

NOTICE OF FORECLOSURE SALE

Property: The Property to be sold is described as follows

SEE EXHIBIT A

Security Instrument: Deed of Trust dated August 19 2008 and recorded on August 22, 2008 Book 1108 Page 253 as Instrument Number 2008 00005098 in the real property records of HOWARD County Texas which contains a power of sale

Sale Information: May 02 2023 at 10 00 AM, or not later than three hours thereafter at the north steps of the Howard 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 ESMERALDA REYES secures the repayment of a Note dated August 19 2008 in the amount of \$114 723 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

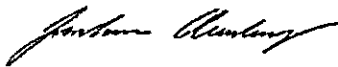
Substitute Trustee: In accordance with Texas Property Code section 51 0076 and the Security Instrument referenced above mortgagee and mortgage servicer s attorney appoint the substitute trustees listed below

POSTED
FILED at 9:56 A M O clock 3/30/23
BRENT LITTEKOPF, County Clerk, Howard County, Texas
By Christina [Signature] Deputy

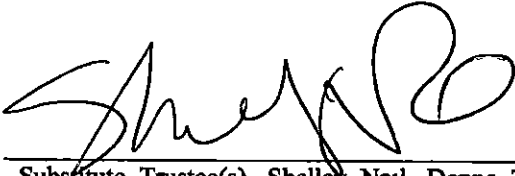


THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

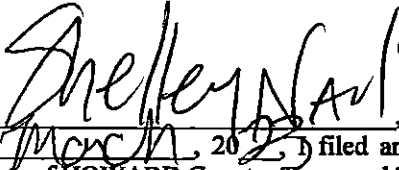
ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE 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), Shelley Nail, Donna Trout,
Cassie Martin, Zane Nail, Charles Green,
Kristopher Holub Ramiro Cuevas, Patrick Zwiers,
Dustin George
c/o Miller George & Suggs PLLC
5601 Democracy Drive Suite 265
Plano TX 75024



Certificate of Posting

I, Shelley Nail, declare under penalty of perjury that on the 30 day of March, 2023, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of HOWARD County Texas and Texas Property Code sections 51 002(b)(1) and 51 002(b)(2)

EXHIBIT "A"

SURFACE ESTATE ONLY

A tract or parcel of land out of and part of the Southeast Quarter (SE/4) of Section No Thirty Two (32) Block No Thirty Two (32), Township One North 1 & P Ry Co Surveys in Howard County Texas, being more particularly described by metes and bounds as follows

BEGINNING at a point located N 74° 45' E 3,944.8 feet and N, 15 02' W 497.5 feet from the Southwest corner of said Section No 32, said point represents the Southwest corner of the tract herein conveyed,

THENCE N 15 02' W parallel with the East line of said Section No 32 for a distance of 217.5 feet to point representing the NW corner of this tract,

THENCE N 74° 45' E parallel with the South line of said Section No 32 for a distance of 100 feet to point representing the Northeast corner of this tract

THENCE S 15 02' E parallel with the East line of said Section No 32, for a distance of 217.5 feet to point representing the SE corner of this tract,

THENCE S 74° 45' W parallel with the South line of Section No 32 for a distance of 100 feet to the PLACE OF BEGINNING

SAVE AND EXCEPT that no minerals or mineral rights whatsoever are conveyed herewith

AND EXCEPT a strip of land 5 feet wide and 100 ft long heretofore conveyed to the County of Howard by a certain right-of-way instrument executed by Royce Walker and wife Linda Leonard Walker, recorded in Vol 288 Page 515 Deed Records Howard County Texas reference to said instrument and its record being here made for all purposes