

22TX267-0265
429 AGNES ST, MARLIN, TX 76661

NOTICE OF FORECLOSURE SALE

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

SEE EXHIBIT "A"

Security Instrument: Deed of Trust dated April 2, 2013 and recorded on April 4, 2013 as Instrument Number 000672 in the real property records of FALLS County, Texas, which contains a power of sale.

Sale Information: September 06, 2022, at 11:00 AM, or not later than three hours thereafter, at the south entrance steps leading through the south courthouse door to the second floor of the Falls 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 BETTY ANN STAHA secures the repayment of a Note dated April 2, 2013 in the amount of \$132,653.00. J.P. MORGAN MORTGAGE ACQUISITION CORP., 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 4:14 P M

JUL 28 2022

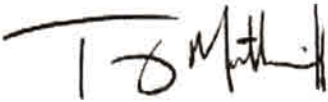
CO. CLK. FALLS CO.



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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, Florence Rosas,
Zachary Florez, Orlando Rosas, Bobby Brown,
Maryna Danielian, Kristopher Holub, Aarti Patel,
Amy Ortiz, Garrett Sanders, Dylan Ruiz, Kathleen
Adkins, Reid Ruple, Kevin Key, Jay Jacobs, Donna
Stockman, David Stockman, Janet Pinder, 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 28 day of July, 2022 I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of FALLS County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

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EXHIBIT "A"

Description of: 0.525 Acre, Part of Outlot 92 NE, City of Marlin, Falls County,
Texas. **Owner:** Emily Reat Stallworth Estate
Willet Reat Stallworth
Leah Loucile Stallworth Jeffery

BEING a 0.525 acre tract situated in Falls County, Texas, a part of Outlot 92 NE, City of Marlin, and being part of that called 1.475 acres First Tract described in the deed to Harry Boroughs Stallworth et ux recorded in Vol. 262, Pg. 451, Deed Records of Falls County, Texas, (F.C.D.R.) and being bequeathed to the Emily Reat Stallworth Estate, Willet Reat Stallworth and Leah Loucile Stallworth Jeffery, said 0.525 acre being more particularly described by metes and bounds as follows:

BEGINNING at a found 3/8" iron rod in the North right of way line of Agnes Street at the base of a cinder block wall for the Southeast corner of said First Tract and this tract, same being the Southwest corner of Lynda C. Moore Forrest Trust called 0.66 acre tract of record in Vol. 258, Pg. 355, F.C.O.R.;

THENCE N.90°00'00"W. 104.03 ft. with the North line of said Agnes Street and South line of said First Tract to a set 1/2" iron rod at the intersection of the North line of said Agnes Street and the East line of Lovell Lane for the Southwest corner of said First Tract, Outlot 92 NE and this tract;

THENCE N.0°39'25"E. 219.73 ft. with the East right of way line of Lovell Street, and the West line of said First Tract and said Outlot 92 NE, to a set 1/2" iron rod for the Northwest corner of this tract, from which corner the Southwest corner of the Frances Woychesin tract of record in Vol. 113, Pg. 902, F.C.O.R. bears S.90°00'00"E. 2.28 ft.;

THENCE S.90°00'00"E., at 2.28 ft. said Southwest corner of Woychesin tract, at 102.28 ft. the Southeast corner of said Woychesin tract, in all 104.22 ft. to a set 1/2" iron rod in the West line of said Forrest Trust tract for the Northeast corner of this tract, from which corner the Northwest corner of said Forrest Trust tract N.0°42'25"E. 23.39 ft.;

THENCE S.0°42'25"W. with the West line of said Forrest Trust, at 90.76 ft. the Northwest end of a cinder block wall, continuing along the West side of said wall to the point of **BEGINNING**, containing 0.525 acre.

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JUL 28 2022

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