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FILED  
NICOLE TANNER, COUNTY CLERK  
HILL COUNTY, TEXAS

2023 DEC 14 PM 1:37

23TX267-0552  
442 HCR 1221, WHITNEY, TX 76692

**NOTICE OF FORECLOSURE SALE**

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

SEE EXHIBIT A

Security Instrument: Deed of Trust dated October 16, 2008 and recorded on October 21, 2008 as Instrument Number 00021915 in the real property records of HILL County, Texas, which contains a power of sale.

Sale Information: February 06, 2024, at 11:00 AM, or not later than three hours thereafter, at the east door of the Hill 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 BENJAMIN M. GREENE AND CARRIE L. GREENE secures the repayment of a Note dated October 16, 2008 in the amount of \$102,614.00. 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.

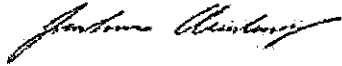


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Substitute Trustee(s): Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Dana Kamin, Lisa Bruno, Angie Uselton, Tonya Washington, Kristopher Holub, Meryl Olsen, Misty McMillan, Tiffiney Bruton, Tionna Hadnot, David Ray, Ashlee Luna, Donna Stockman, Guy Wiggs, David Stockman, Michelle Schwartz, Kathy Arrington, Janet Pinder, Brandy Bacon, Jamie Dworsky, Brenda Wiggs, Janet Pinder, Brandy Bacon, Angela Cooper, Michelle Schwartz, Jamie Dworsky, 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.**



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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



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Substitute Trustee(s): Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Dana Kamin, Lisa Brupo, Angie Uselton, Tonya Washington, Kristopher Holub, Meryl Olsen, Misty McMillan, Tiffiney Bruton, Tionna Hadnot, David Ray, Ashlee Luna, Donna Stockman, Guy Wiggs, David Stockman, Michelle Schwartz, Kathy Arrington, Janet Pinder, Brandy Bacon, Jamie Dworsky, Brenda Wiggs, Janet Pinder, Brandy Bacon, Angela Cooper, Michelle Schwartz, Jamie Dworsky, Dustin George  
c/o Miller, George & Suggs, PLLC  
6080 Tennyson Parkway, Suite 100  
Plano, TX 75024

Certificate of Posting

I, Donna Stockman, declare under penalty of perjury that on the 14 day of Donna Stockman, 2023, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of HILL County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

EXHIBIT *A*

Field notes for the survey of a certain lot, tract, or parcel of land lying and situated in the Maria Rosa Urrutia Survey A-922 in Hill County, Texas and being a part of that certain 49.97 acre tract described in a deed from Rubye Mae Vanwinkle to Jimmy R. Rodgers and Rick Pinner recorded in Volume 667, Page 580 of the Deed Records of Hill County. Said land is all that certain tract conveyed in a deed from Wendy Jo Gilbert to Vasco Keith Gilbert, Jr. recorded in Volume 931, Page 596 of the Official Public Records of Hill County, more particularly described as follows:

BEGINNING at a 1/2" iron rod set in HCR #1221, in the north line of said 49.97 acre tract, and in the south line of that certain tract described in a deed to Gerardo H. Cruz recorded in Volume 658, Page 292 of the Deed Records of Hill County for the northeast corner of that certain 12.00 acre tract described in a deed to Charlie Bunch recorded in Volume 676, Page 460 of the Deed Records of Hill County and for the northwest corner of this, said rod being N59°27'10"E 469.98 feet from the northwest corner of said 49.97 acre tract:

THENCE along HCR #1221 and with the north line of said 49.97 acre tract, N59°27'10"E 562.28 feet to a 1/2" iron rod found for the northwest corner of that certain 8.435 acre tract described in a deed to John Wages recorded in Volume 1128, Page 110 of the Official Public Records of Hill County and for the northeast corner of this;

THENCE generally along a fence as extended, S31°00'00"E, at 10.15 feet passing a 1/2" iron rod found in a fence line in the south line of HCR #1221 for reference, in all a distance of 928.54 feet to a 1/2" iron rod found at a fence corner in the south line of said 49.97 acre tract and in the north line of that certain 152.347 acre tract described in a deed to Gorden R. Pickett recorded in Volume 955, Page 747 of the Official Public Records of Hill County for the southwest corner of said Wages tract and for the southeast corner of this;

THENCE with the south line of said 49.97 acre tract, with the north line of said Pickett tract, and generally along a fence, S59°25'53"W 562.28 feet to a 1/2" iron rod found at a fence corner for the southeast corner of said Bunch tract and for the southwest corner of this;

THENCE generally along a fence and with the extension thereof, N31°00'00"W 928.75 feet to the place of beginning, containing 11.986 acres of land of which approximately 0.161 acres lies in a public road.