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



DEC 2 8 2023

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 mortgage 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 forcelosure 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 eash. 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 COUNTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE



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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 Mortgagoe, or the Mortgagoe'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 12/20/1023

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 By: Substitute Trustoe(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

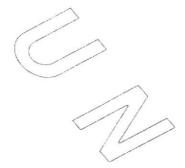


EXHIBIT "A"

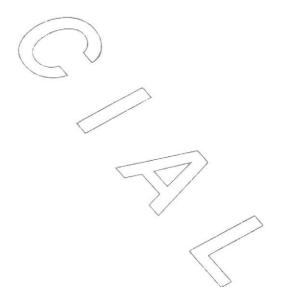
Home to Wis mores of and i ut of Block described in dead recorded in Volume 873, Page 381. Official Public Records and being the same land commende county. Lexas.

BECANNING at a real set in the northwest corpy of the intersection of Dancai Street and Leavis Street for the outhous correct at Black 8°

bur can Street and the South line of Block 87 passing the THENCE'S 89 227 287 W with the southwest corner of Tract 1 and the Southwest corner of Tract 1 wo of Volume 8.3, Page 381, a distance of 2.10.00 to 1 and set for the southwest corner of Tract 2.0 Volume 8.3, Page 348, and the southwest corner of Volume 49, Page 348, Official Public Records for the southwest corner of this fract.

the northeast votice of Volume *49, Page *18 and the northeast corner of Tract 2 at Volume 876, Page 343 for northwest corner of this tract.

HENCE S 89 22 28° L passing the northeast corner of Notinie 873 Page 381, the southeast corner of Notinie 89°, Page 243, and the southwest corner of Notinie 871. 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 Notinie 873, Page 384, and the southeast corner of Notinie 873, Page 384, and the southeast corner of Volume 671, Page 384, for the northeast corner of this back. THENCE 8.00° 37° 32° 1 with the east line of Block 8° and the west line of Travis Street a distance of 120.00° to the place of beginning and containing 0.723 acres of land.



O CLOCK FILED DAYOF 2012, AT O'CLOCK A RECORDED DAY OF 2012 AT

RUBY LESLEY, COMANCHE COUNTY CLERK

V1 373

DEPUTY