



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#: 22-26927

### NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**WHEREAS**, on 11/2/2006, Thomas Ramirez and Stacey Ramirez, husband and wife, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of Thomas F. Vettters, as Trustee, Mortgage Electronic Registration Systems, Inc. ("MERS") as beneficiary, as nominee for Draper and Kramer Mortgage Corp., as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$68,161.00, payable to the order of Mortgage Electronic Registration Systems, Inc. ("MERS") as beneficiary, as nominee for Draper and Kramer Mortgage Corp., which Deed of Trust is Recorded on 11/6/2006 as Volume 2006046128, Book , Page , in Lubbock 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: **12001 N CR 1500, SHALLOWATER, TX 79363**

**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 **Terry Browder, Laura Browder or Marsha Monroe or Jamie Osborne** 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 **Lubbock** 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 GAZEBO LOCATED ON THE FRONT LAWN OF THE COUNTY COURTHOUSE, WITH THE FIRST ALTERNATE LOCATION BEING THE 2ND FLOOR AUDITORIUM AT 916 Main AND THE SECOND ALTERNATE LOCATION BEING THE COMMISSIONER'S COURT ROOM LOCATED ON THE 5TH FLOOR OF THE COURTHOUSE.**

**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.



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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.**

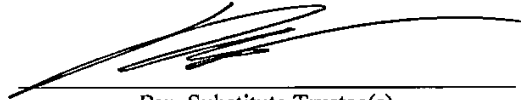
WITNESS, my hand this 7/11/2022

WITNESS, my hand this 7/13/22



By: Hung Pham, Trustee Sale Specialist  
Carrington Foreclosure Services, LLC as  
authorized agent for Mortgagee or Mortgage  
Servicer

1600 South Douglass Road, Suite 140  
Anaheim, CA 92806



By: Substitute Trustee(s)  
Terry Browder, Laura Browder or Marsha Monroe  
or Jamie Osborne

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

EXHIBIT "A"

A tract of land out of the S/100 acres of the SE/4 of Section 15, Block D-5, Lubbock County, Texas, being the same tract described in Volume 5276, Page 266 of the Official Real Property Records of Lubbock County, Texas:

BEGINNING at a 1/2" IR set in the E/line of Section 15, from whence a 3/8" IR found for the SE corner of Section 15 bears S 0°05'27" W, a distance of 1184.63 feet, being the SE corner of tract described in Volume 5276, Page 266;

THENCE N 89°50'11" W, at 50 feet pass a 1/2" IR set in the W/ROW of County Road ROW, continuing for a total distance of 985.17 feet to a 1/2" IR set for the SW corner of this tract;

THENCE N 0°05'27" E, a distance of 232.90 feet to a 1/2" IR set for the NW corner of this tract;

THENCE S 89°50'11" E, at 935.17 feet pass a 1/2" IR set in W/ROW of County Road, in all a total distance of 985.17 feet to a 1/2" IR set in E/line of Section 15 for the NE corner of this tract;

THENCE S 0°05'27" W, within County Road ROW, along E/line of Section 15, a distance of 232.90 feet to the Place of Beginning.

(R&A) RA0145503 - exhibitA ra - 12/30/2004

**FILED AND RECORDED**



OFFICIAL PUBLIC RECORDS

*Kelly Pinion*

Kelly Pinion, County Clerk  
Lubbock County TEXAS

November 05, 2008 12:27:18

FEE: \$24.00

2008041780

**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS



*Kelly Pinion*

Kelly Pinion, County Clerk  
Lubbock County, TEXAS  
07/14/2022 09:33 AM  
FEE: \$3.00  
2022033992