

NOTICE OF FORECLOSURE SALE

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

SEE EXHIBIT "A"
- Security Instrument: Deed of Trust dated July 31, 1998 and recorded on August 10, 1998 as Instrument Number 9838021 in the real property records of GALVESTON County, Texas, which contains a power of sale.
- Sale Information: March 05, 2024, at 1:00 PM, or not later than three hours thereafter, at the West entrance of the Galveston County Courthouse located at 722 Moody, Galveston, Texas, 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 BRENDA J GRIFFIN secures the repayment of a Note dated July 31, 1998 in the amount of \$37,321.00. 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.



4808041

Substitute Trustee(s): Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Stephen Mayers, Colette Mayers, Joshua Sanders, Cary Corenblum, Matthew Hansen, Ramiro Cuevas, Evan Press, Jami Grady, Amy Oian, Patricia Poston, Nick Poston, David Poston, Anna Sewart, David Barry, Byron Sewart, Chris Poston, Austin DuBois, Steve Leva, Sandy Dasigenis, Jeff Leva, Helen Henderson, Nick Frame, Cheyanne Troutt, 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): Carl Meyers, Leb Kemp, Traci Yeaman, Israel Curtis, John Sisk, Stephen Mayers, Colette Mayers, Joshua Sanders, Cary Corenblum, Matthew Hansen, Ramiro Cuevas, Evan Press, Jami Grady, Amy Oian, Patricia Poston, Nick Poston, David Poston, Anna Sewart, David Barry, Byron Sewart, Chris Poston, Austin DuBois, Steve Leva, Sandy Dasigenis, Jeff Leva, Helen Henderson, Nick Frame, Cheyanne Troutt, 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 GALVESTON County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

012-82-2226

A tract of land fifty-five (55) feet by 155.6 feet out of the Tom Britton five (5) acre tract in the W.H. Jones Survey, in Galveston County, Texas, and being part of that certain tract allotted to Andrew Britton in Partition Deed dated November 8, 1948, and recorded in Volume 801, at Page 105, in the Office of the County Clerk of Galveston County, Texas, more fully described by metes and bounds as follows:

COMMENCING at the Northwest corner of said Britton five (5) acre tract;

THENCE East and along the North line of the said Britton five (5) acre tract, a distance of 215.6 feet to point for corner;

THENCE South 00 deg. 93 min. East, a distance of 124.79 feet to the PLACE OF BEGINNING;

THENCE continuing South 00 deg. 03 min. East, a distance of 55 feet;

THENCE West and along the line parallel to the South line of the said Britton five (5) acre tract a distance of 155.6 feet to point for corner;

THENCE North 00 deg. 03 min. West, a distance of 55 feet to point for corner;

THENCE East and along a line parallel to the North line of said Britton five (5) acre tract, a distance of 155.6 feet to the PLACE OF BEGINNING.

Exhibit "A"

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS OF REAL PROPERTY

Patricia Ritchie

8-10-98 09:50 AM 9838021
HOOD_P \$25.00
Patricia Ritchie, County Clerk
GALVESTON COUNTY, TEXAS

FILED

Instrument Number: *FILED2024000118*

Filing Fee: 2.00

Number Of Pages: 4

Filing Date: 01/30/2024 11:21AM

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.



Dwight D. Sullivan

Dwight D. Sullivan, County Clerk
Galveston County, Texas

NOTICE: It is a crime to intentionally or knowingly file a fraudulent court record or instrument with the clerk.

DO NOT DESTROY - *Warning, this document is part of the Official Public Record.*