

Vylla Solutions, 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#: 24-32402

FILED FOR RECORD
COLORADO COUNTY, TX

2024 DEC 19 PM 3:27

KIMBERLY MENKE
COUNTY CLERK *J.A.*

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., as beneficiary, 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., as beneficiary, as nominee for AmCap Mortgage, Ltd., which Deed of Trust is Recorded on 4/1/2015 as Volume , Book 778, Page 389, Loan mod recorded on 9/20/2021 as Instrument No. 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 **Debby Jurasek, Ebbie Murphy, Jennyfer Sakiewicz, Megan L. Randle, Dustin George** 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 S. 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 **3/4/2025 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 Mortgageors 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.

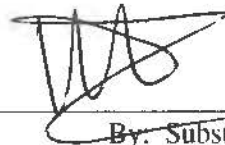
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

WITNESS, my hand this 12/17/2024



By: Hung Pham, Trustee Sale Specialist
Vylla Solutions, LLC as
authorized agent for Mortgagee or Mortgage
Servicer
1600 South Douglass Road, Suite 140
Anaheim, CA 92806

WITNESS, my hand this 19th day of December 2024



By: Substitute Trustee(s)
Debby Jurasek, Ebbie Murphy, Jennyfer Sakiewicz,
Megan L. Randle
C/O Vylla Solutions, LLC
1600 South Douglass Road, Suite 140
Anaheim, CA 92806

STATE OF TEXAS
COUNTY OF COLORADO

2015 APR -1 AM 0:54

KIMBERLY HENNE
COUNTY CLERK

Land Description
0.952 Acres

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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 58, Colorado County Deed Records, also being a part or portion of that same land described as 183.01 acres in Deed dated November 24, 1929, from Kate A. Griffin to Griff Thomas, Jr., recorded in Volume 67, Page 513, Colorado County Deed Records. Said 0.952 acre tract being described more particularly by notes and bounds as follows:

BEGINNING at a 1/4" 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 int. 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 4 1/2' 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. 5, 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° 03' 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 Southern 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 Southern 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 Northwest 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 comprising 0.952 acres of land.

Notes
(1) Survey plat to accompany this description.

[Signature]
Darrell D. Rau
Registered Professional Land Surveyor
Registration No. 4173

Date March 18 2013

STATE OF TEXAS
COUNTY OF COLORADO
I, Darrell D. Rau, the undersigned, being duly sworn, depose and say that the foregoing is a true and correct copy of the original as recorded in the County Clerk's Office and returned to me by her.



APR - 2 2015



[Signature]
County Clerk, Colorado County, Texas