

23047

AUG 24 2023
AT 9:30 O'CLOCK A.M.
CARLA KERR
County Clerk, Mitchell County, Texas
By _____ Deputy

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

MITCHELL County
Deed of Trust Dated: April 25, 2022
Amount: \$40,500.00
Grantor(s): MARY RAMIREZ
Original Mortgagee: JAIRO HOLGUIN
Current Mortgagee: JAIRO HOLGUIN
Mortgagee Address: JAIRO HOLGUIN, 19224 LYNDON B. JOHNSON FWY #3112, MESQUITE, TX 75150
Recording Information: Document No. 220875
Legal Description: SEE EXHIBIT A


Date of Sale: October 3, 2023 between the hours of 10:00 AM and 1:00 PM.
Earliest Time Sale Will Begin: 10:00 AM
Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the MITCHELL County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

TERRY BROWDER OR LAURA BROWDER, JAMIE OSBORNE, JONATHAN SCHENDEL, RAMIRO CUEVAS, PATRICK ZWIERS OR CHARLES GREEN, MARSHA MONROE have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. 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.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. 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.

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.


Anthony Adam Garcia, ATTORNEY AT LAW
HUGHES, WATERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2023-003567



Printed Name: _____
c/o Tejas Trustee Services
14800 Landmark Blvd, Suite 850
Addison, TX 75254

Exhibit A

BEING a 0.583 of an acre of land consisting of the West 75.00 feet of Lot 14 of the R.E. Warren Waterfront Subdivision of the East side of Lake Colorado City in the SE/4 of Section 40, Block 27, T&P RR Co. Survey, Mitchell County, Texas as per map recorded in Plat Cabinet, Slide 110 of the Plat Records of Mitchell County and a tract laying South of said portion of Lot 14 and North of County Road 315, said 0.583 of an acre tract being more fully described as follows:

BEGINNING at a 1/2" reinf. rod set at the NW corner of said Lot 14, for the NW corner of this tract, from which a 3/8" reinf. rod in stone mound found and taken as the West corner of the North line of that 101.6 acre tract conveyed to Texas Electric Service Co. by Deed recorded in Vol. 138, Page 29 of the Deed Records of Mitchell County, Texas, bears N. 25-07'28" W. 3083.18 feet, from which a 1" pipe found at fence corner at the NE corner of the Warren Property as described in said Deed bears N. 79° 35'00" E. 1974.43 feet;

THENCE N. 83° 21'21" E. with the North line of Lot 14, for 75.00 feet to a 1/2" reinf. rod set for the NE corner of this tract, from which the NE corner of Lot 14, bears N. 83° 21'21" E. 24.87 feet;

THENCE South 06° 38'39" E. and at 150.0 pass a 1/2" reinf. rod set in the South line of Lot 14, S. 83° 21'21" W. 24.87 feet from its SE corner, in all 342.12 feet to a 1/2" reinf. rod with cap marked "RPLS 3690" found in the North line of County Road 315 at the SW corner of a 1.993 acre tract described in Vol. 666, Page 727 of the Official Public Records of Mitchell County, for the SE corner of this tract;

THENCE Westerly, with a curve to the right along the North line of said road, this portion having a central angle of 00° 22'57", radius of 385.00 feet and a chord bearing and distance of 2.89° 50'54" W. 2.57 feet, for a curve distance 2.57 feet to a 1/2" reinf. rod found at the point of reverse curve;

THENCE Westerly, with a curve to the left along the North line of said road, this portion having a central angle of 04° 01'41", radius of 1034.13 feet and a chord bearing and distance of S. 88°01'28" W. 72.69 feet, for a curve distance of 72.71 feet to a 1/2" reinf. rod with cap marked "RPLS 3690" set for the SW corner of this tract;

THENCE N. 06°38'39" W. and at 185.91 feet pass a 1/2" reinf. rod set at the SW corner of said Lot 14, in all 335.91 feet to the place of beginning.