

Residential Services, LP
5858 Westheimer, Suite 708, Houston, TX 77057
713-621-2096 (Phone) 713-621-2097 (Fax)

Search Report Form

ORDER INFORMATION

Order Number: 241015584
Certification Date: 10/16/2024
Property Address: 301 SEGOVIA DRIVE, LAREDO, TX 78046
County: WEBB
Names Searched: COLONIA SANTA RITA, MARIA RAMOS
Notes:
PUD: Yes No If yes, Name:

DEED INFORMATION

Deed 1

Document Title: WARRANTY DEED WITH VENDOR'S LIEN
Grantor: COLONIA SANTA RITA, INC, A TEXAS CORPORATION
Grantee: MARIA ISABEL RAMOS
Document Number: 939541 Vol/Page: 2206/604
Dated: 10/11/2006 Filed: 10/12/2006
Notes:

Deed 2

Document Title: SPECIAL WARRANTY DEED
Grantor: SANTA RITA DEVELOPMENT, INC, A TEXAS CORPORATION
Grantee: COLONIA SANTA RITA, INC, A TEXAS CORPORATION
Document Number: 79101 Vol/Page: 1389/604
Dated: 04/22/2003 Filed: 10/10/2006
Notes: CONVEYS ADDITIONAL PROPERTY; VENDORS LIEN 1389/608 WAS RELEASED 11/21/16

MORTGAGE INFORMATION

Number of Open Mortgages: 02

Mortgage 1

Document Title: DEED OF TRUST
Borrower: MARIA ISABEL RAMOS
Lender: COLONIA SANTA RITA, INC
Trustee: BEGONA PRADA DE PORTUGAL
Amount: \$9,225.59 Maturity Date:
Document Number: 939024 Vol/Page: 2204/128
Dated: 10/08/2006 Filed: 10/10/2006
Home Equity Loan? Yes No Open Ended/Line of Credit? Yes No
Notes: NO RELEASE FOUND

Mortgage 2

Document Title: TEXAS HOME EQUITY SECURITY INSTRUMENT
Borrower: MARIA ISABEL RAMOS, AN UNMARRIED PERSON
Lender: HIGHLAND CAPITAL LENDING, INC
Trustee: G TOMMY BASTIAN
Amount: \$75,000.00 Maturity Date: 01/01/2037
Document Number: 947922 Vol/Page: 2256/305
Dated: 12/08/2006 Filed: 12/19/2006
Home Equity Loan? Yes No Open Ended/Line of Credit? Yes No
Notes: NO RELEASE FOUND

1. **TEXAS HOME EQUITY AFFIDAVIT AND AGREEMENT (FIRST LIEN):**

Document Number: 947923 Vol/Page: 2256/321

Dated: 12/08/2006 Filed: 12/19/2006
Notes:

2. ASSIGNMENT OF DEED OF TRUST:

Grantor: HIGHLAND CAPITAL LENDING, INC
Grantee: OPTION ONE MORTGAGE CORPORATION, A CALIFORNIA CORPORATION
Document Number: 984031 Vol/Page: 2471/640
Dated: 12/08/2006 Filed: 10/30/2007
Notes:

3. ASSIGNMENT OF DEED OF TRUST/TRANSFER OF LIEN:

Grantor: AMERICAN HOME MORTGAGE SERVICING, INC AS SUCCESSOR-IN-INTEREST TO OPTION ONE MORTGAGE CORPORATION
Grantee: WELLS FARGO BANK, NA AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2007-FXD2 ASSET-BACKED CERTIFICATES, SERIES 2007-FXD2
Document Number: 1039002 Vol/Page: 2764/65
Dated: 05/28/2009 Filed: 06/02/2009
Notes:

INVOLUNTARY LIEN INFORMATION

Number of Liens: 04

Lien 1

Document Title: ABSTRACT OF JUDGMENT
Plaintiff: DENISE GOMEZ
Defendant: MARIA GUADALUPE CARDENAS-RAMOS
Amount: \$8,000.00
Document Number: 1282440 Vol/Page: 4150/589
Dated: 10/06/2016 Filed: 11/29/2016
Notes:

Lien 2

Document Title: ABSTRACT OF JUDGMENT
Plaintiff: COLLINS ASSET GROUP LLC
Defendant: MARIA RAMOS
Amount: \$10,538.34
Document Number: 1347647 Vol/Page: 4523/0331
Dated: 12/07/2018 Filed: 12/19/2018
Notes:

Lien 3

Document Title: ABSTRACT OF JUDGMENT
Plaintiff: CAPITAL ONE BANK (USA), NA
Defendant: MARIA C RAMOS
Amount: \$1,292.75
Document Number: 1369128 Vol/Page: 4647/0554
Dated: 07/31/2019 Filed: 08/16/2019
Notes:

Lien 4

Document Title: ABSTRACT OF JUDGMENT
Plaintiff: MIDLAND FUNDING LLC
Defendant: MARIA RAMOS
Amount: \$5,729.59
Document Number: 1378966 Vol/Page: 4705/0668
Dated: 10/28/2019 Filed: 12/06/2019
Notes:

ADDITIONAL DOCUMENTS

Document Title: ORDER FOR FORECLOSURE CONCERNING
Document Number: 1136396 Vol/Page: 3271/525
Dated: 06/05/2012 Filed: 06/05/2012
Notes:

Document Title: ORDER FOR FORECLOSURE CONCERNING
Document Number: 1137719 Vol/Page: 3278/284
Dated: 06/05/2012 Filed: 06/26/2012
Notes:

Document Title: DEED OF RELEASE
Document Number: 1252670 Vol/Page: 3900/553
Dated: 12/04/2015 Filed: 12/22/2015
Notes:

Document Title: DEED OF RELEASE
Document Number: 1281845 Vol/Page: 4147/132
Dated: 11/02/2016 Filed: 11/21/2016
Notes:

TAX INFORMATION

Tax Account 1:

Property Type: SINGLE FAMILY RESIDENCE
Parcel Number: 230543
Assessed Land: \$64,328.00
Assessed Improvement: \$143,940.00
Assessed Total: \$208,268.00
Lot Size: 0.1684
Inside City Limits: YES
Exemptions: YES
 Yes No Homestead Exemption
 Yes No Over 65 Exemption
 Yes No Disabled Vet Exemption
 Yes No Disabled Person Exemption
 Yes No Ag Exemption
 Yes No Solar Exemption

Tax Year: 2024 Tax Due Date: 01/31/2025
Tax Amount: \$2,770.5 Tax Status: DUE
Additional Tax Notes: 2024 COUNTY TAX AMOUNT DUE \$1,241.77;
2024 ISD TAX AMOUNT DUE \$524.06;
2024 CITY TAX AMOUNT DUE \$1,004.67

Legal Description

Description of Property: THE SURFACE ONLY OF LOT NUMBER ONE (1) IN BLOCK NUMBER TWENTY-THREE (23), SANTA RITA SUBDIVISION, UNIT II, A SUBDIVISION SITUATED IN THE CITY OF LAREDO, AS PER PLAT RECORDED IN VOLUME 5, PAGE 10, WEBB COUNTY PLAT RECORDS.

Limitations and Disclaimers

This report is issued subject to the following limitations and disclaimers stated herein, and Client understands, acknowledges and agrees: The information contained herein is, to our best knowledge and belief, a correct showing of deeds and liens of record that affect the surface estate of the real property described herein; Involuntary liens are searched based upon the exact spelling of record owners only; A search for bankruptcy filing(s) of record owner(s) is not performed unless requested by the client; The information contained herein is not an opinion of title and should not be considered as such (an opinion of title can be provided by a title insurance company or a real estate attorney); This report should not be relied upon to determine the status of title in connection with a conveyance or financial transaction regarding the property described herein; This information is provided to the Client for the Client's