

22TX267-0108
3093 BOX HOUSE ROAD, LYTLE, TX 78052

FILED FOR RECORD

2023 MAY 25 PM 1:26

NOTICE OF FORECLOSURE SALE

THERESA CARRASCO
ATASCOSA COUNTY CLERK

BY PC DEPUTY

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

SEE EXHIBITS "A", "B" AND "C"

Security Instrument: Deed of Trust dated July 23, 2007 and recorded on August 13, 2007 as Instrument Number 92755 in the real property records of ATASCOSA County, Texas, which contains a power of sale.

Sale Information: July 05, 2023, at 12:00 PM, or not later than three hours thereafter, at the west porch to the Atascosa 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 ROY OLIVARRI AND SARA OLIVARRI secures the repayment of a Note dated July 23, 2007 in the amount of \$108,870.00. 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 mortgage. 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.



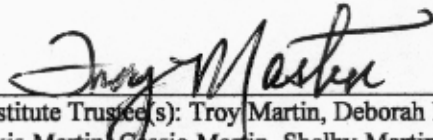
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THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE 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
6080 Tennyson Parkway, Suite 100
Plano, TX 75024



Substitute Trustee(s): Troy Martin, Deborah Martin, Alexis Martin, Cassie Martin, Shelby Martin, Vicki Rodriguez, Bob Frisch, Wayne Daughtrey, Amy Ortiz, Daniel McQuade, Marcela Cantu, Vanna Ho, Martha Rossington, Reyn Rossington, Jennyfer Sakiewicz, Dustin George
c/o Miller, George & Suggs, PLLC
6080 Tennyson Parkway, Suite 100
Plano, TX 75024

Certificate of Posting

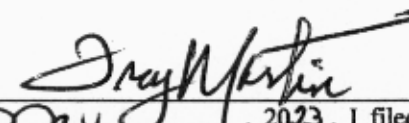
I,  , declare under penalty of perjury that on the 25 day of May, 2023, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of ATASCOSA County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

EXHIBIT "A"

Being a 4.000 acre tract of land out of the John Gray Survey No. 516, Abstract No. 311, Atascosa County, Texas and being a portion of that certain 33.65 acre tract as described in Clerk's File No. 90181 of the Official Public Records of Atascosa County, Texas. Said 4.000 acre tract, being more particularly described by metes and bounds as follows:

- BEGINNING:** at a 1/2" iron pin found at the Northeast corner of a 33.65 acre tract of land according to deed recorded in Clerk's File No. 90181 of the Official Public Records of Atascosa County, Texas for the northeast corner of this herein described tract;
- THENCE:** S 00°00'00" W, along the east boundary line of said 33.65 acre tract, to a set 1/4" iron pin with a red cap marked "Survey Associates", for the southeast corner of this herein described tract;
- THENCE:** N 87°48'50" W, crossing said 33.65 acre tract, a distance of 317.41 feet to a set 1/4" iron pin with a red cap marked "Survey Associates", for the southwest corner of this herein described tract;
- THENCE:** N 03°45'26" W, a distance of 187.60 feet to fence corner post, for an angle point of this herein described tract;
- THENCE:** N 02°39'56" W, a distance of 143.71 feet to fence corner post, for an angle point of this herein described tract;
- THENCE:** N 09°38'14" E, a distance of 91.72 feet to fence corner post, for an angle point of this herein described tract;
- THENCE:** N 84°41'21" E, a distance of 71.13 feet to fence corner post, for an angle point of this herein described tract;
- THENCE:** N 47°37'57" E, a distance of 12.52 feet to fence corner post, for an angle point of this herein described tract;
- THENCE:** N 05°38'51" E, a distance of 130.43 feet to fence corner post, to the north boundary line of said 33.65 acre tract, for the northwest corner of this herein described tract;
- THENCE:** N 89°56'54" E, along the north boundary line of said 33.65 acre tract, a distance of 227.89 feet to the POINT OF BEGINNING.

Containing 4.002 acres (174,308 Sq. Ft.) of land more or less.

EXHIBIT "B"

Being a Proposed 20-foot ingress and egress easement out of the John Gray Survey No. 516, Abstract No. 311, Atascosa County, Texas and being a portion of that certain 33.65 acre tract as described in Clerk's File No. 90181 of the Official Public Records of Atascosa County, Texas. Said 20 foot ingress and egress easement, being more particularly described by metes and bounds as follows:

BEGINNING: at a 1/8" iron pin found at the interior corner of a 33.65 acre tract of land according to deed recorded in Clerk's File No. 90181 of the Official Public Records of Atascosa County, Texas and the south boundary line of a 30 foot ingress and egress easement according to deed recorded in Volume 146, Page 575 of the Official Public Records of Atascosa County, Texas for the northwest corner of this herein described easement;

THENCE: N 89°56'54" E, along the north boundary line of said 33.65 acre tract, a distance of 22.35 feet to a point, for the northeast corner of this herein described easement;

THENCE: S 26°26'45" W, crossing said 33.65 acre tract, a distance of 43.68 feet to a point, for an angle point of this herein described easement;

THENCE: S 06°06'37" E, a distance of 104.36 feet to a point, for the southeast corner of this herein described easement;

THENCE: S 84°41'21" W, a distance of 20.38 feet to a fence corner post for the southwest corner of this herein described easement;

THENCE: N 05°54'42" W, a distance of 109.91 feet to a point, for an angle point of this herein described easement;

THENCE: N 26°26'45" E, a distance of 39.54 feet to the POINT OF BEGINNING.

Containing 0.069 acres (2,996 Sq. Ft.) of land more or less.

EXHIBIT "C"

A 30 foot ingress and egress easement out of the John Gray Survey No. 516, Abstract No. 311, Atascosa County, Texas, and out of the two 227 $\frac{3}{4}$ acre tracts of land described as subdivision No. 4 and 5 in Cause No. 1539 of the District Court minutes of Atascosa County, Texas. The 227 $\frac{3}{4}$ acre tract known as subdivision No. 4 is also described in Volume 146, Page 575-577, Deed Records, Atascosa County, Texas, said 30 foot ingress and egress easement being more particularly described as follows:

BEGINNING at a point in the east line of Boxhouse Road for the centerline of this 30 foot easement, said centerline point being South, 15.00 feet from the northwest corner of Subdivision No. 5;

THENCE N 89°53'50" E along the centerline of this easement passing the common line of Subdivision No.'s 4 and 5 at 1600.00 feet and a total distance of 2580.61 feet to a point;

THENCE continuing along the centerline of this easement the following course:

S 38°05'50" E 234.16 feet to a point;

S 49°08'49" E 223.29 feet to a point;

S 08°44'42" W 118.13 feet to a point;

S 81°07'07" E 65.80 feet to a point of curvature;

Along a curve concave to the southwest a distance of 115.06 feet to a point of tangency. The curve has a radius of 90.00 feet and a delta angle of 73°14'49";

S 07°52'18" E 456.67 feet to a point;

S 54°36'16" E 147.74 feet to a point of curvature;

Along a curve concave to the southwest a distance of 330.11 feet to a point of tangency. The curve has a radius of 350.00 feet and a delta angle of 54°01'25".

S 00°33'51" E 965.84 feet to a point;

S 01°39'49" E 737.16 feet to a point;

S 14°26'13" W 303.63 feet to a point;

S 24°52'23" W 458.32 feet to a point in the north line of a 33.65 acre tract for the end of this easement.