

NOTICE OF FORECLOSURE SALE

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

LOT 9, BLOCK 2, OF HOLLY TRAILS SUBDIVISION PHASE I, A SUBDIVISION IN HARDIN COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 4, PAGE 209 AND 209A, PLAT RECORDS OF HARDIN COUNTY, TEXAS

Security Instrument: Deed of Trust dated June 30, 2023 and recorded on July 5, 2023 as Instrument Number 2023-136946 in the real property records of HARDIN County, Texas, which contains a power of sale.

Sale Information: May 07, 2024, at 10:00 AM, or not later than three hours thereafter, at the Commissioner's Courtroom area of the Hardin County Courthouse, with east entrance of courthouse as alternate site, 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 FELICIA EVETTE BRANCH secures the repayment of a Note dated June 30, 2023 in the amount of \$281,801.00. 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 FOR RECORD
2024 MAR 28 AM 10:05
CONNIE BECTON
COUNTY CLERK
HARDIN COUNTY, TEXAS
BY: *Connie Becton*



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