

### NOTICE OF FORECLOSURE SALE

Property: The Property to be sold is described as follows:  
  
SEE EXHIBIT A

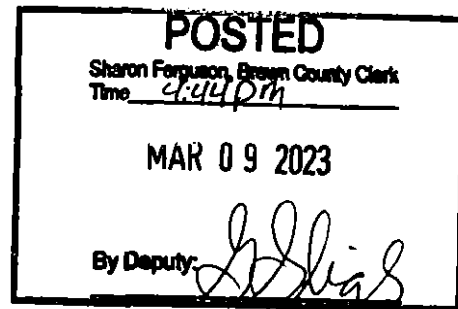
Security Instrument: Deed of Trust dated April 19, 2007 and recorded on April 23, 2007 Book 1655 Page 630 as Instrument Number 2818 in the real property records of BROWN County, Texas, which contains a power of sale.

Sale Information: May 02, 2023, at 10:00 AM, or not later than three hours thereafter, at the front porch of the Brown 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.

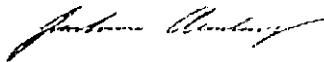
Obligation Secured: The Deed of Trust executed by DAVID WHEELER AND STEPHANIE WHEELER secures the repayment of a Note dated April 19, 2007 in the amount of \$67,467.00. CARRINGTON MORTGAGE SERVICES, LLC, whose address is c/o Carrington Mortgage Services, LLC, 1600 South Douglass Road, Suite 200-A, Anaheim, 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.



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.

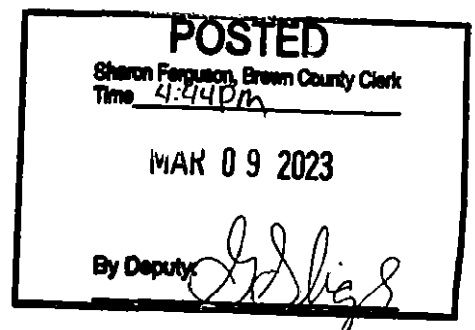


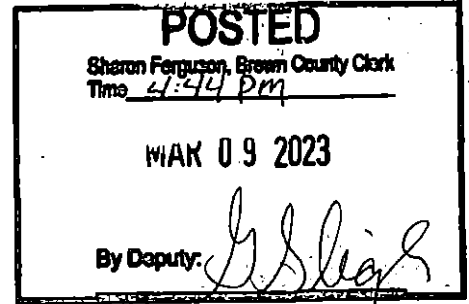
Miller, George & Suggs, PLLC  
Tracey Midkiff, Attorney at Law  
Jonathan Andring, Attorney at Law  
5601 Democracy Drive, Suite 265  
Plano, TX 75024

Substitute Trustee(s): Alexis Mendoza, Kevin Key,  
Jay Jacobs, Kim Anderson, Ron Anderson, Ramiro  
Cuevas, Kristopher Holub, Dylan Ruiz, Lamar  
Cravens, Christopher D. Brown, Stephen E.  
Haynes, Reyn Rossington, Linda J. Reppert,  
Howard Whitney, Linda Reppert, Dustin George  
c/o Miller, George & Suggs, PLLC  
5601 Democracy Drive, Suite 265  
Plano, TX 75024

Certificate of Posting

I, Louis C. Schanzel, declare under penalty of perjury that on the 9<sup>th</sup> day of MARCH, 2023, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of BROWN County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).





**EXHIBIT "A"**  
**FIELD NOTES - 0.441 ACRES**

**FIELD NOTES** for a 0.441 acre tract of land in Brown County, Texas, said tract being out of the Matilda Cherry Survey No. 25, Abstract No. 176, said tract being the same tract described in a deed from Albert Townsend, et al, trustees for Union Church of Christ, to Steve LaQuey, as recorded in Volume 1151, Page 426, Real Property Records of Brown County, Texas, said tract being known as 7886 County Road 619, and being more fully described as follows:

**BEGINNING** at a 1/2" iron stake found in the ground in the East line of County Road 619, said stake marking the Northwest corner of this tract, said corner being S 00° 00' 00" W 77.00' from the Southwest corner of Lot 4, Block 129, of the town of Blanket;

**THENCE** N 90° 00' 00" E 192.02' to a 1/2" iron stake found in the ground, said stake marking the Northeast corner of this tract;

**THENCE** S 00° 03' 11" W 99.97' to a 1/2" iron stake found in the ground at a fence corner, said stake marking the Southeast corner of this tract;

**THENCE** S 90° 00' 00" W 191.93' along a fence line to a 3/8" iron stake set in the ground in said East line of County Road 619, said stake marking the Southwest corner of this tract;

**THENCE** N 00° 00' 00" E 99.97' along said East line to the place of **BEGINNING**.

INSTRUMENT NO. 2818

FILED APRIL 23, 2007 03:32 PM

RETURN TO:

BROWN COUNTY ABSTRACT CO INC

RECORDED  
COMPARED  
INDEXED

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.  
STATE OF TEXAS  
COUNTY OF BROWN

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me, and was duly RECORDED in the Official Public Records of Real property of Brown County, Texas.



DEPUTY: *[Signature]*  
MARGARET WOOD, COUNTY CLERK  
BROWN COUNTY, TEXAS