLOCK 1, AND THE NORTHWEST CORNER OF THIS TRACT.
- THENCE: N 77° 46' 58" E - 69.89', ALONG THE SOUTH RIGHT OF WAY OF JAMES STREET, TO A FOUND 1" x 1/8" IRON STRAP FOR THE NORTHEAST CORNER OF THIS TRACT AND THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO CARLOS CHAPA MARTINEZ RECORDED IN NOLAN COUNTY OFFICIAL PUBLIC RECORDS VOLUME 1358, PAGE 51.
- THENCE: S 12° 09' 04" E - 140.21' TO A FOUND 1/2" IRON PIN WITH YELLOW CAP STAMPED MORRIS 2426, IN THE SOUTH LINE OF LOT 2, FOR THE SOUTHEAST CORNER OF THIS TRACT AND THE SOUTHWEST CORNER OF THE MARTINEZ TRACT.
- THENCE: S 78° 02' 00" W - 70.08', ALONG THE SOUTH LINE OF LOT 2, TO A FOUND 3/4" PIPE, IN THE EAST RIGHT OF WAY OF BEALL STREET, FOR THE SOUTHWEST CORNER OF LOT 1, THE SOUTHWEST CORNER OF BLOCK 1 AND THE SOUTHWEST CORNER OF THIS TRACT.
- THENCE: N 12° 04' 33" W - 139.90' TO THE POINT OF BEGINNING.