

NOTICE OF FORECLOSURE SALE

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

SEE ATTACHMENT "A"
- Security Instrument: Deed of Trust dated October 31, 2008 and recorded on November 3, 2008 Book 1086 Page 726 as Instrument Number 107802 in the real property records of MILAM County, Texas, which contains a power of sale.
- Sale Information: May 02, 2023, at 10:00 AM, or not later than three hours thereafter, at the east door of the Milam County Courthouse located at 107 West Main Street in Cameron, Texas, 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 ASHLEY A. AGUIRRE AND JASON W. AGUIRRE secures the repayment of a Note dated October 31, 2008 in the amount of \$75,810.00. 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.



4778841

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): Pete Florez, Zachary Florez,
Orlando Rosas, Bobby Brown, Kristopher Holub,
Aarti Patel, Kathleen Adkins, Violet Nunez, Dustin
George
c/o Miller, George & Suggs, PLLC
5601 Democracy Drive, Suite 265
Plano, TX 75024

Certificate of Posting

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

ATTACHMENT "A"

METES AND BOUNDS DESCRIPTION

BEING 11.454 ACRES OF LAND LOCATED IN THE JOHN K. TYLER SURVEY, ABSTRACT No. 62, MILAM COUNTY, TEXAS, BEING ALL OF A CALLED 11.55 ACRE TRACT DESCRIBED IN A DEED TO SALLY VEGA, ET AL, RECORDED IN VOLUME 957, PAGE 324 OF THE OFFICIAL RECORDS OF MILAM COUNTY, TEXAS, SAID 11.454 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at 1/2 inch iron rod found by a fence end post, with plastic cap marked "4748", in the east right-of-way line of County Road No. 247 (CR 247) (ROW width varies) at the southwest corner of said 11.55 acre tract, being also the northwest corner of a called 0.38 acre tract described in a deed to John Pagach, Jr. recorded in Volume 1036, Page 195 of said Official Records, for the southwest corner hereof, from which a 1/2 inch iron rod found, with plastic cap marked "4748", at the southwest corner of said 0.38 acre tract bears South 17° 51' 15" West a distance of 29.86 feet (record South 17° 21' 42" West, 30.00 feet);

THENCE North 16° 47' 43" East, along the west boundary line of said 11.55 acre tract, being also the east right-of-way line of said CR 247, a distance of 890.03 feet (record North 19° East, 902.79 feet) to a 1/2 inch iron rod, with plastic cap marked "4748", by a fence post, in the south boundary line of a called 68.83 acre tract described in a deed to Donald A. Schuerman recorded in Volume 843, Page 474 of said Official Records, at the northwest corner of said 11.55 acre tract, for the northwest corner hereof, from which a 1/2 inch iron rod, with plastic cap marked "4748" at the southwest corner of said 68.83 acre tract bears North 84° 34' 57" West a distance of 71.91 feet (record North 63° 58' 10" West, 71.73 feet);

THENCE South 71° 36' 17" East, generally following a fence line for the north boundary line of said 11.55 acre tract, being also the south boundary line of said 68.83 acre tract, a distance of 565.21 feet (record South 71° East, 558.34 feet), to a 1 inch iron pipe found (pinch), at the northeast corner of said 11.55 acre tract, being also the northwest corner of a called 13.5 acre tract (Second Tract) described in a deed to Harvey R. Weems Revocable Living Trust recorded in Volume 725, Page 24 of said Official Records, for the northeast corner hereof;

THENCE South 17° 32' 01" West along the east boundary line of said 11.55 acre tract, being also the west boundary line of said 13.5 acre tract and a called 10.38 acre tract described in a deed to John Pagach, Jr. recorded in Volume 851, Page 276 of said Official Records, passing at a distance of 489.07 feet a 1/2 inch iron rod found at the southwest corner of said 13.5 acre tract, being also the northwest corner of said 10.38 acre tract, and continuing for a total a distance of 894.11 feet (record South 19° West, 902.79 feet) to a 1 1/2 inch iron pipe found at the southeast corner of said 11.55 acre tract, being also the northeast corner of said 0.38 acre tract, for the southeast corner hereof, from which a 1 1/2 inch iron pipe found, bears South 17° 26' 29" West for a distance of 29.85 feet;

THENCE North 71° 09' 25" West along the south boundary line of said 11.55 acre tract, being also the north boundary line of said 0.38 acre tract, a distance of 553.82 feet (record North 71° 09' 25" West, 553.82 feet) to the POINT OF BEGINNING, containing 11.454 acres of land.

This parcel contains 11.454 acres of land, out of the John K. Tyler Survey, Abstract No. 62, Milam County, Texas. Description made from an on-the-ground survey made under my direct supervision during October, 2008. All bearings are based on the south boundary line of a called 11.55 acre tract described in Volume 957, Page 324 of the Official Records of Milam County, Texas, which is North 71° 09' 25" West.

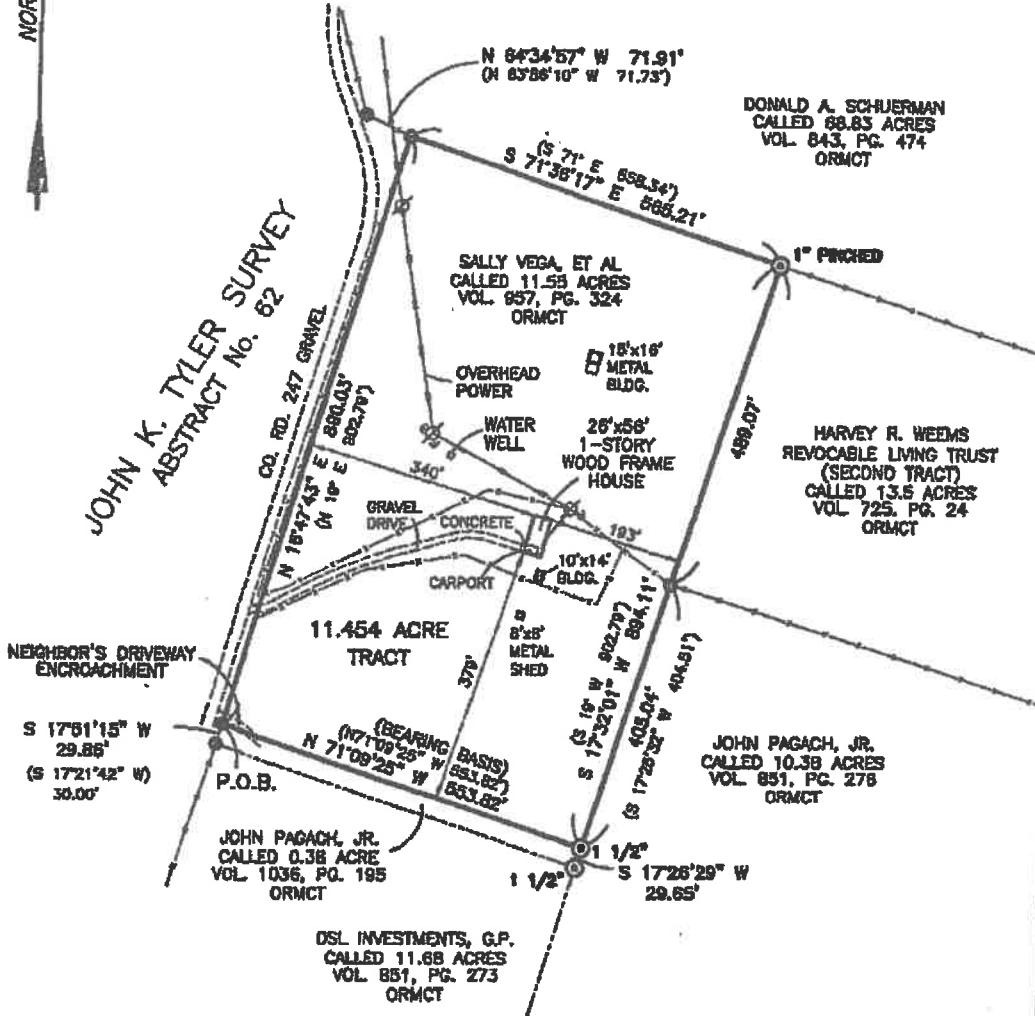
Robert W. Johnston 10/29/08
Robert W. Johnston Date
Registered Professional Land Surveyor
State of Texas No. 5579



Project Number: 20-2008-01
Survey Drawing D:\PROJECT\RSURVEY\AGUIRRE\DWG\11.454ac.dwg
Description D:\PROJECT\RSURVEY\AGUIRRE\NOTE\11.454ac.doc
Created on October 29, 2008

Scale: 1" = 200'

LAND SURVEY OF A 11.454 ACRE TRACT OUT OF THE JOHN K. TYLER SURVEY, ABSTRACT No. 62, MILAM COUNTY, TEXAS
 SITUS ADDRESS: 604 Co. Rd No. 247
 CAMERON, TX 76520



JOHN K. TYLER SURVEY
 ABSTRACT No. 62

11.454 ACRE TRACT

Exhibit A

- LEGEND**
- 1/2" IRON ROD FOUND WITH PLASTIC CAP (Marked TxRPLS 4748)
 - IRON ROD FOUND
 - ⊕ POWER POLE
 - ⊙ GUY ANCHOR
 - WIRE FENCE
 - P.O.B. POINT OF BEGINNING
 - D.R.M.C. DEED RECORDS OF MILAM COUNTY
 - O.R.M.C. OFFICIAL RECORDS OF MILAM COUNTY

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PROJECT NAME: AGUIRRE_11.454_ACRE_TRACT		REVISIONS:
JOB NUMBER: 20-2008-01		
DRAWING NAME: 11.454_AC		
DATE: 10/29/2008	SCALE: 1"=200_FT.	
DRAWING FILE PATH:		
D:\PROJECT\DR\SURVEY\AGUIRRE\DWG\		
FIELDNOTE FILE PATH:		
B:\PROJECT\DR\SURVEY\AGUIRRE\F-NOTE		
RPLS: RWJ	TECH: RWJ	PARTYCHER: RWJ
SHEET 2 of 3	FIELDBOOKS: -	

DRJ Surveying

P.O. Box 531
 102 Jenko Street
 Thorndale, TX 76577
 512-422-2649
 DRJSurvey@gmail.com

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Exhibit A

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HOUSE DETAIL
SCALE 1" = 20'

FLOOD NOTE: THE PROPERTY DEPICTED HEREON IS NOT WITHIN A FLOOD STUDY AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; FEMA WAS THE ONLY FLOOD INFORMATION SOURCE USED FOR THIS SURVEY.

NOTE: SUBJECT TO COVENANTS, CONDITIONS, EASEMENTS, RESTRICTIONS AND ASSESSMENTS AS SET FORTH IN COMMITMENT FOR TITLE G.F. No. M12-08-160, ISSUED SEPTEMBER 26, 2008, WERE CONSIDERED FOR THIS SURVEY. NO ADDITIONAL RESEARCH WAS PERFORMED BY DRJ SURVEYING.

CERTIFIED TO: PRIME LENDING, A PLAINS CAPITAL COMPANY, BOTTS TITLE COMPANY, UNITED GENERAL TITLE INSURANCE COMPANY, JASON AGUIRRE, AND SALLY G. VEGA, ERNESTO GALVAN, MARY ANN G. RUELAS, PAULA G. VARGAS

COMMITMENT FOR TITLE: G.F. No. M12-08-160. ISSUED SEPTEMBER 26, 2008

SURVEYORS CERTIFICATE

THE PLAT SHOWN SUBSTANTIALLY MEETS THE CURRENT TSPS, CATEGORY 1A REQUIREMENTS AND IS HEREON IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF THE PROPERTY AS DETERMINED BY SURVEY, THE LINES AND DIMENSIONS OF SAID PROPERTY BEING AS INDICATED BY THE PLAT; THE SIZE, LOCATIONS AND TYPE OR BUILDINGS ARE AS SHOWN, ALL IMPROVEMENTS BEING WITHIN THE BOUNDARIES OF THE PROPERTY, SET BACK FROM THE PROPERTY LINES ARE THE DISTANCES INDICATED. THERE ARE NO ENCROACHMENTS, CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN HEREON, AND SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY.

DATE: OCTOBER 29, 2008



Robert Johnston 10/29/2008

PROJECT NAME: AGUIRRE_11.454_ACRE_TRACT	REVISIONS:		
JOB NUMBER: 20-2008-01			
DRAWING NAME: 11.454.AC			
DATE: 10/29/2008	SCALE: 1" = 200 FT.		
DRAWING FILE PATH:			
D:\PROJECT\DRJSURVEY\AGUIRRE\DWG\			
FIELDNOTE FILE PATH:			
D:\PROJECT\DRJSURVEY\AGUIRRE\F-NOTE			
RPLS: RWJ	TECH: RWJ		P.O. Box 531 102 Jenks Street Thomdale, TX 76577 512-422-2649 DRJSurvey@gmail.com
SHEET 3 of 3	FIELDBOOKS: -		

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