

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#: 23-29638

FILED
AT 2:150'CLOCK P M

DEC 28 2023

Steph Leeb
Clerk, County Court Comanche Co., Texas

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 7/27/2012, Jonita Coleman, a single person, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of Michael H. Patterson, as Trustee, Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Affiliated Bank, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$92,857.00, payable to the order of Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Affiliated Bank, which Deed of Trust is Recorded on 8/2/2012 as Volume 1694, Book , Page , in Comanche 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:

All that certain lot, tract or parcel of land situated in the city of Comanche, Comanche county, Texas, Being the SouthEast 1/4 (one-Fourth) of block No. 87, Wright's addition to the city of Comanche, Texas, According to the plat of said addition of record in the office of the county clerk of Comanche County, Texas.

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

Commonly known as: **601 W DUNCAN AVE COMANCHE, TX 96442**

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 **Lamar Cravens, Christopher D. Brown, and Stephen E. Haynes, Reyn Rossington, Kim Anderson, Ron Anderson, Louis Starzel, Tom Swearingen, Justin Slone, Kim Anderson, Ron Anderson, Jay Jacobs, Alexis Mendoza or Kevin Key**

, **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 **3/5/2024 at 10:00 AM**, or no later than three (3) hours after such time, in **Comanche** 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 SOUTH DOOR OF THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE**



4805575

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.

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 12/27/2023

WITNESS, my hand this 12/27/2023

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

[Handwritten Signature]

By: Substitute Trustee(s)
Lamar Cravens, Christopher D. Brown, and
Stephen E. Haynes, Reyn Rossington, Kim
Anderson, Ron Anderson, Louis Starzel, Tom
Swearingen, Justin Slone, Kim Anderson, Ron
Anderson, Jay Jacobs, Alexis Mendoza or Kevin
Key

C/O Carrington Foreclosure Services, LLC
1600 South Douglass Road, Suite 140
Anaheim, CA 92806

UNOFFICIAL

EXHIBIT "A"

Being 0.723 acres of land out of Block 87, Wright's Addition to the City of Comanche, Comanche County, Texas, and being the same land as described in deed recorded in Volume 873, Page 381, Official Public Records, Comanche County, Texas.

BEGINNING at a nail set in the northwest corner of the intersection of Duncan Street and Travis Street for the southeast corner of Block 87.

THENCE S 89° 22' 28" W, with the north line of Duncan Street and the South line of Block 87 passing the southwest corner of Tract 1 and the southeast corner of Tract Two of Volume 873, Page 381, a distance of 210.00' to a nail set for the southwest corner of Tract 1 of Volume 873, Page 348, and the southeast corner of Volume 749, Page 348, Official Public Records for the southwest corner of this tract.

THENCE S 00° 47' 32" W, a distance of 150.00' to a fence corner in the south line of Volume 897, Page 243 for the northeast corner of Volume 749, Page 348 and the northwest corner of Tract 2 of Volume 876, Page 381 for the northwest corner of this tract.

THENCE S 89° 22' 28" E, passing the northeast corner of Tract 2 of Volume 873, Page 381, the southeast corner of Volume 897, Page 243, and the southwest corner of Volume 671, Page 384 at 60.00' and continuing a total distance of 210.00' to a nail set in the west line of Travis Street and the east line of Block 87 for the northeast corner of Volume 878, Page 381, and the southeast corner of Volume 671, Page 384, for the northeast corner of this tract.

THENCE S 00° 47' 32" E, with the east line of Block 87 and the west line of Travis Street a distance of 150.00' to the place of beginning and containing 0.723 acres of land.

FILED 1st DAY OF August 2012 AT 4:00 O'CLOCK P.M.
RECORDED 2nd DAY OF August 2012 AT 9:00 O'CLOCK P.M.

RUBY LESLEY, COMANCHE COUNTY CLERK

VERIFIED BY: *[Signature]* DEPUTY

373 292