

NOTICE OF FORECLOSURE SALE

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 OR 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.

1. *Property to Be Sold.* The property to be sold is described as follows: FIELD NOTE DESCRIPTION OF A 10.000 ACRE TRACT OUT OF THE GEORGE ANN CHAPMAN TULLOS AND JOE TED TULLOS SR 43.165 ACRE TRACT JOSEPH DILLARD SURVEY, ABSTRACT NO. 129 ROBERTSON COUNTY, TEXAS

ALL THAT CERTAIN TRACT OF PARCEL OF LAND LYING AND BEING SITUATED IN ROBERTSON COUNTY, TEXAS, OUT OF AND A PART OF THE JOSEPH DILLARD SURVEY, ABSTRACT NO. 129, AND BEING PART OF A 43.165 ACRE TRACT DESCRIBED IN A PARTITION DEED BETWEEN GEORGE ANN CHAPMAN TULLOS ET VIR AND EMMA SUE SCOTT RECORDED IN VOLUME 376 PAGE 742 OF THE DEED RECORDS OF ROBERTSON COUNTY, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2 INCH STEEL ROD SET AT A FENCE CORNER. FROM WHICH A 4 INCH PIPE SET IN CONCRETE FOUND FOR THE NORTHWEST CORNER OF THE ABOVE MENTIONED 43.165 ACRE TRACT BEARS SOUTH 57 DEGREES 27 SECONDS 49 MINUTES WEST 1337.92 FEET, SAID CORNER LYING IN THE WEST LINE OF THE JOSEPH DILLARD SURVEY; THENCE SOUTH 37 DEGREES 38 SECONDS 35 MINUTES EAST 256.57 FEET ALONG AN EXISTING FENCE LINE TO A SET 1/2 INCH STEEL ROD FOR THE POINT OF BEGINNING.

THENCE SOUTH 37 DEGREES 38 SECONDS 35 MINUTES WEST 221.87 FEET ALONG AN EXISTING FENCE TO A 1/2 INCH STEEL ROD FOR AN ANGLE POINT. SAID POINT LYING IN THE WEST LINE OF A PUBLIC ROAD; THENCE SOUTH 33 DEGREES 36 SECONDS 15 MINUTES EAST 403.19 FEET ALONG WEST LINE OF SAID ROAD TO A 1/2 INCH STEEL ROD SET AT A FENCE CORNER; THENCE SOUTH 55 DEGREES 05 SECONDS 15 MINUTES WEST 626.86 FEET ALONG AN EXISTING FENCE TO A 1/2 INCH STEEL ROD SET FOR AN ANGLE POINT; THENCE SOUTH 68 DEGREES 06 SECONDS 23 MINUTES WEST 158.50 FEET ALONG AN EXISTING FENCE TO A 1/2 INCH STEEL ROD SET AT A FENCE CORNER; THENCE NORTH 16 DEGREES 02 SECONDS 36 MINUTES WEST 647.47 FEET ALONG AN EXISTING FENCE TO A 1/2 INCH STEEL ROD SET FOR CORNER; THENCE NORTH 57 DEGREES 27 SECONDS 49 MINUTES EAST 571.02 FEET TO THE POINT OF BEGINNING, CONTAINING 10.000 ACRES OR LAND, MORE OR LESS.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 07/28/2010 and recorded in Book 1113 Page 77 Document 20103541 real property records of Robertson County, Texas.

3. *Date, Time, and Place of Sale.* The sale is scheduled to be held at the following date, time, and place:

Date: 05/06/2025

Time: 11:00 AM

Place: Robertson County, Texas at the following location: THE SOUTH DOOR ON THE FIRST FLOOR OF THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.

5. *Obligations Secured.* The Deed of Trust executed by JOE TED TULLOS AND GEORGE ANN TULLOS, provides that it secures the payment of the indebtedness in the original principal amount of \$216,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Carrington Mortgage Services, LLC is the current mortgagee of the note and deed of trust and CARRINGTON MORTGAGE SERVICES LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is Carrington Mortgage Services, LLC c/o CARRINGTON MORTGAGE SERVICES LLC, 1600 South Douglass Road, Suite 200-A, Anaheim, CA 92806 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.



Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L. Keller Mackie, Attorney at Law
Michael Zientz, Attorney at Law
Lori Liane Long, Attorney at Law
Chelsea Schneider, Attorney at Law
Ester Gonzales, Attorney at Law
Karla Balli, Attorney at Law
Parkway Office Center, Suite 900
14160 Dallas Parkway
Dallas, TX 75254

For additional sale information visit: www.auction.com or (800) 280-2832

Certificate of Posting

I am Pete Florez whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on 4-10-23 I filed this Notice of Foreclosure Sale at the office of the Robertson County Clerk and caused it to be posted at the location directed by the Robertson County Commissioners Court.