

25-018 FC

24TX267-0621
370 AUSTIN ST, TIMPSON, TX 75975

FILED FOR RECORD
SHELBY COUNTY, TEXAS
2025 MAY -1 PM 1:54

NOTICE OF FORECLOSURE SALE

JENNIFER L. FOUNTAIN
COUNTY CLERK

Property:

The Property to be sold is described as follows:

BY mg DEPUTY

SEE EXHIBIT A

Security Instrument:

Deed of Trust dated July 22, 2021 and recorded on July 22, 2021 as Instrument Number 2021002645 in the real property records of **SHELBY County, Texas**, which contains a power of sale.

Sale Information:

July 01, 2025, at 1:00 PM, or not later than three hours thereafter, at the steps in the area within 100 feet of the southeastern front door of the Shelby County Courthouse provided for the holding of District Court, 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 JOSHUA MCLAUGHLIN secures the repayment of a Note dated July 22, 2021 in the amount of \$117,826.00. 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.



4842137

ServiceLink

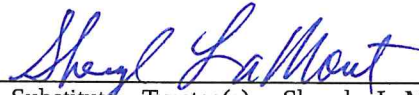
Substitute Trustee(s): Sheryl LaMont, Robert LaMont, Ronnie Hubbard, Sharon St. Pierre, Allan Johnston, Kathleen Adkins, Evan Press, Michael Kolak, Aurora Campos, Harriett Fletcher, Christine Wheelless, Kevin Key, Jay Jacobs, Phillip Hawkins, Brian Hooper, Mike Jansta, Mike Hayward, Jim Mills, Susan Mills, Jeff Benton, Andrew Mills-Middlebrook, Ed Henderson, Paige Bentley, Laura Rowe, Benjamin Wooten, Gary Wilson, 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): Sheryl LaMont, Robert LaMont, Ronnie Hubbard, Sharon St. Pierre, Allan Johnston, Kathleen Adkins, Evan Press, Michael Kolak, Aurora Campos, Harriett Fletcher, Christine Wheelless, Kevin Key, Jay Jacobs, Phillip Hawkins, Brian Hooper, Mike Jansta, Mike Hayward, Jim Mills, Susan Mills, Jeff Benton, Andrew Mills-Middlebrook, Ed Henderson, Paige Bentley, Laura Rowe, Benjamin Wooten, Gary Wilson, Dustin George
c/o Miller, George & Suggs, PLLC
6080 Tennyson Parkway, Suite 100
Plano, TX 75024

Certificate of Posting

I, Sheryl LaMont, declare under penalty of perjury that on the 1st. day of May, 2025, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of SHELBY County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

Sheryl LaMont

EXHIBIT A

Being 0.4047 of an acre of land located within the limits of the City of Timpson, Shelby County, Texas, and being Lots 8, 9, 10, 11 & 12, Block 60 of the City of Timpson, Texas, as shown on map or plat of the City of Timpson, Texas, recorded in Volume 1, Page 51, in the Plat Records of Shelby County, Texas, and being the same called 17,500 square foot tract described in a Warranty Deed with Vendor's Lien from Ralph W. Tidwell to William D. Mohr, Jr., and wife, Katherine A. Mohr, dated August 23, 2004, and recorded in Volume 997, Page 135, in the Official Public Records of Shelby County, Texas, said 0.4047 of an acre being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron pipe found for the West or Northwesterly corner of said Lot 12, Block 60, at the intersection of the Southeasterly right-of-way line of Austin Street (called on 80-foot right-of-way) with the Northeasterly right-of-way line of Timpson Street (called 60-foot right-of-way);

THENCE N 58°35'31" E, with said Southeasterly right-of-way line of said Austin Street and the Northwesterly lines of said Lots 12, 11, 10, 9 & 8, (called N 57°50' E), a distance of 125.03 feet to a 1/2-inch iron rod with plastic cap of R.P.L.S. 2043 found for the North or Northeasterly corner of said Lot 8 and the West or Northwesterly corner of Lot 7, Block 60, as shown on said map or plat of the City of Timpson, Texas;

THENCE S 32°09'57" E, with the common lines of said Lot 7 and Lot 8 (called S 32°10' E), a distance of 141.09 feet (called 140 feet) to a 1/2-inch iron rod with plastic cap of R.P.L.S. 2043 found for the East or Southeasterly corner of said Lot 8 and the South or Southwesterly corner of said Lot 7 and in the Northwesterly line of a 20-foot wide alley as shown on said map or plat of the City of Timpson, Texas;

THENCE S 58°40'32" W, with the Southeasterly lines of said Lots 8, 9, 10, 11 & 12, (S 57°50' W) and with said Northwesterly line of the 20-foot wide alley, a distance of 125.03 feet to a 1/2-inch iron rod with plastic cap of R.P.L.S. 2043 found for the South or Southwesterly corner of said Lot 12 and in said Northeasterly right-of-way line of Timpson Street;

THENCE N 32°10'00" W, with the Southwesterly line of said Lot 12, Block 60 (basis of bearing orientation) and with said Northeasterly right-of-way line of Timpson Street, a distance of 140.91 feet (called 140 feet) to the POINT of BEGINNING and containing 0.4047 of an acre of land within these calls.

Bearing orientation based on the Southwesterly line of Lot 12, Block 60, of the City of Timpson having a bearing of N 32°10' W, as described in deed recorded in Volume 997,

**FILED AND RECORDED
OFFICIAL PUBLIC RECORDS**



KJACKSON

Jennifer L. Fountain

Jennifer L. Fountain, County Clerk

Shelby County Texas

July 22, 2021 01:52:02 PM

FEE: \$66.00

DT

2021002645