

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#: 22-26127

2022 FEB 17 PM 1:14
GREAT ZITTEKOPF
COUNTY CLERK HOWARD COUNTY
BY DEPUTY *Gandy Danner*

Posted
FILED

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 3/26/2010, Demetria Rebeca Magallanes, a single woman, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of Michael Burns, as Trustee, Mortgage Electronic Registration Systems, Inc., as a nominee for Everett Financial, Inc. dba Supreme Lending, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$152,614.00, payable to the order of Mortgage Electronic Registration Systems, Inc., as a nominee for Everett Financial, Inc. dba Supreme Lending, which Deed of Trust is Recorded on 4/6/2010 as Volume 2010-00001630, Book 1173, Page 0139, in Howard 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: 2615 CORONADO AVE, BIG SPRING, TX 79720

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 Shelley Nail, Donna Trout, Zane Nail, Shelley Nail, Donna Trout 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 BankUnited N.A., 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 5/3/2022 at 10:00 AM, or no later than three (3) hours after such time, in Howard 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: **THE NORTH FRONT DOOR OF THE HOWARD COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS**

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.

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.



4742173

5

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 2/16/2022

Monica Sandoval

By: Monica Sandoval, Trustee Sale Specialist,
Team Lead
Carrington Foreclosure Services, LLC as
authorized agent for Mortgagee or Mortgage
Servicer
1500 South Douglass Road, Suite 150
Anaheim, CA 92806

WITNESS, my hand this 2-17-22



By: Substitute Trustee(s)
Shelley Nail, Donna Trout, Zane Nail, Shelley
Nail, Donna Trout

C/O Carrington Foreclosure Services, LLC
1500 South Douglass Road, Suite 150
Anaheim, CA 92806

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

EXHIBIT "A"

Being Lot No. Two (2), in Block No. Eight (8), Coronado Hills Addition, an addition to the City of Big Spring, Howard County, Texas, according to the proper map or plat of record in Envelope 31/B, Plat Records of Howard County, Texas.

SAVE AND EXCEPT a 0.032 acre tract, more or less, out of the South Part of Lot 2, Block 8, Coronado Hills, an addition to the City of Big Spring, Howard County, Texas, described by metes and bounds as follows:

BEGINNING at an "X" found in concrete in the East right-of-way line of Coronado Avenue (60' right-of-way) the NW corner of Lot 3, and the SW corner of said Lot 2, Block 8, Coronado Hills, an addition to the City of Big Spring, Howard County, Texas for the SW corner of this tract;

THENCE Northeasterly along the East right-of-way of said Coronado Avenue, the west line of said Lot 2 and the arc of a curve to the left having a radius of 306.9', a delta angle of 1° 24' 55" (chord bearing N. 12° 55' 06" E. 7.58') 7.58' to a 5/8" I.R. set for the NW corner of this tract;

THENCE S. 84° 20' 04" E. 137.78' to a 5/8" I.R. set in the East line of said Lot 2 and the West line of a 20' wide alley for the NE corner of this tract;

THENCE S. 06° 42' 51" W. along the East line of said Lot 2 and the West line of said 20' wide alley, 12.89' to a 1/2" G.I.P. found, the SE corner of said Lot 2, the NE corner of said Lot 3 and the SE corner of this tract;

THENCE N. 82° 06' 52" W. along the South line of said Lot 2, and the North line of said Lot 3, 138.6' to the PLACE OF BEGINNING.

Containing 1411.1 Square Feet or 0.032 of an Acre of Land, more or less.

The Company is prohibited from insuring the area or quantity of the land described herein. Therefore, the Company does not represent that the acreage or square footage calculations are correct. References to quantity are for informational purposes only.