

22TX267-0646  
2551 TOBOSA DRIVE, SNYDER, TX 79549

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### NOTICE OF FORECLOSURE SALE

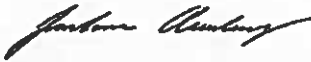
- Property:** The Property to be sold is described as follows:  
  
SEE EXHIBIT A - LEGAL
- Security Instrument:** Deed of Trust dated April 7, 2020 and recorded on April 8, 2020 Book 976 Page 419 as Instrument Number 20201412 in the real property records of SCURRY County, Texas, which contains a power of sale.
- Sale Information:** March 07, 2023, at 1:00 PM, or not later than three hours thereafter, at the north steps of the Scurry 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 TRAVIS W. DEEN secures the repayment of a Note dated April 7, 2020 in the amount of \$132,554.00. BANKUNITED N.A., 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.




4772062

**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): Terry Browder, Laura  
Browder, Marsha Monroe, Jamie Osborne,  
Jonathan Schendel, Ramiro Cuevas, Patrick Zwiers,  
Lisa Bruno, Charles Green, Dustin George  
c/o Miller, George & Suggs, PLLC  
5601 Democracy Drive, Suite 265  
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 SCURRY County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

**EXHIBIT "A"**

All of the West Six (6) acres of Lot Number Fifty-four (54), of the ROUND TOP ACRES, a Subdivision of Sections 185 and 186, Block 3, H&GN Ry. Co. Surveys, Scurry County, Texas, as the same appears according to the plat of said Subdivision which is recorded in Cabinet A, Slides 141 through 144, Plat Records, Scurry County, Texas, and being more particularly described by metes and bounds as follows to-wit:

BEGINNING at a ½" iron rod, the Northwest corner of said Lot 54, Round Top Acres, for the Northwest corner of this tract;  
THENCE South 89° 59' 15" East, along and with North line of Lot 54, for 304.17 feet to a 3/8" iron rod, for the Northeast corner of this tract;  
THENCE South 00° 00' 48" West, for 858.56 feet to a 3/8" iron rod set in the South line of Lot 54, for the Southeast corner of this tract;  
THENCE South 89° 45' 15" West, along and with the South line of Lot 54, for 304.18 feet to an existing ½" iron rod, the Southwest corner of Lot 54, for the Southwest corner of this tract;  
THENCE North 00° 00' 48" East, along and with the West line of Lot 54, for 859.93 feet to the place of beginning.

FILED

2020 APR -8 AM 9:24

JANET A. NELEIGH  
CLERK OF COURTS  
SCURRY COUNTY, TEXAS

BY \_\_\_\_\_  
CLERK

THE STATE OF TEXAS  
COUNTY OF SCURRY

I hereby certify that this instrument was FILED on the date and the time stamped hereon by me and was duly RECORDED in the Records of Scurry County, Texas.

20201412 B: OPR V: 976 P: 419 DT  
04/08/2020 10:38 AM



*Melody Appleton*

Melody Appleton, County Clerk  
Scurry County, Texas

24-8250 BH  
2020 TX 26250  
BOX 2  
LITE CO. 1  
28A REJYMS  
SNYDER A821