

9th FILED FOR RECORD  
day of November 20 23  
at 7:41 o'clock A.M.  
Christina Wanda

Clerk, County Court TOM GREEN COUNTY, TEXAS

# NOTICE OF FORECLOSURE SALE

Mindy Bratcher

Deputy

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 OR 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.

1. *Property to Be Sold.* The property to be sold is described as follows: THE SURFACE ESTATE ONLY IN AND TO: 1.00 ACRE OF LAND OUT OF THE T. & N.O. RR. CO. SURVEY 64, ABSTRACT NO. 8582, TOM GREEN COUNTY, TEXAS, AND ALSO BEING OUT OF THAT 383.9 ACRE TRACT CONVEYED TO WILLIAM JULIUS DOUGLAS BY J.C. DOUGLAS BY DEED DATED JULY 31, 1946 AND RECORDED IN VOLUME 248, PAGE 323, DEED RECORDS, TOM GREEN COUNTY, TEXAS, SAID 1.00 ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 1/2 INCH IRON PIPE FOR THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID 383.9 ACRE TRACT AND OF THIS TRACT AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY FENCE OF A ROAD TO THE NORTH, AND WITH THE NORTH RIGHT-OF-WAY FENCE OF A ROAD TO THE WEST;

THENCE SOUTH 89 DEGREES 58 MINUTES 04 SECONDS WEST FEET ALONG THE SOUTH LINE OF THIS TRACT AND THE NORTH LINE OF SAID DOUGLAS LOOP TO A POINT FOR THE SOUTHWEST CORNER OF THIS TRACT FROM WHICH THE SOUTH EDGE OF A MOTOR GRADE BEARS SOUTH 25 DEGREES 56 MINUTES 42 SECONDS WEST 0.57 FEET;

THENCE NORTH 0 DEGREES 05 MINUTES 00 SECONDS WEST 208.50 FEET ALONG THE WEST LINE OF THIS TRACT AND GENERALLY ALONG AN EXISTING FENCE LINE TO A FOUND 1/2 INCH IRON PIPE FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE NORTH 89 DEGREES 58 MINUTES 04 SECONDS EAST 208.59 FEET ALONG THE NORTH LINE OF THIS TRACT AND GENERALLY ALONG AN EXISTING FENCE LINE TO A FOUND 1/2 INCH IRON PIPE FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 0 DEGREES 05 MINUTES 00 SECONDS EAST 208.50 FEET ALONG THE EAST LINE OF THIS TRACT AND GENERALLY ALONG AN EXISTING FENCE LINE ALONG THE WEST LINE OF CHANDLER ROAD TO THE PLACE OF BEGINNING AND CONTAINING 1.00 ACRES OF LAND.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 10/20/2004 and recorded in Book 1151 Page 609 Document 579768 real property records of Tom Green County, Texas.

3. *Date, Time, and Place of Sale.* The sale is scheduled to be held at the following date, time, and place:

Date: 12/05/2023

Time: 10:00 AM

Place: Tom Green County, Texas at the following location: THE FOYER OF THE EDD B. KEYES BUILDING OR IN THE EVENT THE KEYES BUILDING IS CLOSED, AT THE SOUTH ENTRANCE OF THE KEYES BUILDING OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.

5. *Obligations Secured.* The Deed of Trust executed by RICHARD C. REDMAN, SR. AND LINDA REDMAN, provides that it secures the payment of the indebtedness in the original principal amount of \$66,500.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Carrington Mortgage Services, LLC is the current mortgagee of the note and deed of trust and CARRINGTON MORTGAGE SERVICES LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is Carrington Mortgage Services, LLC c/o CARRINGTON MORTGAGE SERVICES LLC, 1600 South Douglass Road, Suite 200-A, Anaheim, CA 92806 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. *Substitute Trustee(s) Appointed to Conduct Sale.* In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

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.

Mackie Wolf Zientz & Mann, P.C.  
Brandon Wolf, Attorney at Law  
L. Keller Mackie, Attorney at Law  
Michael Zientz, Attorney at Law  
Lori Liane Long, Attorney at Law  
Chelsea Schneider, Attorney at Law  
Ester Gonzales, Attorney at Law  
Karia Balli, Attorney at Law  
Parkway Office Center, Suite 900  
14160 Dallas Parkway  
Dallas, TX 75254

For additional sale information visit: [www.auction.com](http://www.auction.com) or (800) 280-2832

Certificate of Posting

I am Terry Browder whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on 11-9-23 I filed this Notice of Foreclosure Sale at the office of the Tom Green County Clerk and caused it to be posted at the location directed by the Tom Green County Commissioners Court.

22-000616-810-3 // 12474 S DOUGLAS LOOP, MILES, TX 76861