

**NOTICE OF FORECLOSURE SALE**

Property: The Property to be sold is described as follows:  
  
SEE EXHIBIT "A"

Security Instrument: Deed of Trust dated October 8, 2020 and recorded on October 13, 2020 as Instrument Number 2020-00125 in the real property records of RED RIVER County, Texas, which contains a power of sale.

Sale Information: June 03, 2025, at 1:00 PM, or not later than three hours thereafter, at the hallway inside the east door of the Red River County Courthouse Annex, 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 SAMUEL MARTAINDALE secures the repayment of a Note dated October 8, 2020 in the amount of \$84,090.00. 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.

FILED FOR RECORD  
8:43 o'clock A M. on

MAY 01 2025

*Charisidy Chandler*  
CHASSIDY CHANDLER, COUNTY CLERK  
RED RIVER CO., TX



4841519

Substitute Trustee(s): Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Darla Boettcher, Lisa Bruno, Angie Uselton, Tonya Washington, Kristopher Holub, Meryl Olsen, Misty McMillan, Tiffiney Bruton, Jami Grady, Terry Waters, Ashlee Luna, Robert LaMont, Harriett Fletcher, Ronnie Hubbard, Sheryl LaMont, Allan Johnston, Sharon St. Pierre, Sue Spasic, Zoran W. Spasic, Margaret Rosanne Kayl, Richard Paul Carr Jr, Christine Wheelless, Kevin Key, Jay Jacobs, Phillip Hawkins, Brian Hooper, Mike Jansta, Mike Hayward, Jim Mills, Susan Mills, Jeff Benton, Ed Henderson, Michael Wilson, Joe Hallonquist, Lynn Golden, David Cullar, Andrew Mills-Middlebrook, Jamey Parsons, 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): Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Darla Boettcher, Lisa Bruno, Angie Uselton, Tonya Washington, Kristopher Holub, Meryl Olsen, Misty McMillan, Tiffiney Bruton, Jami Grady, Terry Waters, Ashlee Luna, Robert LaMont, Harriett Fletcher, Ronnie Hubbard, Sheryl LaMont, Allan Johnston, Sharon St. Pierre, Sue Spasic, Zoran W. Spasic, Margaret Rosanne Kayl, Richard Paul Carr Jr, Christine Wheelless, Kevin Key, Jay Jacobs, Phillip Hawkins, Brian Hooper, Mike Jansta, Mike Hayward, Jim Mills, Susan Mills, Jeff Benton, Ed Henderson, Michael Wilson, Joe Hallonquist, Lynn Golden, David Cullar, Andrew Mills-Middlebrook, Jamey Parsons, 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 RED RIVER County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

Exhibit "A"

All that certain tract or parcel of land situated in Red River County, Texas, in the town of Bogata; and being part of the William Humphries Survey, Abstract No. 420, and being all of a called 0.388 acre tract of land described in Deed from Curtis D. Young and Theresa June Young to Elvin A. Martin and Glenda Martin, dated July 14, 2015, and recorded in Volume 712, Pages 438-440, of the Deed Records of Red River County, Texas; and being more particularly described as follows, to-wit:

Beginning at a 5/8" R.S. Rod (f) at the Southwest corner of said called 0.388 Ac. tract, also being in the East line of Main Street, and in the North line of 3rd Street;

Thence N 0° 00' 00" W, along the East line of Main Street, a distance of 112.44 feet to a 5/8" R.S. Rod (f) at the Northwest corner of said called 0.388 Ac. tract, and at the Southwest corner of a called 0.398 Ac. tract described in Deed to Vicki Rector Tabb (OPR 467, Page 707);

Thence S 86° 05' 05" E, a distance of 152.02 feet to a 5/8" Metal Pipe (f) at the Northeast corner of said called 0.388 Ac. tract, and at the Southeast corner of said called 0.398 Ac. tract;

Thence S 0° 02' 13" E, a distance of 111.00 feet to a 1/2" R.S. Rod (s)(capped RPLS 4745) at the Southeast corner of said called 0.388 Ac. tract, and in the North line of 3rd Street;

Thence N 86° 37' 41" W, along the North line of 3rd Street, and South line of said called 0.388 Ac. tract, a distance of 152.00 feet to the place of beginning and containing 0.389 acre of land, more or less.