

Carrington Foreclosure Services, LLC  
P.O. Box 3309  
Anaheim, California 92803  
For Sale Information: (888) 313-1969  
For Reinstatement Requests: 1-866-874-5860  
Pay Off Requests: 1-800-561-4567  
TS#: 22-26879

FILED FOR RECORD  
COLORADO COUNTY, TX  
2022 JUN 30 AM 10:25  
KIMBERLY MENKE  
COUNTY CLERK DK

## **NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**WHEREAS**, on 3/30/2015, Jeremy Wayne Ramirez and spouse, Esmeralda Sotelo, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of Richard A. Ramirez, as Trustee, Mortgage Electronic Registration Systems, Inc., solely as nominee for AmCap Mortgage, Ltd., as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$104,081.00, payable to the order of Mortgage Electronic Registration Systems, Inc., solely as nominee for AmCap Mortgage, Ltd., which Deed of Trust is Recorded on 4/1/2015 as Volume 1334, Book 778, Page 389, Loan Mod recorded on 09/20/2021 as Inst # 4173 in Colorado County, Texas, Deed of Trust covers all of the real property, personal property, and fixtures described therein, including , but not limited to, all the following described property, rights and interests (the "Property"), to-wit;

**See attached exhibit "A" attached hereto and made a part hereof**

Commonly known as: **504 W PR AVE, EAGLE LAKE, TX 77434**

**WHEREAS**, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Megan L. Randle, Ebbie Murphy, Megan Randle or Ebbie Murphy** or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust: and

**WHEREAS**, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Carrington Mortgage Services, LLC whose address is 1600 Douglass Road, Suite 200 A, Anaheim, CA 92806 is acting as the mortgage servicer for **Carrington Mortgage Services, LLC**, which is the mortgagee of the Note and Deed of Trust or mortgage and the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust. Carrington Mortgage Services, LLC is authorized to represent the mortgagee by virtue of a written servicing agreement with the mortgagee. Pursuant to that agreement and Texas Property Code Section 51.0025, Carrington Mortgage Services, LLC is authorized to administer the foreclosure referenced herein.

**NOW, THEREFORE, NOTICE IS HEREBY GIVEN**, that on **9/6/2022 at 10:00 AM**, or no later than three (3) hours after such time, in **Colorado** County, Texas, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: **IN THE FOYER, INSIDE THE MAIN ENTRANCE OF THE COLORADO COUNTY ANNEX BUILDING**

**NOTICE IS FURTHER GIVEN** that , except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied.

If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.



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If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's Attorney.

**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.**

**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.**

WITNESS, my hand this 6/29/2022

WITNESS, my hand this 06/30/22

Monica Sandoval

By: Monica Sandoval, Trustee Sale Specialist,  
Team Lead  
Carrington Foreclosure Services, LLC as  
authorized agent for Mortgagee or Mortgage  
Servicer  
1600 South Douglass Road, Suite 140  
Anaheim, CA 92806

Megan L. Randle

By: Substitute Trustee(s)  
Megan L. Randle, Ebbie Murphy, Megan Randle or  
Ebbie Murphy  
C/O Carrington Foreclosure Services, LLC  
1600 South Douglass Road, Suite 140  
Anaheim, CA 92806

2015 APR -1 AM 8:54

KIMBERLY MENKE  
COUNTY CLERK

*p.d.*

STATE OF TEXAS  
COUNTY OF COLORADO

Land Description  
0.952 Acres

**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 ¼" 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 ½" 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 ½" 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 ½" 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 ½" 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.

Notes:

- (1) Survey plat to accompany this description

Date: March 18, 2013

Darrell D. Rau  
Registered Professional Land Surveyor  
Registration No. 4173

STATE OF TEXAS COUNTY OF COLORADO  
I hereby certify that this instrument was FILED on the  
date and time stamped hereon by me, and was duly  
RECORDED to the Volume and Page of the OFFICIAL  
RECORDS of Colorado County, Texas and stamped  
hereon by me, on



APR - 2 2015



*Kimberly Menke*  
KIMBERLY MENKE  
COUNTY CLERK, COLORADO COUNTY, TEXAS