

April 4, 2023

002170

NOTICE OF FORECLOSURE SALE

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: FIELD NOTES OF A 0.54-ACRE TRACT OF LAND BEING ALL OF LOTS 1 AND 2, BLOCK 1, BOWDEN ADDITION, CITY OF BALLINGER, RUNNELS COUNTY, TEXAS, RECORDED IN VOLUME 59, PAGE 314, DEED RECORDS, RUNNELS COUNTY, TEXAS, AND BEING 0.21-ACRES OF LAND OUT OF LOT 5, BLOCK C, A SUBDIVISION OF THE THOMAS LARGENT SURVEY NO. 366, ABSTRACT NO. 357, RUNNELS COUNTY, TEXAS, THE SAME LANDS DESCRIBED AND RECORDED IN VOLUME 345, PAGE 276, DEED RECORDS, RUNNELS COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON PIPE FOUND IN THE SOUTH RIGHT OF WAY OF NORTH 8TH STREET, IN THE NORTH LINE OF SAID LOT 5, AT THE NORTHWEST CORNER OF A 80 FEET X 158.3 FEET TRACT OF LAND DESCRIBED AND RECORDED IN VOLUME 110, PAGE 385, DEED RECORDS, RUNNELS COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE SOUTH 30 DEGREES 37 MINUTES 26 SECONDS WEST, A DISTANCE OF 158.30 FEET TO A 1/2 INCH IRON ROD SET AT THE SOUTHWEST CORNER OF SAID 80 FEET X 158.3 FEET TRACT, IN THE NORTH LINE OF AN UNRECORDED ALLEY, FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE NORTH 59 DEGREES 22 MINUTES 34 SECONDS WEST, A DISTANCE OF 58.30 FEET TO A POINT IN A FENCE IN THE WEST LINE OF SAID LOT 5, IN AN EAST LINE OF AN ALLEY AS SHOWN ON PLAT OF BOWDEN'S ADDITION, FOR A CORNER IN THE SOUTH LINE OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE NORTH 30 DEGREES 37 MINUTES 26 SECONDS EAST, A DISTANCE OF 1.33 FEET TO A POINT IN A FENCE IN THE WEST LINE OF SAID LOT 5, AT THE SOUTHEAST CORNER OF SAID LOT 2, AT THE NORTHEAST CORNER OF A 20 FEET ALLEY RECORDED IN SAID BOWDEN ADDITION, FOR AN INTERIOR CORNER IN THE SOUTH LINE OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE NORTH 59 DEGREES 22 MINUTES 34 SECONDS WEST, A DISTANCE OF 91.70 FEET TO A POINT AT THE NORTHWEST CORNER OF SAID 20 FEET ALLEY, IN THE EAST LINE OF HARRIS AVENUE, AT THE SOUTHWEST CORNER OF SAID LOT 1, FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND, FROM WHICH A PIPE FENCE POST BEARS NORTH 67 DEGREES 54 MINUTES 02 SECONDS WEST, A DISTANCE OF 2.52 FEET;

THENCE NORTH 30 DEGREES 37 MINUTES 26 SECONDS EAST, A DISTANCE OF 157.00 FEET WITH THE EAST LINE OF SAID HARRIS AVENUE TO A 1/2 INCH IRON PIPE FOUND AT THE NORTHWEST CORNER OF SAID LOT 1, IN THE SOUTH LINE OF SAID 8TH STREET, AT THE NORTHWEST CORNER OF SAID BLOCK 1, BOWDEN ADDITION, FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE SOUTH 59 DEGREES 21 MINUTES 58 SECONDS EAST, A DISTANCE OF 150.00 FEET WITH THE SOUTH LINE OF SAID 8TH STREET, TO THE PLACE OF BEGINNING CONTAINING 0.54-ACRES OF LAND, MORE OR LESS, SUBJECT TO ALL EASEMENTS OF RECORD.

BEARING BASIS HEREON IS TEXAS STATE PLANE COORDINATE SYSTEM, REFERENCE FRAME NORTH AMERICAN DATUM 1983 (2011) (EPOCH 2010.0000), AS DETERMINED FROM GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) SURVEY EQUIPMENT BY STATIC, VIRTUAL REFERENCE SYSTEM (VRS) NETWORK AND OR REAL TIME KINEMATIC (RTK). DISTANCES SHOWN HEREON ARE SHOWN AS GRID TEXAS STATE PLANE COORDINATE SYSTEM DISTANCES.

AS SURVEYED JULY 06, 21020 BY WESLEY RAY QUINN, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6625.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 09/16/2020 and recorded in Document 201400 real property records of Runnels County, Texas.

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

Date: 04/04/2023

Time: 10:00 AM

Place: Runnels County, Texas at the following location: OUTSIDE THE FRONT DOOR OF THE COURTHOUSE, INCLUDING THE FRONT LANDING AND STEPS OF THE COURTHOUSE WHICH FACES US HIGHWAY 67 ALSO KNOWN AS HUTCHINGS AVENUE 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.

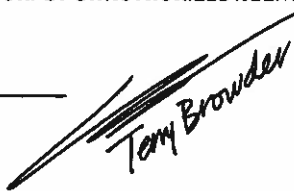
POSTED February 14, 2023
At 8:47 o'clock A.M.
Jennifer Hoffpauir
County Clerk, Runnels County, Texas
By _____ Deputy

5. *Obligations Secured.* The Deed of Trust executed by MARY L. SYKES, provides that it secures the payment of the indebtedness in the original principal amount of \$436,500.00, 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
Karla Balli, Attorney at Law
Parkway Office Center, Suite 900
14160 Dallas Parkway
Dallas, TX 75254



Certificate of Posting

I am _____ 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 _____ I filed this Notice of Foreclosure Sale at the office of the Runnels County Clerk and caused it to be posted at the location directed by the Runnels County Commissioners Court.