

24TX935-0234  
3233 FM 333 RD, GARWOOD, TX 77442

FILED FOR RECORD  
COLORADO COUNTY, TX

2025 JAN 14 PM 4:43

**NOTICE OF FORECLOSURE SALE**

KIMBERLY MENKE  
COUNTY CLERK

- Property:** The Property to be sold is described as follows:  
  
SEE EXHIBIT A
- Security Instrument:** Deed of Trust dated April 10, 2019 and recorded on April 23, 2019 as Instrument Number 1394 in the real property records of COLORADO County, Texas, which contains a power of sale.
- Sale Information:** February 04, 2025, at 10:00 AM, or not later than three hours thereafter, at the foyer, inside the main entrance, of the Colorado County Annex Building, 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 RANDON KENT TURNER secures the repayment of a Note dated April 10, 2019 in the amount of \$150,000.00. UNITED WHOLESALE MORTGAGE, LLC, whose address is c/o Nationstar Mortgage LLC, 8950 Cypress Waters Blvd., Coppell, TX 75019, is the current mortgagee of the Deed of Trust and Note and Nationstar Mortgage 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.
- Court Order:** A Home Equity Foreclosure Order was signed on January 7, 2025 in the 25th District Court of Colorado County under Cause No. 26891. A copy of the Order is attached hereto.
- 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): Megan Randle, Ebbie Murphy, Aarti Patel, Kristopher Holub, Patrick Zwiers, Katherine Adkins, Amy Oian, Megan L. Randle, Debby Jurasek, Jennyfer Sakiewicz, Robert Randle, Jim Mills, Susan Mills, Jeff Benton, George Hawthorne, Ed Henderson, Donna King, Sheila Horak, Robin Johnson, Andrew Mills-Middlebrook, 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): Megan Randle, Ebbie  
Murphy, Aarti Patel, Kristopher Holub, Patrick  
Zwiers, Katherine Adkins, Amy Oian, Megan L.  
Randle, Debby Jurasek, Jennyfer Sakiewicz, Robert  
Randle, Jim Mills, Susan Mills, Jeff Benton, George  
Hawthorne, Ed Henderson, Donna King, Sheila  
Horak, Robin Johnson, Andrew Mills-Middlebrook,  
Dustin George  
c/o Miller, George & Suggs, PLLC  
6080 Tennyson Parkway, Suite 100  
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 COLORADO County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

**EXHIBIT A**

FIELD NOTE DESCRIPTION OF 2.002 ACRES OF LAND OUT OF THE PRESTON GILBERT LEAGUE, ABSTRACT NO. 25, IN COLORADO COUNTY, TEXAS, AND BEING THAT SAME (2.00 ACRE) TRACT OF LAND CONVEYED TO PATRICIA A. TURNER IN A DEED AS RECORDED IN VOLUME 524 PAGE 818 OF THE OFFICIAL RECORDS OF COLORADO COUNTY, TEXAS, SAID (2.00 ACRE) TRACT BEING MORE FULLY DESCRIBED IN VOLUME 165 PAGE 114 OF THE DEED RECORDS OF COLORADO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod set at the base of a fence corner post in the northerly right-of-way line of F.M. 333, being at the most southerly corner of that certain (2.00 acre) tract of land conveyed to Patricia A. Turner in a deed as recorded in Volume 524 Page 818 of the Official Records of Colorado County, Texas, being that same (2.00 acre) tract of land conveyed to P.F. Turner and Patricia A. Turner in a deed as recorded in Volume 165 Page 114 of the Deed Records of Colorado County, Texas, and being at the most easterly corner of that certain (3.00 acre) tract of land conveyed to Jesse T. Danklefs in a deed as recorded in Volume 174 Page 428 of the Deed Records of Colorado County, Texas, and being for the most southerly corner of the tract herein described, and from which a 5/8" iron rod found bears S 63 deg. 08' 30" W 333.63 feet,

THENCE, leaving the northerly right-of-way line of F.M. 333, and with the common line between the Turner tract and the Danklefs tract, N 27 deg. 10' 42" W 417.92 feet to a 12" concrete post found for the most westerly corner of the Turner tract, being at the most westerly south corner of that certain (24.722 acre) tract of land conveyed to Dale V. Hunt, Glenna Langford, Shirley Smith, Janet Wesson, and Robert B. Hunt in a deed as recorded in Volume 47 Page 337 of the Official Records of Colorado County, Texas, and being for the most westerly corner of this tract, and from which a 60d nail found at the base of a fence corner post bears N 27 deg. 18' 42" W 193.69 feet

THENCE, with the common line between the Turner tract and the Hunt tract, N 63 deg. 08' 40" E 208.58 feet to a 12" concrete post at the most northerly corner of the Turner tract, and being at the most westerly corner of that certain (1.50 acre) tract of land conveyed to Matthew Wayne Kachmar and Laura Lou Ann Kachmar in a deed as recorded in Volume 699 Page 458 of the Official Records of Colorado County, Texas, and being for the most northerly corner of this tract,

THENCE, with the common line between the Turner tract and the Kachmar tract, S 27 deg. 12' 35" E 417.89 feet, to a 5/8" iron rod found at the base of a fence corner post in the northerly right-of-way line of F.M. 333, being for the most easterly corner of this tract, and from which a 5/8" iron rod found bears N 63 deg. 08' 21" E 156.12 feet,

THENCE, with the northerly right-of-way line of F.M. 333, being the southerly line of the Turner tract, S 63 deg. 08' 14" W 208.81 feet to the PLACE OF BEGINNING, in all containing 2.002 acres of land.

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CAUSE NO. 26891

**IN RE: ORDER FOR FORECLOSURE  
CONCERNING 3233 FM 333 RD,  
GARWOOD, TX 77442  
UNDER TEX. R. CIV. PROC. 736**

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**IN THE DISTRICT COURT OF**

**PETITIONER:**

**UNITED WHOLESALE MORTGAGE,  
LLC**

**COLORADO COUNTY, TEXAS**

**RESPONDENT(S):**

**RANDON KENT TURNER**

**25TH JUDICIAL DISTRICT**

**HOME EQUITY ORDER**

1. On this day, the Court considered Petitioner's Motion for Entry of Order granting its application for an expedited order under Rule 736. Petitioner's application complies with the requirements of Texas Rule of Civil Procedure 736.1.
2. The name and last known address of each Respondent subject to this order is:

<b>RANDON KENT TURNER 3233 FM 333 RD GARWOOD, TX 77442</b>	
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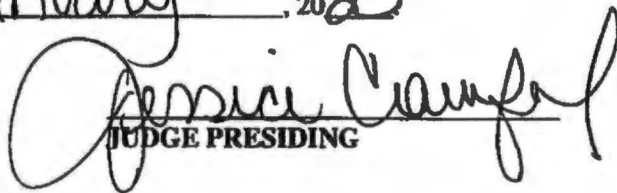
3. The Property that is the subject of this foreclosure proceeding is commonly known as 3233 FM 333 RD, GARWOOD, TX 77442, with the following legal description:

**SEE EXHIBIT A**


4. The lien sought to be foreclosed is indexed or recorded at Instrument Number 1394 and recorded in the real property records of COLORADO County, Texas.
5. The material facts establishing Respondent's default are alleged in Petitioner's application and the supporting affidavit. Those facts are adopted by the court and incorporated by reference in this order.
6. Based upon the affidavit of Petitioner, no Respondent subject to this order is protected from foreclosure by the Servicemembers Civil Relief Act, 50 U.S.C. App. § 501 *et seq.*

7. Therefore, the Court grants Petitioner's Motion for Entry of Order under Texas Rules of Civil Procedure 736.8. Petitioner, or successors in interest, may proceed with foreclosure of the property described above in accordance with applicable law and the loan agreement, contract or lien sought to be foreclosed.
8. This order is not subject to a motion for rehearing, a new trial, a bill of review, or an appeal. Any challenge to this order must be made in a separate, original proceeding filed in accordance with Texas Rule of Civil Procedure 736.11.

SIGNED this 7 day of January, 2025

  
JUDGE PRESIDING

Approved:

  
Dustin C. George  
Texas Bar No. 24065287  
dgeorge@mgs-legal.com  
Jonathan Andring  
Texas Bar No. 24094512  
jandring@mgs-legal.com  
MILLER, GEORGE & SUGGS, PLLC  
6080 Tennyson Parkway, Suite 100  
Plano, TX 75024  
Phone: 972-532-0128  
Fax: 214-291-5507

*Attorneys for Petitioner*

FILED  
*ML*  
JAN - 7 2025  
At (05) O'clock AM  
Valerie Harmon, Clerk  
DISTRICT COURT COLORADO COUNTY, TX



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