

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#: 22-27212

Filed 5th day of Sept.
in 2022, At 2:41 P. M.
JODI MORGAN
County Clerk, Milam County, Texas
By Melinda Winters
Deputy

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 3/30/2007, Mary L. Campa and Javier G. Campa, wife and husband, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of Allan B. Polunsky, as Trustee, Mortgage Electronic Registration Systems, Inc. ("MERS"), as beneficiary, as nominee for City Bank Mortgage, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$85,655.00, payable to the order of Mortgage Electronic Registration Systems, Inc. ("MERS"), as beneficiary, as nominee for City Bank Mortgage, which Deed of Trust is Recorded on 4/3/2007 as Volume , Book 1039, Page 194, in Milam 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: **606 EAST 6TH STREET CAMERON, TX 76520**

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 **Pete Florez, Zachary Florez, Orlando Rosas or Bobby Brown , 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 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 **12/6/2022 at 10:00 AM**, or no later than three (3) hours after such time, in **Milam** 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: **ALL PUBLIC SALES ARE HELD AT THE EAST DOOR OF THE MILAM COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE**

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.

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.



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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 9/7/2022

WITNESS, my hand this 9-8-22

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 Trustee(s)
Pete Florez, Zachary Florez, Orlando Rosas or
Bobby Brown

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

FIELDNOTE DESCRIPTION
FOR: JAVIER & MARY CAMPA

STATE OF TEXAS }
COUNTY OF MILAM }

0.26 ACRE TRACT

Being a 0.26 acre tract of land out of the Daniel Monroe Survey, Abstract No. 38, in the City of Cameron, Milam County, Texas and being all that certain 105 foot by 110 foot tract of land described in a deed to Susan Elizabeth Hajovsky, recorded in Volume 905, Page 814, of the Official Records of Milam County, Texas, also being a part of the Jeff T. Kemp 6-2/3 acre tract of land out of the Martha Rogers Addition to the City of Cameron, according to a plat of record in Volume 41, Page 261, of the Deed Records of Milam County, Texas, said 0.26 acre tract being shown on attached plat and more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found at the southwest corner of the above mentioned Hajovsky tract, same being the southeast corner of a Camella J. Sitz tract, (847/901), located in the north line of E. 6th Street for the southwest corner of this;

THENCE departing E. 6th Street and along the west line of said Hajovsky tract, common with the east line of said Sitz tract, North 19 degrees 12 minutes 23 seconds East a distance of 104.92 feet to a 1/2" iron rod found at the southeast corner of a tract of land to Stephen Martin, et ux, (902/855), for the northwest corner of this;

THENCE along the north line of said Hajovsky tract, common with the south line of said Martin tract, South 71 degrees 02 minutes 38 seconds East a distance of 109.65 feet to a 1/2" iron rod with yellow cap set in the west line of a tract of land to Don Humble, et ux, (431/409), for the northeast corner of this;

THENCE along the east line of said Hajovsky tract, common with the west line of said Humble tract and along a chain link fence line, South 19 degrees 00 minutes 55 seconds West a distance of 105.00 feet to a 1/2" iron rod with yellow cap set in the north line of E. 6th Street for the southeast corner of this;

THENCE along the north line of E. 6th Street, North 71 degrees 00 minutes 00 seconds West a distance of 110.00 feet, (bearing basis per Hajovsky deed), to the POINT OF BEGINNING, and containing 0.26 acres of land, more or less.

Surveyed March 7, 2007
Stephen D. Jarrard
Registered Professional Land Surveyor Texas No. 4748



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EXHIBIT A
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