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FEB 09 2026

ANNA GOODMAN  
COUNTY CLERK, CALHOUN COUNTY, TEXAS  
DEPUTY: J. Holladay

**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 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.**

**PROPERTY TO BE SOLD:** The property to be sold is described as follows:

Being a 6.00 acre tract of land situated in the Pedro Miranda League, Abstract No. 27, Calhoun County, Texas, said 6.00 acres being the same tract of land conveyed from William D. Wooldridge and Connie Wooldridge to Ronald Rick Wooldridge by deed dated April 16, 2013 as recorded in instrument No. 134048 of the Official Public Records of Calhoun County, Texas, said 6.00 acre tract of land being more particularly described by metes and bounds as follows:

**BEGINNING** at a fence corner post found for the South corner of the herein described tract, said fence corner post also being the West corner of a 15.66 acre tract of land conveyed from Chase Evans and Laura Evans to Maricela Navarez Rodriguez as recorded in Instrument No. 2020-02700 of the Official Public Records of said county, and in the northeast right-of-way line of State Highway 185 (120' R.O.W.);

**THENCE**, North 33°44'57" West (deed call, North 31°00' West), with the northeast right-of-way line of State Highway 185, passing at a distance of 475.00 feet a 5/8 inch diameter iron rod with yellow plastic cap stamped "CIVILCORP" set on line for reference, and continuing for an overall distance of 500.00 feet (deed call, 500.00 feet) to a point for the West corner of the herein described tract, said point being in a drainage ditch and at the intersection of the northeast right-of-way line of State Highway 185 and the southeast right-of-way line of Fisher Smith Road;

**THENCE**, North 51°54'03" East (deed call, North 54°39' East), with the southeast right-of-way line of Fisher Smith Road and a drainage ditch, a distance of 524.23 feet (deed call, 524.23 feet) to a point for the North corner of the herein described tract, said point being the West corner of a 4.08 acre tract of land, described as Tract 1, conveyed from Chase Evans, et ux to David Delano Scroggins and Anita Nancy Thakar Scroggins as recorded in Instrument No. 2021-00143 of the Official Public Records of said county;

**THENCE**, South 33°44'57" East (deed call, South 31°00' East), with common line of the 4.08 acre Scroggins tract, passing at a distance of 25.00 feet a point for reference, said point being South 04°37'14" West, a distance of 0.46 feet from a bent 5/8 inch diameter iron rod found, and also being South 51°52'53" West, a distance of 340.69 feet from a 5/8 inch diameter iron rod with red plastic cap stamped "G&W ENG." found on line for reference, and continuing with the common line of the 4.08 acre Scroggins tract for an overall distance of 500.00 feet (deed call, 500.00 feet) to a 5/8 inch diameter iron rod with yellow plastic cap stamped "CIVILCORP" set for the East corner of the herein described tract, said iron rod also being the South corner of the 4.08 acre Scroggins tract, in the northwest line of the 15.66 acre Rodriguez tract, and being South 52°03'36"



West (deed call, South 54°04'12" West), a distance of 373.85 feet (deed call, 373.85 feet) from a 1/2 inch diameter iron rod found for the East corner of the 4.08 acre Scroggins tract;

**THENCE**, South 51°54'03" West (deed call, South 54°39' West), with the northwest line of the 15.66 acre Rodriguez tract, a distance of 524.23 feet (deed call, 524.23 feet) to the **POINT OF BEGINNING, CONTAINING** within these metes and bounds a 6.00 acres tract of land, more or less.

All bearings are based on the Texas Coordinate System, South Central Zone (4204) NAD83. All distances shown are surface and may be converted to grid by dividing by the combined adjustment factor of 1.000000.

A survey drawing of even date herewith accompanies this legal description.

The foregoing field note description is based on an actual survey made under my supervision in March 2022 and is true and correct to the best of my knowledge and belief.

commonly known as 3935 State Hwy 185 N, Seadrift, Texas 77983; and

including all personal property secured by the security agreement included in the Deed of Trust and the Manufactured Home situated thereon identified as 2022 Palm Harbor Homes, Inc. 320FT32604A (32' x 60'), Serial Number PHH320TX2128746A & PHH320TX2128746B, Label Number PFS1289023 & PFS1289024, together with all parts, accessories, repairs, improvements, and accessions (the "Manufactured Home").

**INSTRUMENT TO BE FORECLOSED:** The instrument to be foreclosed is the deed of trust recorded as document number 2022-01341 in the official public records of Calhoun, Texas.

**DEED OF TRUST:**

<b>Date:</b>	March 29, 2022
<b>Grantor / Mortgagor:</b>	Francisco Javier Carrizales and Stacey Nikole Carrizales
<b>Original Trustee:</b>	The Law Office of Robert W. Buchholz
<b>Beneficiary / Mortgagee:</b>	
<b>Name:</b>	Triad Manufactured Home Financial Services, Inc.
<b>Mailing Address:</b>	13901 Sutton Park Drive South, Bldg. A, Suite 300 Jacksonville, FL 32224
<b>Recording information:</b>	Official Public Records of Calhoun County Texas Doc. 2022-01341

**SUBSTITUTE TRUSTEE(S):**

Name: Abstracts/Trustees of Texas, LLC

Mailing Address: 9130 Jollyville Rd., Ste. 100-21, Austin, Texas 78759

Mortgage Servicer has appointed the foregoing persons as Substitute Trustee under the deed of trust.

**MORTGAGE SERVICER:** Triad Financial Services, Inc.  
13901 Sutton Park Drive South, Suite 300  
Jacksonville, FL 32224

**DATE, TIME, AND PLACE OF SALE:** The sale is scheduled to be held at the following date, time, and place:

Date: Tuesday, March 3, 2026

Time: The sale will begin no earlier than 11:00 A.M. or no later than three hours thereafter. The sale will be completed by no later than 2:00 P.M.

Place: The foyer of the Courthouse facing Ann Street, 211 S. Ann Street, Port Lavaca, Calhoun County or designated by the Commissioner's Court pursuant to Section 51.002 of the Texas Property Code as a place where foreclosure sales are to take place.

**TERMS OF SALE:** The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. The sale shall not cover any part of the property that has been released of public record from the lien of the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the deed of trust, the beneficiary 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. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. **THERE WILL BE NO WARRANTY RELATING TO THE TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR PERSONAL PROPERTY IN THIS DISPOSITION.**

Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

**TYPE OF SALE:** The sale is a nonjudicial deed-of-trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by Francisco Javier Carrizales and Stacey Nikole Carrizales.

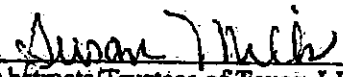
**OBLIGATIONS SECURED:** The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively, the "Obligations") including but not limited to the Note in the original principal amount of \$267,380.55 executed by Francisco Javier Carrizales and Stacey Nikole Carrizales, and payable to the order of A+ Federal Credit Union.

A+ Federal Credit Union, who is the current owner and holder of the Obligations and is the current beneficiary under the deed of trust. Triad Financial Services, Inc., is representing A+ Federal Credit Union under a servicing agreement.

Questions concerning the sale may be directed to the undersigned or to Mortgage Servicer, Triad Financial Services, Inc. at 13901 Sutton Park Drive South, Suite 300, Jacksonville, FL 32224, (800) 522-2013.

**DEFAULT AND REQUEST TO ACT.** Default has occurred under the deed of trust, and the Mortgage Servicer has requested me, as Substitute Trustee. This foreclosure is being administered by the Mortgage Servicer. The Mortgage Servicer is representing the Mortgagee under a servicing agreement. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

Dated: 2-5, 2026.

  
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Abstracts/Trustees of Texas, LLC  
Substitute Trustee  
9130 Jollyville Rd., Ste. 100-21  
Austin, Texas 78759