

FILED FOR RECORD
COLORADO COUNTY, TX

2021 AUG 16 AM 9:18



KIMBERLY MENKE
COUNTY CLERK

0000008261802

504 WEST PRAIRIE AVENUE
EAGLE LAKE, TX 77434

NOTICE OF [SUBSTITUTE] TRUSTEE'S 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.

1. Date, Time, and Place of Sale.

Date: September 07, 2021

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: IN THE FOYER, INSIDE THE MAIN ENTRANCE OF THE COLORADO COUNTY ANNEX BUILDING
OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated March 30, 2015 and recorded in Document VOLUME 778, PAGE 389; AS AFFECTED BY LOAN MODIFICATION AGREEMENT IN VOLUME 881, PAGE 198 real property records of COLORADO County, Texas, with JEREMY WAYNE RAMIREZ AND ESMERALDA SOTELO, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by JEREMY WAYNE RAMIREZ AND ESMERALDA SOTELO, securing the payment of the indebtednesses in the original principal amount of \$104,081.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST F is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.

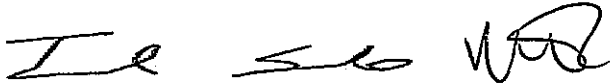
6. Mortgage Servicer Information. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. CARRINGTON MORTGAGE SERVICES, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CARRINGTON MORTGAGE SERVICES, LLC
1600 SOUTH DOUGLASS ROAD
SUITE 200-A
ANAHEIM, CA 92806



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.

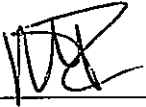
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead MEGAN L. RANDLE OR EBBIE MURPHY whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is Megan L. Randle, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 08/16/2021 I filed at the office of the COLORADO County Clerk and caused to be posted at the COLORADO County courthouse this notice of sale.



Declarants Name: Megan L. Randle

Date: 08/16/2021

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EAGLE LAKE, TX 77434

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EXHIBIT "A"

BEING A TRACT OR PARCEL CONTAINING 0.952 ACRES OF LAND SITUATED IN COLORADO COUNTY, TEXAS, AND BEING A PART OR PORTION OF BLOCK 40 IN THE CITY OF EAGLE LAKE ACCORDING TO THE CITY SUBDIVISION PLAT RECORDED IN VOLUME 38, PAGE 56, COLORADO COUNTY DEED RECORDS; ALSO BEING A PART OR PORTION OF THAT SAME LAND DESCRIBED AS 183.01 ACRES IN DEED DATED NOVEMBER 24, 1920, FROM KATE A. GRIFFIN, TO GRIFF THOMAS, JR., RECORDED IN VOLUME 87, PAGE 513, COLORADO COUNTY DEED RECORDS. SAID 0.952 ACRE TRACT BEING DESCRIBED MORE PARTICULARLY BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT A 3/4" PIPE FOUND FOR THE SOUTHWEST CORNER OF THE MICHAEL GASCA 1.663 ACRE TRACT OF LAND DESCRIBED IN VOLUME 664, PAGE 904, OFFICIAL RECORDS, LOCATED ON THE NORTHEAST RIGHT OF WAY LINE OF WEST PRAIRIE AVENUE, SAID PIPE ALSO BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED 0.952 ACRE TRACT;

THENCE ALONG THE NORTHEAST RIGHT OF WAY LINE OF WEST PRAIRIE AVENUE, N 55° 59' 00" W A DISTANCE OF 112.22 FEET TO A 1/2" IRON ROD SET FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, ALSO BEING THE SOUTHEAST CORNER OF A 20-FOOT WIDE ALLEY LOCATED IN THE GRIFFIN HEIGHTS SUBDIVISION (SLIDE NO. 6, PLAT RECORDS), SAID IRON ROD ALSO BEING S 55° 59' 00" E A DISTANCE OF 165.00 FEET FROM A DAMAGED CONCRETE MARKER FOUND FOR THE WEST CORNER OF LOT 27 IN BLOCK 1 OF THE SAID GRIFFIN HEIGHTS SUBDIVISION;

THENCE DEPARTING SAID AVENUE, ALONG THE SOUTHEAST LINE OF SAID 20-FOOT WIDE ALLEY, N 34° 09' 26" E A DISTANCE OF 365.00 FEET TO A 1/2" IRON ROD SET FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, AND BEING LOCATED ON THE SOUTHERLY LINE OF AN 18.14 ACRE TRACT OF LAND CONVEYED TO THE EAGLE LAKE SCHOOL BY DEED RECORDED IN VOLUME 151, PAGE 197, DEED RECORDS;

THENCE ALONG SOUTHERLY LINE OF THE EAGLE LAKE SCHOOL TRACT, S 55° 59' 33" E A DISTANCE OF 115.14 FEET TO A 1/2" IRON ROD SET ON THE NORTHWEST LINE OF THE GASCA 1.663 ACRE TRACT FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND BEING S 34° 37' 00" W A DISTANCE OF 145.10 FEET FROM A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF THE SAID GASCA TRACT;

THENCE ALONG THE NORTHWEST LINE OF THE GASCA 1.663 ACRE TRACT, S 34° 37' 00" W (BASIS OF BEARINGS - RECORD ADJOINING DEED CALL) A DISTANCE OF 365.04 FEET TO THE POINT OF BEGINNING, CONTAINING 0.952 ACRES OF LAND..