

## NOTICE OF FORECLOSURE SALE

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 OR 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.

1. *Property to Be Sold.* The property to be sold is described as follows: 2.00 ACRES OF LAND, MORE OR LESS, IN THE G.H. GORDON SURVEY, A-325, IN LEON COUNTY, TEXAS, AS MORE FULLY DESCRIBED BY METES AND BOUNDS IN THE FOLLOWING NOTES:

THESE NOTES DESCRIBE THAT CERTAIN 2.00. ACRES IN THE G.H. GORDON

SURVEY, ABSTRACT 325, LOCATED IN LEON COUNTY, TEXAS; BEING PART OF THAT "10.31 ACRES" CONTAINED IN "A WARRANTY DEED DATED SEPTEMBER 6, 1994 FROM WILLIAM CHARLES WARD TO RAY SILLS AID WIFE, DOROTHY SILLS AND RECORDED IN VOLUME 951 PAGE 431 LEON COUNTY OFFICIAL RECORDS; THIS 2.00 ACRE TRACT IS DESCRIBED MORE PARTICULARLY AS FOLLOWS;

COMMENCING AT 1/2 INCH STEEL ROD FOUND FOR AN EXTERIOR CORNER OF THE "10.31 ACRES" IN THE SOUTH RIGHT-OF-WAY OF COUNTY ROAD 495; FOUND A 1/2 INCH STEEL ROD BEARING SOUTH 78 DEGREES 01 MINUTES 00 SECONDS WEST 204.40 FEET, SAME BEING THE WEST CORNER OF THE "10.31 ACRES";

THENCE WITH THE NORTHWEST LINE OF THE "10.31 ACRES", SAME BEING THE SOUTHEAST RIGHT-OF-WAY OF COUNTY ROAD 495, NORTH 76 DEGREES 30 MINUTES 34 SECONDS EAST A DISTANCE OF 294.58 FEET TO THE WEST CORNER OF THIS TRACT SAME BEING THE BEGINNING OF THIS DESCRIPTION; SET A 1/2 INCH STEEL ROD AT SAME;

THENCE CONTINUING WITH THE NORTHWEST LINE OF THE "10.31 ACRES", SAME BEING THE SOUTHEAST RIGHT-OF-WAY OF COUNTY ROAD 485; NORTH 76 DEGREES 30 MINUTES 34 SECONDS EAST A DISTANCE OF 366.05 FEET TO THE NORTH CORNER OF THIS TRACT; SET A 1/2 INCH STEEL ROD AT SAME;

THENCE ACROSS THE "10.31 ACRES", SOUTH 13 DEGREES 29 MINUTES 26 SECONDS EAST A DISTANCE OF 238.00 FEET TO THE EAST CORNER THIS TRACT; SET A 1/2 INCH STEEL ROD AT SAME;

THENCE SOUTH 76 DEGREES 30 MINUTES 34 SECONDS WEST A DISTANCE OF 366.05 FEET TO THE SOUTH CORNER OF THIS TRACT; SET A 1/2 INCH STEEL ROD AT SAME;

THENCE NORTH 13 DEGREES 29 MINUTES 26 SECONDS WEST A DISTANCE OF 238.00 FEET TO THE PLACE OF BEGINNING.

CONTAINING, ACCORDING TO THE DIMENSIONS HEREIN STATED, AN AREA OF 2.00 ACRES OF LAND.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 10/15/2007 and recorded in Book 1336 Page 878 Document 00349819 real property records of Leon County, Texas.

3. *Date, Time, and Place of Sale.* The sale is scheduled to be held at the following date, time, and place:

Date: 05/05/2026

Time: 12:00 PM

Place: Leon County, Texas at the following location: THE SOUTH DOOR OF THE DISTRICT COURT BUILDING OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.

5. *Obligations Secured.* The Deed of Trust executed by RAY SILLS AND CHRISTEL SILLS, provides that it secures the payment of the indebtedness in the original principal amount of \$125,325.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Carrington Mortgage Services, LLC is the current mortgagee of the note and deed of trust and CARRINGTON MORTGAGE SERVICES LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is Carrington Mortgage Services, LLC c/o CARRINGTON MORTGAGE SERVICES LLC, 500 N. State College Blvd., Suites 1030, 1300, and 1400, Orange, CA 92868 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. *Substitute Trustee(s) Appointed to Conduct Sale.* In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

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.

Mackie Wolf Zientz & Mann, P.C.  
Brandon Wolf, Attorney at Law  
L. Keller Mackie, Attorney at Law  
Michael Zientz, Attorney at Law  
Lori Liane Long, Attorney at Law  
Chelsea Schneider, Attorney at Law  
Ester Gonzales, Attorney at Law  
Karla Balli, Attorney at Law  
Parkway Office Center, Suite 900  
14160 Dallas Parkway  
Dallas, TX 75254

For additional sale information visit: [www.auction.com](http://www.auction.com) or (800) 280-2832

Certificate of Posting

24-000117-810-7 // 10367 COUNTY ROAD 495, MARQUEZ,



4871467

FILED

APR 13 2026 2400pm

AMY KAISER  
CLERK, COUNTY COURT  
BY LEON COUNTY, TEXAS

I am Sharon St. Pierre whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on April 18, 2026 I filed this Notice of Foreclosure Sale at the office of the Leon County Clerk and caused it to be posted at the location directed by the Leon County Commissioners Court.

*Sharon St. Pierre*