

[RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:]

FILED
AT 11:30 O'CLOCK AM

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

AUG 08 2019

SARA MONTEMAYOR
County Clerk, Maverick County, Texas
By Saba Martinez Deputy

TS#: 19-23203

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 5/16/2007, LEO ELGUEZABAL PEREZ, A MARRIED MAN AND CLAUDIA PEREZ, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of R. BRYAN STONE, as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR ALLIED HOME MORTGAGE CAPITAL CORPORATION, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$77,388.00, payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR ALLIED HOME MORTGAGE CAPITAL CORPORATION, which Deed of Trust is Recorded on 5/18/2007 as Volume 142841, Book, Page, Loan Mod Recorded on 03/07/2017 ase Inst# 196175, Book: 1631; Pages: 1-9 in Maverick 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;

TRACT 1: BEING 60 X 130 FOOT TRACT OF LAND, MORE OR LESS, OUT OF SURVEY NO. 82, ABSTRACT 919, MAVERICK COUNTY, TEXAS, AND DESCRIBED BY METES AND BOUNDS CONTAINED IN DEED DATED NOVEMBER 19, 1975, RECORDED IN VOLUME 139, PAGE 118, DEED RECORDS OF MAVERICK COUNTY, TEXAS. TRACT 2: BEING 1800 SQUARE FEET OF LAND, MORE OR LESS, OUT OF LOT 13, BLOCK 7, WINCHESTER HEIGHTS ADDITION, A SUBDIVISION OF THE CITY OF EAGLE PASS, TEXAS, WHICH IS OF RECORD IN ENVELOPE 96, MAP RECORDS OF MAVERICK COUNTY, TEXAS. SAID 1800 SQUARE FEET BEING THE MOST NORTHERLY 1800 SQUARE FEET OF LOT 13, BLOCK 7, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS CONTAINED IN DEED DATED MAY 16, 1991, RECORDED IN VOLUME 294, PAGE 176, DEED RECORDS OF MAVERICK COUNTY, TEXAS.

Commonly known as: 1893 STAFFORD DR, EAGLE PASS, TX 78852

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 Calvin Speer, Melody Speer, Wendy Speer, Nancy Gomez, Leo Gomez, Calvin Speer, Wendy Speer, Melody Speer or Vicki Rodriguez 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



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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 **10/1/2019 at 10:00 AM**, or no later than three (3) hours after such time, in **Maverick 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 STEPS AT THE FRONT OF THE MAVERICK 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.

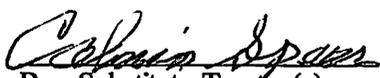
If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

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.

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 8/7/2019


By: Substitute Trustee(s)

Calvin Speer, Melody Speer, Wendy Speer, Nancy Gomez, Leo Gomez, Calvin Speer, Wendy Speer,
Melody Speer or Vicki Rodriguez

C/O Carrington Foreclosure Services, LLC
P.O. Box 3309
Anaheim, California 92803

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

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

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. Sender is: Codilis & Moody, P.C., 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated September 13, 2017 and recorded under Vol. 1665, Page 270, or Clerk's File No. 199119, in the real property records of MAVERICK County Texas, with John Paul Moreno and Brenda Ramos De Moreno, husband and wife as Grantor(s) and Mortgage Electronic Registration Systems, Inc. as Nominee for Alterra Group, LLC DBA: Alterra Home Loans, its successors and assigns as Original Mortgagee.

Deed of Trust executed by John Paul Moreno and Brenda Ramos De Moreno, husband and wife securing payment of the indebtedness in the original principal amount of \$152,116.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by John Paul Moreno. Lakeview Loan Servicing, LLC is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

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 property securing the above referenced loan. LoanCare, LLC is acting as the Mortgage Servicer for the Mortgagee. LoanCare, LLC, is representing the Mortgagee, whose address is: 3637 Sentara Way, Virginia Beach, VA 23452.

Legal Description:

BEING 0.4041 ACRES IN AND OUT OF SURVEY 27, ABSTRACT 840, IN MAVERICK COUNTY, TEXAS, SAID 0.4041 ACRES BEING KNOWN AND DESIGNATED AS TRACT 4, OF THE FLORENTINO RAMOS TRACTS IN MAVERICK COUNTY, TEXAS; SAID LAND BEING THE SAME LAND AS THAT DESCRIBED IN DEED FROM GERALDINE SHIRLEY RAMOS AND FLORENTINO RAMOS TO OSCAR CASTILLON AND WIFE, MARIA P. CASTILLON, RECORDED IN VOLUME 174, PAGE 427, DEED RECORDS OF MAVERICK COUNTY, TEXAS, REFERENCE BEING HERE MADE TO SAID DEED AND THE RECORD THEREOF FOR A FURTHER DESCRIPTION OF SAID LAND AND FOR ALL PURPOSES.

SALE INFORMATION

Date of Sale: 10/01/2019

Earliest Time Sale Will Begin: 10:00 AM

Location of Sale: The place of the sale shall be: MAVERICK County Courthouse, Texas at the following location: On the steps at the front of the Maverick County Courthouse on Quarry Street, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

TERMS OF SALE

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. Pursuant to the Deed of Trust, the mortgagee has the right to direct the Trustee to sell and/or to sell all or only part



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of the property. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "AS IS," "WHERE IS" condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the Deed of Trust.

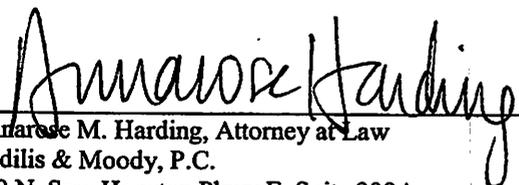
The sale will begin at the earliest time stated above, or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

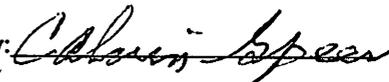
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I HEREBY APPOINT AND DESIGNATE Calvin Speer, Melody Speer, Wendy Speer, Frederick Britton, Mary C. (Chris) LaFond, Amy Ortiz, Patricia Sanders, Raymond Perez, Thomas Delaney, Danya Gladney, Lisa Cockrell or Aaron Demuth as Substitute Trustee.

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:
Codilis & Moody, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

Executed on this the 6th day of August, 2019.

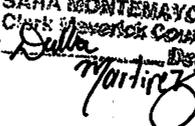

Annarose M. Harding, Attorney at Law
Codilis & Moody, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

Posted and filed by: 
Printed Name: CALVIN SPEER

C&M No. 44-19-0945

FILED
AT 11:30 O'CLOCK A.M.

AUG 08 2019

SARA MONTENAYOR
County Clerk, Tarrant County, Texas
By  Deputy