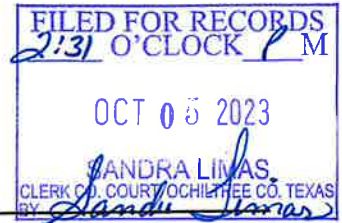


23TX267-0460
701 SW 9TH AVE, PERRYTON, TX 79070



NOTICE OF FORECLOSURE SALE

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

SEE EXHIBIT A

Security Instrument: Deed of Trust dated September 2, 2021 and recorded on September 3, 2021 as Instrument Number 2021-1295 in the real property records of OCHILTREE County, Texas, which contains a power of sale.

Sale Information: December 05, 2023, at 1:00 PM, or not later than three hours thereafter, at the steps of the main entrance to the Ochiltree 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 CODY W WALSH AND GRACIELA WALSH secures the repayment of a Note dated September 2, 2021 in the amount of \$225,834.00. 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.



4798316

Substitute Trustee(s): Ronnie Heck, Shannon Heck, Jonathan Schendel, Ramiro Cuevas, Charles Green, Patrick Zwiers, Gabrielle Carrier, Susan Bowers, Jonathan Bowers, Glandeen Shenk, Jose A. Bazaldua, Antonio Bazaldua, Dustin George

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
Rachel Son, Attorney at Law
6080 Tennyson Parkway, Suite 100
Plano, TX 75024



Substitute Trustee(s): Ronnie Heck, Shannon Heck,
Jonathan Schendel, Ramiro Cuevas, Charles Green,
Patrick Zwiers, Gabrielle Carrier, Susan Bowers,
Jonathan Bowers, Glandeen Shenk, Jose A.
Bazaldua, Antonio Bazaldua, 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 _____ day of _____, 20____, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of OCHILTREE County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

EXHIBIT "A"

A 0.482 acre tract out of Out Lot 11 to City of Perryton, and recorded in Volume 461, Page 52 Deed Records of Ochiltree County, Texas, and more particularly described as follows:

Beginning at a 1/2" iron pipe found at intersection of South line S.W. 9th Ave. and West line of Stevens Street, for the Northeast corner of this tract, from which the Northwest corner of Out Lot 11 bears West 300.0';

THENCE South 140.0' with West line of Stevens St. to mark on concrete curb, for the Southeast corner of this tract;

THENCE West 150.0' with North line of 20' alley to a point, for the Southwest corner of this tract;

THENCE North 140.0' to a 1/2" iron rod set, for the Northwest corner of this tract;

THENCE East 150.0' with South line of S.W. 9th Ave. to the place of beginning and containing 0.482 acre, more or less.