

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**MILLS County**

**Deed of Trust Dated:** July 14, 2021

**Amount:** \$250,000.00

**Grantor(s):** CHRISTOPHER RICHEY and JUDITH DEAN

**Original Mortgagee:** CGM VENTURES, LLC

**Current Mortgagee:** WESTRIDGE MORTGAGE, LTD

**Mortgagee Address:** WESTRIDGE MORTGAGE, LTD, P.O. BOX 161775, AUSTIN, TEXAS 78716

**Recording Information:** , Page 2114015

**Legal Description:** SEE EXHIBIT A

**Date of Sale:** August 2, 2022 between the hours of 10:00 AM and 1:00 PM.

**Earliest Time Sale Will Begin:** 10:00 AM

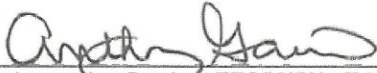
**Place of Sale:** The foreclosure sale will be conducted at public venue in the area designated by the MILLS County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

DYLAN RUIZ OR LINDA J. REPPERT, HOWARD WHITNEY, JUANITA COX, JIMMY CARROLL BREWER OR STEPHEN RAWLINGS have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

**NOTICE IS FURTHER GIVEN** that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. 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.

**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.**



Anthony Alan Garcia, ATTORNEY AT LAW

HUGHES, WATTERS & ASKANASE, L.L.P.  
1201 Louisiana, SUITE 2800  
Houston, Texas 77002  
Reference: 2022-002186



Printed Name: LINDA J. REPERT  
c/o Tejas Trustee Services  
14800 Landmark Blvd, Suite 850  
Addison, TX 75254

FILED FOR RECORD  
At 11:58 O'Clock A M

JUN 24 2022

SONYA SCOTT County & District Clerk  
Mills County, Texas  
By  Deputy

# Exhibit "A"



FIELD NOTES for a 34.13 acre tract out of the C.M. Hemphill Survey No. 62, Abstract No. 321 in Mills County, Texas. Said tract is also an easterly portion of that certain 190.151 acre tract described in a deed to CGM Ventures LLC at Volume 260, Page 110 of the Official Public Records of said county. This survey was made for Christopher Richey in July 2021.

BEGINNING at a 2 3/8 inch pipe fence corner post found in the northerly occupied line of County Road 417 for the occupied southwest corner of a 10 acre tract described in a deed to Dale Straley at Volume 252, Page 141 of said Official Public Records, the southeast corner of said CGM Ventures LLC tract, and the southeast corner hereof;

THENCE South 82°36'15" West a distance of 51.24 feet along the northerly occupied line of said County Road 417 to a 2 3/8 inch pipe fence post found for a southwest corner hereof;

THENCE crossing said CGM Ventures LLC tract with a fence, the following 9 courses:

1. North 02°46'27" West a distance of 131.04 feet to a 2 7/8 inch pipe fence post found;
2. North 51°51'11" West a distance of 200.57 feet to a 2 3/8 inch pipe fence post found;
3. North 13°03'06" West a distance of 194.99 feet to a 2 7/8 inch pipe fence post found;
4. North 18°26'28" West a distance of 744.80 feet to a pipe fence corner post for the west corner hereof;
5. North 53°31'08" East a distance of 22.44 feet to a cedar fence post found;
6. North 38°25'49" East a distance of 616.00 feet to a 6 inch cedar fence corner post found;
7. North 66°14'13" East a distance of 239.93 feet to a 6 inch cedar fence corner post found in concrete;
8. North 49°12'23" East a distance of 255.28 feet to an 8 inch cedar fence corner post found in concrete;
9. North 12°24'12" East a distance of 277.30 feet to a 1/2 inch rebar set in a record north line of said CGM Ventures LLC tract for the northwest corner hereof, and from which a cedar post found for a record corner of said CGM Ventures Tract bears South 88°37'33" West a distance of 141.03 feet and a pipe fence post found for another record corner of said CGM Ventures LLC tract bears South 88°37'33" West a distance of 141.03 feet and North 29°06'21" West a distance of 51.30 feet;

THENCE North 88°38'02" East a distance of 693.15 feet to a 100D nail found in the concrete base of a fence corner post for the northeast corner of said CGM Ventures LLC tract, an interior corner of a 179.61 acre tract described in a deed to Eagle Bay Holdings at Instrument No. 2012052 of said Official Public Records, and the northeast corner hereof and from which a nail found for a record corner of said Eagle Bay Holdings tract bears North 73°11'00" West a distance of 69.12 feet;

THENCE along a fence and westerly lines of said Eagle Bay Holdings tract, the following two courses:

1. South 23°10'57" West a distance of 88.23 feet to a 2 7/8 pipe fence corner post found;
2. South 26°58'19" West a distance of 1616.37 feet to a 2 3/8 pipe fence corner post found for a southwest corner of said Eagle Bay Holdings tract, the occupied northwest corner of said Straley tract, and an interior corner hereof;

THENCE South 24°24'28" West a distance of 735.46 feet along said fence to the POINT OF BEGINNING containing 34.13 acres more or less, and as shown on certified plat herewith.

Note: Bearings, distances and acreage are grid measurements, NAD 83 U.S. TX Central Zone. "H" Rebar (set) bear a plastic cap marked "TX RPLS 6476"

Surveyed by,


  
Registered Professional Surveyor

7/06/2021  
PROJECT 21-1030

FILED  
AT 2:31 O'CLOCK P M  
ON THE 28 DAY OF Sept  
A.D., 20 21

STATE OF TEXAS  
COUNTY OF MILLS  
I hereby certify that this instrument was FILED on  
the date and at the time stamped hereon by me and  
was duly RECORDED in the  
Records of Mills County, Texas.

Sonya Scott  
COUNTY CLERK, MILLS CO., TEXAS  
BY Julie Fincher DEPUTY

  
Sonya Scott  
County Clerk, Mills County, Texas  
INSTRUMENT # 2114015  
RECORDED 9-30-2021