

24TX267-0301  
303 EAST BROADWAY STREET, KARNES CITY, TX 78118

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### NOTICE OF FORECLOSURE SALE

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

LOTS NOS. EIGHT (8), NINE (9) AND TEN (10) IN BLOCK NO. SIXTY-FIVE (65) OF THE TOWN OF KARNES CITY, KARNES COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP OR PLAT OF SAID TOWN OF KARNES CITY, OF RECORD IN THE OFFICE OF THE COUNTY CLERK OF KARNES COUNTY, TEXAS, TO WHICH MAP AND PLAT AND THE RECORD THEREOF REFERENCE IS HERE MADE FOR MORE COMPLETE DESCRIPTION AND IDENTIFICATION.

Security Instrument: Deed of Trust dated May 25, 2010 and recorded on June 7, 2010 as Instrument Number 00089134 in the real property records of KARNES County, Texas, which contains a power of sale.

Sale Information: July 02, 2024, at 11:00 AM, or not later than three hours thereafter, at the front door of the Karnes County Annex, 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 ELVIRA QUINTANILLA secures the repayment of a Note dated May 25, 2010 in the amount of \$81,632.00. 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.

FILED

At 11:47 o'clock AM

JUL 1 2024

CAROL SWIZE, COUNTY CLERK  
KARNES COUNTY, TEXAS  
Amy Reynolds Deputy



4818786

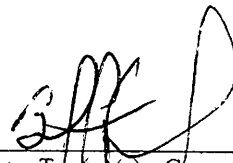
Substitute Trustee(s): Garron Dean, Jo Woolsey, Bob Frisch, Jodi Steen, Janice Stoner, Aarti Patel, Amy Ortiz, Daniel McQuade, Vanna Ho, Vicki Rodriguez, Jennyfer Sakiewicz, Deanna Ray, Dustin George

**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): Garron Dean, Jo Woolsey,  
Bob Frisch, Jodi Steen, Janice Stoner, Aarti Patel,  
Amy Ortiz, Daniel McQuade, Vanna Ho, Vicki  
Rodriguez, Jennyfer Sakiewicz, Deanna Ray,  
Dustin George  
c/o Miller, George & Suggs, PLLC  
6080 Tennyson Parkway, Suite 100  
Plano, TX 75024

Certificate of Posting

I, Amy Revincias, declare under penalty of perjury that on the 10 day of June, 2024, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of KARNES County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).