

22TX267-0545
3855 CR 197, JONESBORO, TX 76538

FILED
AT 1 O'CLOCK P.M.

NOV 22 2022

NOTICE OF FORECLOSURE SALE

Jennifer Newton
COUNTY CLERK, CORYELL CO., TEXAS

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

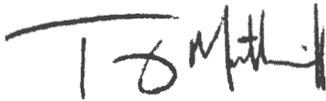
SEE EXHIBIT A
- Security Instrument: Deed of Trust dated August 31, 2018 and recorded on September 4, 2018 as Instrument Number 310011 in the real property records of CORYELL County, Texas, which contains a power of sale.
- Sale Information: January 03, 2023, at 10:00 AM, or not later than three hours 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 JENNIFER K. ROSS AND RICHARD L. ROSS secures the repayment of a Note dated August 31, 2018 in the amount of \$265,000.00. BANKUNITED N.A., 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.



4765425

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): 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, Janet Pinder, Brandy Bacon, Dustin George
c/o Miller, George & Suggs, PLLC
5601 Democracy Drive, Suite 265
Plano, TX 75024

Certificate of Posting

I, _____, declare under penalty of perjury that on the _____ day of _____, 20____, 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

BEING 3.53-Acres, more or less, being part of the CHRISTOPHER CRUISE SURVEY, ABSTRACT NO. 189, in Coryell County, Texas and embracing that certain called 3.525 acre tract, described in a deed to LES JACKSON and wife, JOETTA JACKSON, recorded in Inst. No. 199598, Deed Records of Coryell County, Texas. Said 3.53 acre tract being more particularly described by these metes and bounds as follows:

BEGINNING at a 3/8" rebar found, in the south line of COUNTY ROAD NO. 197, being the northeast corner of said 3.525 acre tract, and being in the north line of that certain called 19.78 acre tract described as TRACT TWO, in a deed to BEVERLY ANN CARPENTER, recorded in Volume 512, Page 416, Deed Records of Coryell County, Texas, from which said 3.525 acre tract was previously severed from, for the northeast corner of this tract.

THENCE with the east line of said 3.525 acre tract (*deed S 29° 03' 31" W, 174.80 feet, S 13° 05' 08" W, 152.05 feet and S 27° 08' 11" W, 192.05 feet*) and crossing said 19.78 acre tract, for the following THREE (3), courses and distances:

- 1). S 27° 00' 21" W, 175.02 feet, to a 3/8" rebar found;
- 2). S 11° 12' 16" W, 151.79 feet, to a 3/8" rebar found; and
- 3). S 25° 25' 16" W, 193.65 feet, to a 3/8" rebar found, being the southeast corner of said 3.525 acre tract, for the southeast corner of this tract.

THENCE N 48° 16' 44" W, 321.45 feet, with the south line of said 3.525 acre tract (*deed N 49° 15' 05" W, 315.8 feet*) continuing across said 19.78 acre tract, to a 30" pecan tree, in the west line of said 19.78 acre tract, same being the east line of that certain called 38.286 acre tract, described as TRACT TWO, in a deed to JAMES H. SMITH, recorded in Inst. No. 291307, Deed Records of Coryell County, Texas, being the southwest corner of said 3.525 acre tract, for the southwest corner of this tract.

THENCE with the west line of said 3.525 acre tract (*deed N 18° 10' 24" E, 24.5 feet and N 32° 43' 51" E, 145.6 feet*) same being the east line of said 38.286 acre tract, for the following TWO (2), courses and distances:

- 1). N 14° 09' 13" E, 23.31 feet, to a 24" pecan tract; and
- 2). N 31° 53' 09" E, 144.61 feet, to a 24" live oak tree, in the south line of COUNTY ROAD NO. 196, where said county road turns to the north, being the northeast corner of said 38.286 acre tract, same being a corner of said 3.525 acre tract, for a corner of this tract.

THENCE N 14° 28' 01" E, 356.66 feet, continuing with the west line of said 3.525 acre tract, same being the east line of said COUNTY ROAD NO. 196, to a 1/2" rebar set with cap marked "GOODSONS RPLS 4330", in the intersection of the east line of said COUNTY ROAD NO. 196, with the south line of said COUNTY ROAD NO. 197, being the northwest corner of said 3.525 acre tract, for the northwest corner of this tract.

THENCE S 49° 13' 33" E, 344.44 feet, with the north line of said 3.525 acre tract (*deed S 49° 47' E, 339.4 feet*) same being the south line of said COUNTY ROAD NO. 197, to the POINT OF BEGINNING and Containing 3.53-ACRES.