

NOTICE OF FORECLOSURE SALE

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

LOT 4, IN BLOCK 3, OF THE BELMONT ADDITION, TO THE CITY OF DENVER CITY, YOAKUM COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 165, PAGE 651, DEED RECORDS, YOAKUM COUNTY, TEXAS.

Security Instrument: Deed of Trust dated September 23, 2013 and recorded on September 24, 2013 as Instrument Number 2013-2485 in the real property records of YOAKUM County, Texas, which contains a power of sale.

Sale Information: April 04, 2023, at 1:00 PM, or not later than three hours thereafter, at the front steps on the south side of the Yoakum 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 JAVIER A. CHAVEZ secures the repayment of a Note dated September 23, 2013 in the amount of \$116,326.00. JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, 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.



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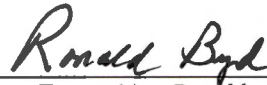
FILED 227 2023 AT 9 O'CLOCK A -M.
SUMMER LOVELACE, COUNTY CLERK, YOAKUM COUNTY, TX
BY [Signature] DEPUTY

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): Ronald Byrd, Jonathan Schendel, Ramiro Cuevas, Charles Green, Patrick Zwiers, Ericka Zepeda, Lisa Bruno, Dustin George
c/o Miller, George & Suggs, PLLC
5601 Democracy Drive, Suite 265
Plano, TX 75024

Certificate of Posting

I, Ronald Byrd, declare under penalty of perjury that on the 27 day of February, 2023, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of YOAKUM County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).