

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

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.

DEED OF TRUST INFORMATION:

Date: **June 12, 2012**
Grantor(s): **Kirstie M. Smith and Johnnie M. Smith**
Original Mortgagee: **United States of America acting through the Rural Housing Service or successor agency, United States Department of Agriculture**
Original Principal: **\$121,903.00**
Recording Information: **618499**
Property County: **San Patricio**
Property: **Lot Sixteen (16) , Block Six(6), College Heights , an addition to the city of Ingleside, Texas , as shown by map or plat thereof recorded in Volume 3, Page 5, Map Records of San Patricio County, Texas.**
Property Address: **2757 Avenue J.
Ingleside, TX 78362**

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: **United States Department of Agriculture, Rural Housing Service**
Mortgage Servicer: **USDA Rural Development**
Mortgage Servicer Address: **4300 Goodfellow Blvd
Bldg. 105F, FC 215
St. Louis, MO 63120**

SALE INFORMATION:

Date of Sale: **August 2, 2022**
Time of Sale: **1:00 PM or within three hours thereafter.**
Place of Sale: **FIRST FLOOR OF THE COURTHOUSE AT THE SOUTH ENTRANCE BETWEEN THE GLASS DOORS IN THE VESTIBULE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or, if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.**
Substitute Trustee: **Arnold Mendoza, Susan Sandoval, Jo Woolsey, Bob Frisch, Sandra Mendoza, Jodi Steen, Leslye Evans, Janice Stoner, Mary Goldston, Alexis Mendoza, or Michael J. Burns, Vrutti Patel, or Jonathan Smith, any to act**
Substitute Trustee Address: **5501 LBJ Freeway, Suite 925
Dallas, TX 75240
TXAttorney@PadgettLawGroup.com**

APPOINTMENT OF SUBSTITUTE TRUSTEE:

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.

The undersigned is the attorney for the mortgagee and/or mortgage servicer, and in such capacity does hereby remove the original trustee and all successor substitute trustees under the above-described Deed of Trust and appoints in their place Arnold Mendoza, Susan Sandoval, Jo Woolsey, Bob Frisch, Sandra Mendoza, Jodi Steen, Leslye Evans, Janice Stoner, Mary Goldston, Alexis Mendoza, or Michael J. Burns, Vrutti Patel, or Jonathan Smith, any to act, whose address is c/o Padgett Law Group, 5501 LBJ Freeway, Suite 925, Dallas, TX 75240 as Substitute Trustee, who shall hereafter exercise all powers and duties to set aside the said original trustee under said Deed of Trust, and further does hereby request, authorize, and instruct said Substitute Trustees to conduct and direct the execution of remedies set aside to the beneficiary therein.

WHEREAS, the above-named Grantor(s) previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

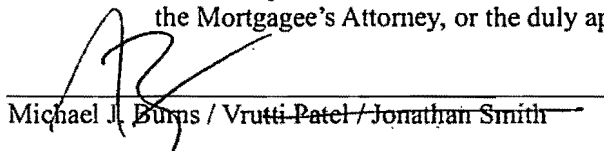
WHEREAS, a default under the Note and Deed of Trust was declared, such default was reported to not have been cured, and all sums secured by such Deed of Trust are declared immediately due and payable.

WHEREAS, the original Trustee and any previously appointed Substitute Trustee under said Deed of Trust has been hereby removed and the herein described Substitute Trustees, have been appointed as Substitute Trustees and authorized by the Mortgage Servicer to enforce the power of sale granted in the Deed of Trust; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note is hereby accelerated, and all sums secured by the Deed of Trust are declared to be immediately due and payable.
2. The herein appointed Substitute Trustees, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien imposed by the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for the particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be sold "AS-IS", purchaser's will buy the property "at the purchaser's own risk" and "at his peril" and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interest of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.
5. 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, the Mortgagee's Attorney, or the duly appointed Substitute Trustee.


Michael J. Burns / Vrutti Patel / Jonathan Smith

CERTIFICATE OF POSTING

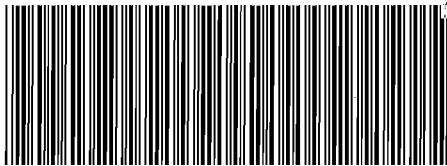
My name is Arnold Mendoza, and my address is c/o Padgett Law Group, 5501 LBJ Freeway, Suite 925, Dallas, TX 75240. I declare under penalty of perjury that on _____, I filed at the office of the San Patricio County Clerk to be posted at the San Patricio County courthouse this notice of sale.



Declarant's Name: Arnold Mendoza

Date: _____

Padgett Law Group
5501 LBJ Freeway, Suite 925
Dallas, TX 75240
TXAttorney@PadgettLawGroup.com
(850) 422-2520



VG-172-2022-128

San Patricio County
Gracie Alaniz-Gonzales
San Patricio County Clerk

Instrument Number: 128

Foreclosure Posting

Recorded On: July 11, 2022 12:42 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$3.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 128
Receipt Number: 20220711000038
Recorded Date/Time: July 11, 2022 12:42 PM
User: Janie F
Station: cclerkdeeds1-pc

Record and Return To:

PIONEER LAND SERVICES
3737 REYNOSA ST
CORPUS CHRISTI TX 78416



STATE OF TEXAS
San Patricio County

I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Records of San Patricio County, Texas

Gracie Alaniz-Gonzales
San Patricio County Clerk
San Patricio County, TX

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

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.

DEED OF TRUST INFORMATION:

Date: December 17, 2008
Grantor(s): Larissa Villa
Original Mortgagee: United States of America acting through the Rural Housing Service or successor agency, United States Department of Agriculture
Original Principal: \$90,000.00
Recording Information: 586683
Property County: San Patricio
Property: Lot Three (3), Block Five (5), WESTLAKE SUBDIVISION UNIT III, an addition to the City of Ingleside, San Patricio County, Texas, according to the City of Ingleside, San Patricio County, Texas, according to map or plat recorded in Envelope A-159, Tube 23-1, of the Map Records of San Patricio County, Texas.
Property Address: 2209 Westlake Court
Ingleside, TX 78362

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: United States Department of Agriculture, Rural Housing Service
Mortgage Servicer: USDA Rural Development
Mortgage Servicer Address: 4300 Goodfellow Blvd
Bldg. 105F, FC 215
St. Louis, MO 63120

SALE INFORMATION:

Date of Sale: August 2, 2022
Time of Sale: 1:00 PM or within three hours thereafter.
Place of Sale: **FIRST FLOOR OF THE COURTHOUSE AT THE SOUTH ENTRANCE BETWEEN THE GLASS DOORS IN THE VESTIBULE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or, if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.**
Substitute Trustee: Arnold Mendoza, Susan Sandoval, Jo Woolsey, Bob Frisch, Sandra Mendoza, Jodi Steen, Leslye Evans, Janice Stoner, Mary Goldston or Alexis Mendoza, or Michael J. Burns, Vrutti Patel, or Jonathan Smith, any to act
Substitute Trustee Address: 5501 LBJ Freeway, Suite 925
Dallas, TX 75240
TXAttorney@PadgettLawGroup.com

APPOINTMENT OF SUBSTITUTE TRUSTEE:

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The undersigned is the attorney for the mortgagee and/or mortgage servicer, and in such capacity does hereby remove the original trustee and all successor substitute trustees under the above-described Deed of Trust and appoints in their place Arnold Mendoza, Susan Sandoval, Jo Woolsey, Bob Frisch, Sandra Mendoza, Jodi Steen, Leslye Evans, Janice Stoner, Mary Goldston or Alexis Mendoza, or Michael J. Burns, Vrutti Patel, or Jonathan Smith, any to act, whose address is c/o Padgett Law Group, 5501 LBJ Freeway, Suite 925, Dallas, TX 75240 as Substitute Trustee, who shall hereafter exercise all powers and duties to set aside the said original trustee under said Deed of Trust, and further does hereby request, authorize, and instruct said Substitute Trustees to conduct and direct the execution of remedies set aside to the beneficiary therein.

WHEREAS, the above-named Grantor(s) previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

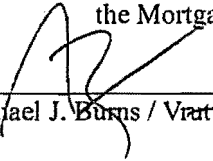
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WHEREAS, the original Trustee and any previously appointed Substitute Trustee under said Deed of Trust has been hereby removed and the herein described Substitute Trustees, have been appointed as Substitute Trustees and authorized by the Mortgage Servicer to enforce the power of sale granted in the Deed of Trust; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note is hereby accelerated, and all sums secured by the Deed of Trust are declared to be immediately due and payable.
2. The herein appointed Substitute Trustees, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien imposed by the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for the particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be sold "AS-IS", purchaser's will buy the property "at the purchaser's own risk" and "at his peril" and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interest of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.
5. 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, the Mortgagee's Attorney, or the duly appointed Substitute Trustee.



Michael J. Burns / Vrutti Patel / Jonathan Smith

CERTIFICATE OF POSTING

My name is Arnold Mendoza, and my address is c/o Padgett Law Group, 5501 LBJ Freeway, Suite 925, Dallas, TX 75240. I declare under penalty of perjury that on 7.11.22 I filed at the office of the San Patricio County Clerk to be posted at the San Patricio County courthouse this notice of sale.



Declarant's Name: Arnold Mendoza

Date: 7.11.22

Padgett Law Group
5501 LBJ Freeway, Suite 925
Dallas, TX 75240
TXAttorney@PadgettLawGroup.com
(850) 422-2520



VG-172-2022-129

San Patricio County
Gracie Alaniz-Gonzales
San Patricio County Clerk

Instrument Number: 129

Foreclosure Posting

Recorded On: July 11, 2022 12:42 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$3.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

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Receipt Number: 20220711000038
Recorded Date/Time: July 11, 2022 12:42 PM
User: Janie F
Station: cclerkdeeds1-pc

Record and Return To:

PIONEER LAND SERVICES
3737 REYNOSA ST
CORPUS CHRISTI TX 78416



STATE OF TEXAS
San Patricio County
I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Records of San Patricio County, Texas

Gracie Alaniz-Gonzales
San Patricio County Clerk
San Patricio County, TX

Notice of Foreclosure Sale

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.

1. *Property to Be Sold.* The property to be sold is described as follows:

A 0.152 acre tract of land, being described as Lot 8 in the Correction Deed from M.E. Collins to Daniel P. Fuentes, et ux, dated May 15, 1991, and recorded in Volume 2286, Page 62 of the Deed Records of Nueces County, Texas; and originally being out of a 7.614 acre tract of land conveyed to M.E. Collins by deed recorded in Volume 1034, Page 75 of the Deed Records of Nueces County, Texas.

Said 0.152 acre tract is all of Lot 8, Block 1 of the M.E. Collins Subdivision (Record not found), is compromised of a portion of the J. McMullen Survey, Abstract 17, is situated in San Patricio County, Texas, just south of the Town of San Patricio, and is described by metes and bounds as follows:

Beginning at a point in the centerline of Collins Road and at the west corner Lot 7, Block 1 of said M.E. Collins Subdivision, for the north corner of said Lot 8 and the north corner of this tract;

Thence, South 37° 11' 00" East, along the southwest line of said Lot 7, the northwest line of said Lot 8, and the northeast line of this tract, at 20.00 feet pass a 5/8" iron rod with surveyor's cap stamped "RPLS 1907" set for a line marker, in all a distance of 110.00 feet to a 5/8" iron rod with surveyor's cap stamped "RPLS 1907" set at the south corner of said Lot 7, for the east corner of said Lot 8 and the east corner of this tract;

Thence, South 52° 49' 00" West, along the southeast line of said Lot 8 and the southeast line of this tract, a distance of 60.00 feet to a 5/8" iron rod with surveyor's cap stamped "RPLS 1907" set at the east corner of said Lot 8 and the south corner of this tract.

Thence, North 37° 11' 00" West, along the northeast line of said Lot 9, the southwest line of said Lot 8, and the southwest line of this tract, at 90.00 feet pass a 5/8" iron rod with surveyor's cap stamped "RPLS 1907" set for a line marker, in all a distance of 110.00 feet to a point in the centerline of said Collins Road and at the norther corner of said Lot 9, for the west corner of said Lot 8 and the west corner of this tract;

Thence, North 52° 49' 00" East, along the centerline of said Collins Road, the northwest line of said Lot 8, and the northwest line of this tract, a distance of 60.00 feet to the PONT OF BEGINNING, containing 0.152 acres of land, more or less, subject to all easements of records.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the deed of trust recorded in Document No. 684089 of the Official Public Records of San Patricio County, Texas.
3. *Date, Time, and Place of Sale.* The sale is scheduled to be held at the following date, time, and place:

Date: August 2, 2022

Time: The sale will begin no earlier than 12:00 P.M. or no later than three hours thereafter. The sale will be completed by no later than 3:00 P.M.

Place: San Patricio County Courthouse in Sinton, Texas, at the following location: the first floor of the courthouse, at south entrance, between glass doors in vestibule.

The deed of trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiled may be after the date originally scheduled for this sale.

4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. The sale shall not cover any part of the property that has been released of public record from the lien of the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to Section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of

title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

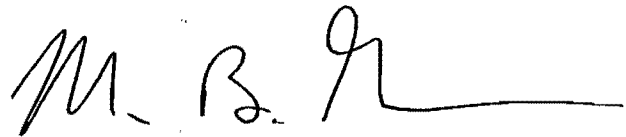
Pursuant to Section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

5. *Type of Sale.* The sale is a nonjudicial deed-of-trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by Manuel Zuniga, Jr.

6. *Obligations Secured.* The deed of trust provides that it secures the payment of the indebtednesses and obligations therein described (collectively, the "Obligations") including but not limited to (a) the promissory note in the original principal amount of \$74,513.50, executed by Manuel Zuniga, Jr., and payable to the order of Marina, Inc., a Texas Corporation.

7. *Default and Request to Act.* Default has occurred under the deed of trust, and the beneficiary has requested me, as Trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

Dated: June 21, 2022

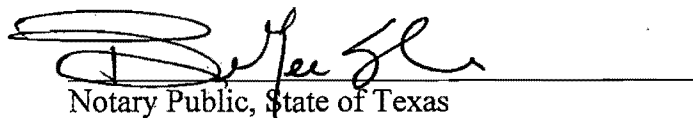
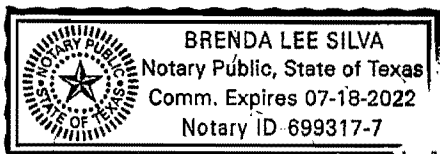


MARK B. GILBREATH, Trustee
GILBREATH & SMITH, L.L.P.
5306 Holly Road, Ste A
Corpus Christi, Texas 78411
(361) 992-1754

THE STATE OF TEXAS *

COUNTY OF NUECES *

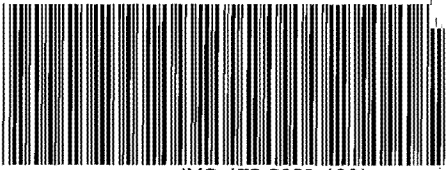
BEFORE ME, the undersigned authority, on this 21 day of June, 2022, personally appeared **Mark B. Gilbreath, Trustee**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.



Notary Public, State of Texas

m:\cagie-zuniga\notec_16_sale-nueces.doc/bls

AMERICAN UNIVERSITY
WASHINGTON, D.C. 20004
OFFICE OF THE DEAN
SCHOOL OF DISTANCE EDUCATION
1200 MICHIGAN AVENUE, N.W.
WASHINGTON, D.C. 20004
TEL: (202) 319-7000
FAX: (202) 319-7001



VG-172-2022-126

San Patricio County
Gracie Alaniz-Gonzales
San Patricio County Clerk

Instrument Number: 126

Foreclosure Posting

Recorded On: July 11, 2022 09:02 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$3.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 126
Receipt Number: 20220711000009
Recorded Date/Time: July 11, 2022 09:02 AM
User: Janie F
Station: cclerkdeeds1-pc

Record and Return To:

NICOLAS MORRIS GILBREATH & SMITH LLP



STATE OF TEXAS
San Patricio County

I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Records of San Patricio County, Texas

Gracie Alaniz-Gonzales
San Patricio County Clerk
San Patricio County, TX

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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.

1. Date, Time, and Place of Sale.

Date: August 02, 2022

Time: The sale will begin at 1:00 PM or not later than three hours after that time.

Place: THE SOUTH ENTRANCE INSIDE BUILDING ON THE FIRST FLOOR OF THE SAN PATRICIO COUNTY COURTHOUSE or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated April 24, 2006 and recorded in Document CLERK'S FILE NO. 556601 real property records of SAN PATRICIO County, Texas, with DARRELL EUGENE EAKER AND DENISE EAKER, grantor(s) and ARGENT MORTGAGE COMPANY, LLC, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by DARRELL EUGENE EAKER AND DENISE EAKER, securing the payment of the indebtednesses in the original principal amount of \$144,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. CITIGROUP MORTGAGE LOAN TRUST INC. ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-AMC2, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.

6. Mortgage Servicer Information. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. CENLAR FSB, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CENLAR FSB
425 PHILLIPS BLVD
EWING, NJ 08618



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.

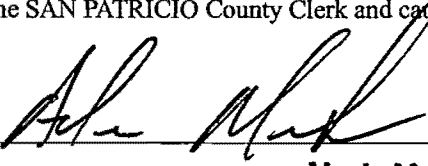
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead SANDRA MENDOZA, ARNOLD MENDOZA, ALEXIS MENDOZA, SUSAN SANDOVAL, W D LAREW OR SARAH MAYS whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is Alexis Mendoza, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 7.7.22 I filed at the office of the SAN PATRICIO County Clerk and caused to be posted at the SAN PATRICIO County courthouse this notice of sale.



Declarants Name: Alexis Mendoza

Date: 7.7.22

EXHIBIT "A"

TRACT I:

LOT TWO, (2), BAILEY SUBDIVISION IN SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY MAP OR PLAT OF SAME RECORD IN ENVELOPE A 136 OF THE MAP RECORDS OF SAID COUNTY.

TRACT II:

BEING A TRACT OF LAND SITUATED IN SAN PATRICIO COUNTY, TEXAS, NORTH OF COUNTY ROAD NO 96 AND WEST OF COUNTY ROAD NO. 95-C, CONTAINING 1.673 ACRE OF LAND, MORE OR LESS, OUT OF THE NORTHERLY PORTION OF LOT 1 OF THE BAILEY SUBDIVISION, MAP OF WHICH IS RECORDED IN FILE NO. 422272, ENVELOPE A 136 OF THE MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS, SAID 1.673 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

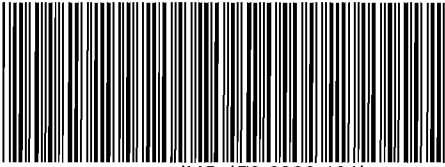
BEGINNING AT A 3/4 INCH IRON PIPE MARKING THE NORTHWEST CORNER OF SAID LOT 1, FOR THE NORTHWEST CORNER OF THIS TRACT AND THE POINT OF BEGINNING;

THENCE S 60 DEGREES 02' 05" E, ALONG THE NORTHERLY BOUNDARY LINE OF SAID LOT 1, A DISTANCE OF 330.00 FEET TO A 5/8 INCH IRON ROD MARKING THE NORTHEAST CORNER OF SAID LOT 1 AND THE NORTHWEST CORNER OF LOT 2 OF SAID BAILEY SUBDIVISION, FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE S 30 DEGREES 00' 46" W, ALONG THE COMMON LINE BETWEEN LOT 1 AND LOT 2 OF SAID BAILEY SUBDIVISION, A DISTANCE OF 221.00 FEET TO A 5/8 INCH IRON ROD MARKING THE SOUTHWEST CORNER OF LOT 2 AND THE NORTHWEST CORNER OF LOT 3 OF SAID BAILEY SUBDIVISION FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE N 60 DEGREES 00' 06" W, A DISTANCE OF 330.00 FEET TO A POINT IN THE WESTERLY BOUNDARY LINE OF SAID LOT 1, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE N 30 DEGREES 00' 46" E, ALONG THE WESTERLY BOUNDARY LINE OF SAID LOT 1, A DISTANCE OF 220.80 FEET TO THE POINT OF BEGINNING, AND CONTAINING 1.673 ACRE OF LAND, MORE OR LESS.



VG-172-2022-124

San Patricio County
Gracie Alaniz-Gonzales
San Patricio County Clerk

Instrument Number: 124

Foreclosure Posting

Recorded On: July 07, 2022 04:22 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$3.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 124
Receipt Number: 20220707000052
Recorded Date/Time: July 07, 2022 04:22 PM
User: Janie F
Station: cclerkdeeds1-pc

Record and Return To:

PIONEER LAND SERVICES
3737 REYNOSA ST
CORPUS CHRISTI TX 78416



STATE OF TEXAS
San Patricio County

I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Records of San Patricio County, Texas

Gracie Alaniz-Gonzales
San Patricio County Clerk
San Patricio County, TX

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

NOTICE OF NON-JUDICIAL FORECLOSURE

July 6, 2022

DEED OF TRUST ("Deed of Trust"):

Dated: March 25, 2013

Grantor: BAYPOINT AT NORTH SHORE, LLC

Original Trustee: GEORGE S. FINLEY

Substitute Trustee: W. DEREK DARBY

Lender: JGME CORPORATION, a Texas Corporation

Recorded in: County Clerk's File No. 626265, Official Public Records of San Patricio County, Texas.

Legal Description: LOTS ONE (1), TWO (2), THREE (3), FOUR (4), FIVE (5), SEVEN (7), NINE (9), TEN (10), ELEVEN (11), THIRTEEN (13), FOURTEEN (14), EIGHTEEN (18), AND NINETEEN (19), BAYPOINT AT NORTSHORE SUBDIVISION, AN ADDITION TO THE TOWN OF PORTLAND IN SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY MAP OR PLAT OF SAME RECORDED UNDER COUNTY CLERK'S FILE NO. 573527, OFFICIAL PUBLIC RECORDS AND IN ENVELOPE 1355, TUBE 12-3 OF THE MAP RECORDS, ALL IN SAN PATRICIO COUNTY, TEXAS. CORRECTION PLAT FILED JULY 22, 2008 UNDER COUNTY CLERK'S FILE NO. 582780 OF THE OFFICIAL PUBLIC RECORDS OF SAN PATRICIO COUNTY, TEXAS.

Secures: Real Estate Lien Note ("Note") in the original principal amount of \$1,500,000.00, executed by BAYPOINT AT NORTH SHORE, LLC, a Texas limited liability company ("Borrower") and payable to the order of Lender.

**Modifications
and Renewals:**

Renewal and Extension Agreement, dated March 25, 2015, recorded in County Clerk's File No. 653927, Official Public Records of San Patricio County, Texas (as used herein, the terms "Note" and "Deed of Trust" mean the Note and Deed of Trust as so modified, renewed, and/or extended)

Original Property:

The real property, improvements, and personal property described in and mortgaged in the Deed of Trust, including the real property described in the attached **EXHIBIT "A"**, and all rights and appurtenances thereto

Released Property:

The real property described in the attached **EXHIBIT "B"**.

Property:

The Original Property, SAVE AND EXCEPT the Released Property

Foreclosure Sale:

Date:

Tuesday, August 2, 2022

Time:

The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 A.M. and not later than three hours thereafter.

Place:

San Patricio County Courthouse in Sinton, Texas, at the following location: 400 W. Sinton Street, Sinton, Texas, at the first floor of the Courthouse, at the South entrance, between the glass doors in the vestibule, or such other location as may be designated by the County Commissioners Court of San Patricio County, Texas.

Terms of Sale:

The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that JGME CORPORATION's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, JGME CORPORATION, the owner and holder of the Note, have requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of JGME CORPORATION's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with JGME CORPORATION's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If JGME CORPORATION pass the Foreclosure Sale, notice of the date of any rescheduled

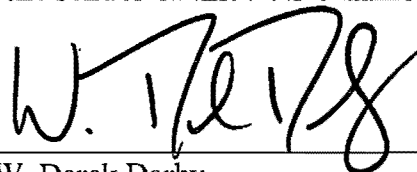
foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by JGME CORPORATION. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS SALE. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property. This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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.



W. Derek Darby
derek@darbylawpllc.com
Texas Bar No. 24049009
THE DARBY LAW GROUP, PLLC
136 W. Twohig, Suite C
San Angelo, Texas 76903
Telephone (325) 262-4777
Telecopier (325) 267-7473
Attorney and Substitute Trustee for
JGME CORPORATION

EXHIBIT "A"

ORIGINAL PROPERTY

LOTS ONE (1), TWO (2), THREE (3), FOUR (4), FIVE (5), SEVEN (7), NINE (9), TEN (10), ELEVEN (11), THIRTEEN (13), FOURTEEN (14), EIGHTEEN (18), AND NINETEEN (19), BAYPOINT AT NORTSHORE SUBDIVISION, AN ADDITION TO THE TOWN OF PORTLAND IN SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY MAP OR PLAT OF SAME RECORDED UNDER COUNTY CLERK'S FILE NO. 573527, OFFICIAL PUBLIC RECORDS AND IN ENVELOPE 1355, TUBE 12-3 OF THE MAP RECORDS, ALL IN SAN PATRICIO COUNTY, TEXAS. CORRECTION PLAT FILED JULY 22, 2008 UNDER COUNTY CLERK'S FILE NO. 582780 OF THE OFFICIAL PUBLIC RECORDS OF SAN PATRICIO COUNTY, TEXAS.

LOT FIFTEEN (15), BAYPOINT AT NORTSHORE SUBDIVISION, AN ADDITION TO THE TOWN OF PORTLAND IN SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY MAP OR PLAT OF SAME RECORDED UNDER COUNTY CLERK'S FILE NO. 573527, OFFICIAL PUBLIC RECORDS AND IN ENVELOPE 1355, TUBE 12-3 OF THE MAP RECORDS, ALL IN SAN PATRICIO COUNTY, TEXAS. CORRECTION PLAT FILED JULY 22, 2008 UNDER COUNTY CLERK'S FILE NO. 582780 OF THE OFFICIAL PUBLIC RECORDS OF SAN PATRICIO COUNTY, TEXAS.

EXHIBIT "B"

RELEASED PROPERTY

1. Lot Fourteen (14), BAYPOINT AT NORTHSORE SUBDIVISION, an Addition to the City of Portland in San Patricio County, Texas, as shown by map or plat of same recorded under Coutny Clerk's File No. 573527, Official Public Records of San Patricio County, Texas and in Envelope 1355, Tube 12-3 of the Map Records of San Patricio County, Texas. Correction Plat, filed July 22, 2008 under County Clerk's File No. 582480, Official Public Records of San Patricio County, Texas and in Envelope 1386, Tube 1-5, Map Records of San Patricio County, Texas.
2. Lot Eighteen (18), Block One (1), BAYPOINT AT NORTHSORE SUBDIVISION, an Addition to the City of Portland in San Patricio County, Texas, as shown by map or plat of same recorded under Coutny Clerk's File No. 573527, Official Public Records of San Patricio County, Texas and in Envelope 1355, Tube 12-3 of the Map Records of San Patricio County, Texas. Correction Plat, filed July 22, 2008 under County Clerk's File No. 582480, Official Public Records of San Patricio County, Texas and in Envelope 1386, Tube 1-5, Map Records of San Patricio County, Texas.
3. Lot Eleven (11), BAYPOINT AT NORTHSORE SUBDIVISION, an Addition to the City of Portland in San Patricio County, Texas, as shown by map or plat of same recorded under Coutny Clerk's File No. 573527, Official Public Records of San Patricio County, Texas and in Envelope 1355, Tube 12-3 of the Map Records of San Patricio County, Texas. Correction Plat, filed July 22, 2008 under County Clerk's File No. 582480, Official Public Records of San Patricio County, Texas and in Envelope 1386, Tube 1-5, Map Records of San Patricio County, Texas.
4. Lot Ten (10), BAYPOINT AT NORTHSORE SUBDIVISION, an Addition to the City of Portland in San Patricio County, Texas, as shown by map or plat of same recorded under Coutny Clerk's File No. 573527, Official Public Records of San Patricio County, Texas and in Envelope 1355, Tube 12-3 of the Map Records of San Patricio County, Texas. Correction Plat, filed July 22, 2008 under County Clerk's File No. 582480, Official Public Records of San Patricio County, Texas and in Envelope 1386, Tube 1-5, Map Records of San Patricio County, Texas.
5. Lot Nine (9), BAYPOINT AT NORTHSORE SUBDIVISION, an Addition to the City of Portland in San Patricio County, Texas, as shown by map or plat of same recorded under Coutny Clerk's File No. 573527, Official Public Records of San Patricio County, Texas and in Envelope 1355, Tube 12-3 of the Map Records of San Patricio County, Texas. Correction Plat, filed July 22, 2008 under County Clerk's File No. 582480, Official Public Records of San Patricio County, Texas and in Envelope 1386, Tube 1-5, Map Records of San Patricio County, Texas.
6. Lot Thirteen (13), BAYPOINT AT NORTHSORE SUBDIVISION, an Addition to the City of Portland in San Patricio County, Texas, as shown by map or plat of same recorded

under County Clerk's File No. 573527, Official Public Records of San Patricio County, Texas and in Envelope 1355, Tube 12-3 of the Map Records of San Patricio County, Texas. Correction Plat, filed July 22, 2008 under County Clerk's File No. 582480, Official Public Records of San Patricio County, Texas and in Envelope 1386, Tube 1-5, Map Records of San Patricio County, Texas.

7. The West Ten (10) feet of Lot Fifteen (15), BAYPOINT AT NORTSHORE SUBDIVISION, an Addition to the City of Portland in San Patricio County, Texas, as shown by map or plat of same recorded under County Clerk's File No. 573527, Official Public Records of San Patricio County, Texas and in Envelope 1355, Tube 12-3 of the Map Records of San Patricio County, Texas. Correction Plat, filed July 22, 2008 under County Clerk's File No. 582480, Official Public Records of San Patricio County, Texas and in Envelope 1386, Tube 1-5, Map Records of San Patricio County, Texas.
8. Lot Nineteen (19), BAYPOINT AT NORTSHORE SUBDIVISION, an Addition to the City of Portland in San Patricio County, Texas, as shown by map or plat of same recorded under County Clerk's File No. 573527, Official Public Records of San Patricio County, Texas and in Envelope 1355, Tube 12-3 of the Map Records of San Patricio County, Texas. Correction Plat, filed July 22, 2008 under County Clerk's File No. 582480, Official Public Records of San Patricio County, Texas and in Envelope 1386, Tube 1-5, Map Records of San Patricio County, Texas.
9. Lot Two (2), BAYPOINT AT NORTSHORE SUBDIVISION, an Addition to the City of Portland in San Patricio County, Texas, as shown by map or plat of same recorded under County Clerk's File No. 573527, Official Public Records of San Patricio County, Texas and in Envelope 1355, Tube 12-3 of the Map Records of San Patricio County, Texas. Correction Plat, filed July 22, 2008 under County Clerk's File No. 582480, Official Public Records of San Patricio County, Texas and in Envelope 1386, Tube 1-5, Map Records of San Patricio County, Texas.



VG-172-2022-123

San Patricio County
Gracie Alaniz-Gonzales
San Patricio County Clerk

Instrument Number: 123

Foreclosure Posting

Recorded On: July 07, 2022 03:49 PM

Number of Pages: 7

" Examined and Charged as Follows: "

Total Recording: \$3.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 123
Receipt Number: 20220707000048
Recorded Date/Time: July 07, 2022 03:49 PM
User: Janie F.
Station: cclerkdeeds1-pc

Record and Return To:

THE DARBY LAW GROUP PLLC



STATE OF TEXAS
San Patricio County

I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Records of San Patricio County, Texas

Gracie Alaniz-Gonzales
San Patricio County Clerk
San Patricio County, TX

NOTICE OF SUBSTITUTE TRUSTEE

Deed of Trust Date:
11/7/2019

Grantor(s)/Mortgagor(s):
RICHARD PASAHOL AND REGINA PASAHOL,
HUSBAND AND WIFE
Current Beneficiary/Mortgagee:
Caliber Home Loans, Inc.

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC. ("MERS") SOLELY AS A NOMINEE FOR CALIBER
HOME LOANS, INC., ITS SUCCESSORS AND ASSIGNS

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 693831

Property County:
SAN PATRICIO

Mortgage Servicer:
Caliber Home Loans, Inc. is representing the Current
Beneficiary/Mortgagee under a servicing agreement with the
Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
13801 Wireless Way,
Oklahoma City, OK 73134

Legal Description: LOT EIGHT (8), BLOCK FOUR (4), BAY LANDING SUBDIVISION UNIT 3, LOCATED IN THE CITY OF PORTLAND, SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT THEREOF RECORDED IN ENVELOPE 1771-1773, TUBE 35-1, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR ALL PERTINENT PURPOSES.

Date of Sale: 8/2/2022

Earliest Time Sale Will Begin: 1:00:00 PM

Place of Sale of Property: San Patricio County Courthouse, 400 West Sinton Street, Sinton, TX 78387 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

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.

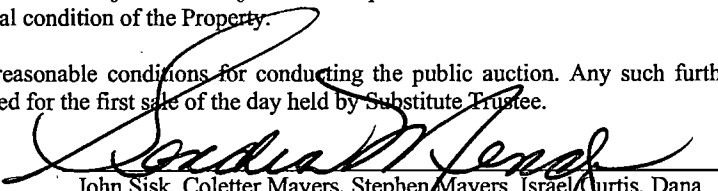
The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

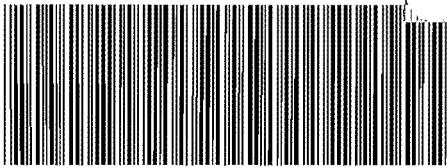
Notice Pursuant to Tex. Prop. Code § 51.002(i):

Assert and protect your rights as member of the armed forces of the United States. If you or your spouse are serving on active military duty, including active military duty as a member of the Texas National 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.


John Sisk, Coletter Mayers, Stephen Mayers, Israel Curtis, Dana Dennen, Marcia Chapa, Dylan Ruiz, Amy Ortiz, Evan Press, Lacreacia Robinson, Beatriz Sanchez, Edward Luby, Aleena Litton, Cary Corenblum, Joshua Sanders, Matthew Hansen, Auction.com, Arnold Mendoza, Jo Woolsey, Bob Frisch, Sandra Mendoza, Jodi Steen, Susan Sandoval, Leslye Evans, Janice Stoner, Mary Goldston or Alexis Mendoza
or Thuy Frazier
or Cindy Mendoza
or Catherine Allen-Rea
or Cole Patton, Substitute Trustee
McCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

MH File Number: TX-22-92620-POS
Loan Type: Conventional Residential



VG-172-2022-120

San Patricio County
Gracie Alaniz-Gonzales
San Patricio County Clerk

Instrument Number: 120

Foreclosure Posting

Recorded On: June 30, 2022 11:35 AM

Number of Pages: 2

" Examined and Charged as Follows: "

Total Recording: \$3.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 120
Receipt Number: 20220630000038
Recorded Date/Time: June 30, 2022 11:35 AM
User: Janie F
Station: cclerkdeeds1-pc

Record and Return To:

PIONEER LAND SERVICES
3737 REYNOSA ST
CORPUS CHRISTI TX 78416



STATE OF TEXAS
San Patricio County

I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Records of San Patricio County, Texas

Gracie Alaniz-Gonzales
San Patricio County Clerk
San Patricio County, TX

NOTICE OF FORECLOSURE SALE

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 OR 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.

1. Property to Be Sold. The property to be sold is described as follows: LOT NUMBER ELEVEN AND TWELVE (11 AND 12) IN BLOCK NUMBER THREE (3), MESQUITE ACRES, UNIT 1, A SUBDIVISION IN SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY MAP OR PLAT OF THE SAME RECORDS IN VOLUME 6, PAGE 1, OF THE MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 03/26/2014 and recorded in Document 636230 real property records of San Patricio County, Texas.

3. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

Date: 08/02/2022

Time: 01:00 PM

Place: San Patricio County, Texas at the following location: FIRST FLOOR OF THE COURTHOUSE AT THE SOUTH ENTRANCE BETWEEN THE GLASS DOORS IN THE VESTIBULE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.

5. Obligations Secured. The Deed of Trust executed by JIM ELAM, provides that it secures the payment of the indebtedness in the original principal amount of \$109,500.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. FINANCE OF AMERICA REVERSE LLC is the current mortgagee of the note and deed of trust and FINANCE OF AMERICA REVERSE LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is FINANCE OF AMERICA REVERSE LLC c/o FINANCE OF AMERICA REVERSE LLC, 3900 Capital City Blvd., Lansing, MI 48906 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. Substitute Trustee(s) Appointed to Conduct Sale. In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

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.



Mackie Wolf Zientz & Mann, P.C.

Brandon Wolf, Attorney at Law

L. Keller Mackie, Attorney at Law

Michael Zientz, Attorney at Law

Lori Liane Long, Attorney at Law

Chelsea Schneider, Attorney at Law

Ester Gonzales, Attorney at Law

Karla Balli, Attorney at Law

Parkway Office Center, Suite 900

14160 Dallas Parkway

Dallas, TX 75254

Certificate of Posting

I am **Sandra Mendoza** whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on 6-30-22 I filed this Notice of Foreclosure Sale at the office of the San Patricio County Clerk and caused it to be posted at the location directed by the San Patricio County Commissioners Court.



VG-172-2022-121

San Patricio County
Gracie Alaniz-Gonzales
San Patricio County Clerk

Instrument Number: 121

Foreclosure Posting

Recorded On: June 30, 2022 11:35 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$3.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 121
Receipt Number: 20220630000038
Recorded Date/Time: June 30, 2022 11:35 AM
User: Janie F
Station: cclerkdeeds1-pc

Record and Return To:

PIONEER LAND SERVICES
3737 REYNOSA ST
CORPUS CHRISTI TX 78416



STATE OF TEXAS
San Patricio County

I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Records of San Patricio County, Texas

Gracie Alaniz-Gonzales
San Patricio County Clerk
San Patricio County, TX

NOTICE OF DEFAULT AND FORECLOSURE SALE

WHEREAS, on April 25, 2003, a certain Adjustable Rate Home Equity Conversion Deed of Trust ("Reverse Mortgage") was executed by IMA JEAN FELKNER, as mortgagor in favor of Wells Fargo Home Mortgage, Inc., as mortgagee and ROBERT K. FOWLER, as trustee, and was recorded on May 2, 2003 under Clerk's Instrument Number 517969 in the real property records of San Patricio County, Texas.

WHEREAS, the Reverse Mortgage was insured by the United States Secretary of Housing and Urban Development (the "Secretary") pursuant to the National Housing Act for the purpose of providing single family housing; and

WHEREAS, the beneficial interest in the Reverse Mortgage is now owned by the Secretary, pursuant to an assignment dated June 25, 2013, and recorded on July 15, 2013, under Clerk's Instrument Number 629547 in the real property records of San Patricio County, Texas; and

WHEREAS, a default has been made in the covenants and conditions of the Reverse Mortgage in that the Mortgagors no longer occupies the property; and

WHEREAS, the entire amount delinquent as of August 2, 2022 is \$122,382.10; and

WHEREAS, by virtue of the default, the Secretary has declared the entire amount of the indebtedness secured by the Reverse Mortgage to be immediately due and payable;

NOW THEREFORE, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary's designation of me as Foreclosure Commissioner, recorded on October 15, 2007 in Dallas County under Clerk's File Number 20070369306, notice is hereby given that on August 2, 2022, at 01:00 PM local time or no later than three hours thereafter, all real and personal property at or used in connection with the following described premises ("Property") will be sold at public auction to the highest bidder:

LOT ONE (1), BLOCK THREE (3), TERRACE ADDITION TO THE CITY OF TAFT, SAN PATRICIO COUNTY, TEXAS, ACCORDING TO MAP OR PLAT RECORDED IN VOLUME 12, PAGE 27, OF THE MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.

Commonly known as: 410 RETAMA AVENUE, TAFT, TX 78390.

The sale will be held in San Patricio County, Texas at the following location: FIRST FLOOR OF THE COURTHOUSE AT THE SOUTH ENTRANCE BETWEEN THE GLASS DOORS IN THE VESTIBULE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

The Secretary of Housing and Urban Development will bid \$122,382.10.

There will be no proration of taxes, rents or other income or liabilities, except that the purchaser will pay, at or before closing, his prorated share of any real estate taxes that have been paid by the Secretary to the date of the foreclosure sale.

When making their bids, all bidders except the Secretary must submit a deposit totaling \$12,238.21 in the form of a certified check or cashier's check made out to the Secretary of HUD. A deposit need not accompany each oral bid. If the successful bid is oral, a deposit of \$12,238.21 must be presented before the bidding is closed. The deposit is nonrefundable. The remainder of the purchase price must be delivered within 30 days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier's check. If the Secretary is the highest bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveying fees, all real estate and other taxes that are due on or after the delivery date of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them.

The Secretary may grant an extension of time within which to deliver the remainder of the payment. All extensions will be for 15-day increments for a fee of \$500.00, paid in advance. The extension fee shall be in the form of a certified or cashier's check made payable to the Secretary of HUD. If the high bidder closes the sale prior to the expiration of any extension period, the unused portion of the extension fee shall be applied toward the amount due.

If the high bidder is unable to close the sale within the required period, or within any extension of time granted by the Secretary, the high bidder may be required to forfeit the cash deposit or, at the election of the foreclosure commissioner after consultation with the HUD representative, will be liable to HUD for any costs incurred as a result of such failure. The Commissioner may, at the direction of the HUD

representative, offer the property to the second highest bidder for an amount equal to the highest price offered by that bidder.

There is no right of redemption, or right of possession based upon a right of redemption, in the mortgagor or others subsequent to a foreclosure completed pursuant to the Act. Therefore, the Foreclosure Commissioner will issue a Deed to the purchaser(s) upon receipt of the entire purchase price in accordance with the terms of the sale as provided herein. HUD does not guarantee that the property will be vacant.

The scheduled foreclosure sale shall be cancelled or adjourned if it is established, by documented written application of the mortgagor to the Foreclosure Commissioner not less than 3 days before the date of sale, or otherwise, that the default or defaults upon which the foreclosure is based did not exist at the time of service of this notice of default and foreclosure sale, or all amounts due under the mortgage agreement are tendered to the Foreclosure Commissioner, in the form of a certified or cashier's check payable to the Secretary of HUD, before public auction of the property is completed.

The amount that must be paid if the mortgage is to be paid in full prior the scheduled sale is \$122,382.10, plus all other amounts that would be due under the mortgage agreement if payments under the mortgage had not been accelerated, advertising costs and postage expenses incurred in giving notice, mileage by the most reasonable road distance for posting notices and for the Foreclosure Commissioner's attendance at the sale, reasonable and customary costs incurred for title and lien record searches, the necessary out-of-pocket costs incurred by the Foreclosure Commissioner for recording documents, a commission for the Foreclosure Commissioner, and all other costs incurred in connection with the foreclosure prior to reinstatement.

Tender of payment by certified or cashier's check or application for cancellation of the foreclosure sale shall be submitted to the address of the Foreclosure Commissioner provided below.

Date: June 29, 2022

L. Keller Mackie
Foreclosure Commissioner
Mackie Wolf Zientz & Mann, P.C.
Parkway Office Center, Suite 900
14160 Dallas Parkway
Dallas, TX 75254
(214) 635-2650
(214) 635-2686 Fax





VG-172-2022-122

**San Patricio County
Gracie Alaniz-Gonzales
San Patricio County Clerk**

Instrument Number: 122

Foreclosure Posting

Recorded On: June 30, 2022 11:35 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$3.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 122
Receipt Number: 20220630000038
Recorded Date/Time: June 30, 2022 11:35 AM
User: Janie F
Station: cclerkdeeds1-pc

Record and Return To:

PIONEER LAND SERVICES
3737 REYNOSA ST
CORPUS CHRISTI TX 78416



**STATE OF TEXAS
San Patricio County**

I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Records of San Patricio County, Texas

Gracie Alaniz-Gonzales
San Patricio County Clerk
San Patricio County, TX

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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.

1. Date, Time, and Place of Sale.

Date: August 02, 2022

Time: The sale will begin at 1:00 PM or not later than three hours after that time.

Place: THE SOUTH ENTRANCE INSIDE BUILDING ON THE FIRST FLOOR OF THE SAN PATRICIO COUNTY COURTHOUSE or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated August 23, 2000 and recorded in Document CLERK'S FILE NO. 487717; REFILED IN CLERK'S FILE NO. 497674 real property records of SAN PATRICIO County, Texas, with CLIFFORD G. KOCH AND ESTHER R. KOCH, HUSBAND AND WIFE, grantor(s) and COUNTRYWIDE HOME LOANS, INC., mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by CLIFFORD G. KOCH AND ESTHER R. KOCH, HUSBAND AND WIFE, securing the payment of the indebtednesses in the original principal amount of \$95,200.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. VETERANS LAND BOARD OF THE STATE OF TEXAS is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.

6. Mortgage Servicer Information. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP
7105 CORPORATE DRIVE
PLANO, TX 75024



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.

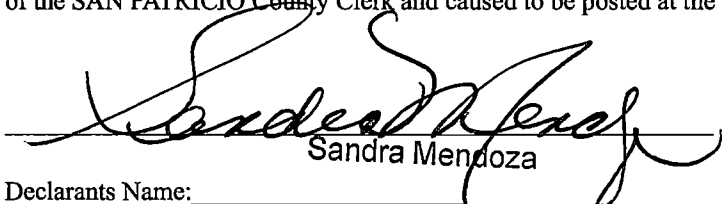
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead JOHN SISK, COLETTE MAYERS, STEPHEN MAYERS, ISRAEL CURTIS, DANA DENNEN, MARCIA CHAPA, DYLAN RUIZ, AMY ORTIZ, EVAN PRESS, LACRECIA ROBINSON, BEATRIZ SANCHEZ, EDWARD LUBY, ALEENA LITTON, CARY CORENBLUM, JOSHUA SANDERS, MATTHEW HANSEN, AUCTION.COM, SANDRA MENDOZA, ARNOLD MENDOZA, ALEXIS MENDOZA, SUSAN SANDOVAL, WILLIAM D. LAREW OR SARAH MAYS whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is Sandra Mendoza, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 6.23.22 I filed at the office of the SAN PATRICIO County Clerk and caused to be posted at the SAN PATRICIO County courthouse this notice of sale.


Sandra Mendoza

Declarants Name: _____

Date: 6.23.22

910 SUMMIT CIRCLE
PORTLAND, TX 78374

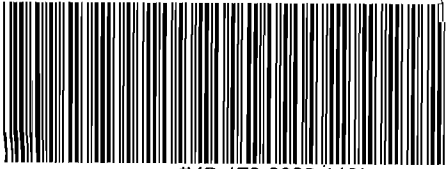
0000006238687

0000006238687

SAN PATRICIO

EXHIBIT "A"

LOT FOURTEEN (14), BLOCK SIX (6), REPLAT BRIAR BLUFF UNIT 1, AN ADDITION TO THE CITY OF PORTLAND, SAN PATRICIO COUNTY, TEXAS, ACCORDING TO MAP OR REPLAT RECORDED IN VOLUME 11, PAGE 31-32, OF THE MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.



VG-172-2022-118

San Patricio County
Gracie Alaniz-Gonzales
San Patricio County Clerk

Instrument Number: 118

Foreclosure Posting

Recorded On: June 23, 2022 10:34 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$3.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 118
Receipt Number: 20220623000028
Recorded Date/Time: June 23, 2022 10:34 AM
User: Lina G
Station: cclerkdeeds2

Record and Return To:

PIONEER LAND SERVICES
3737 REYNOSA ST
CORPUS CHRISTI TX 78416



STATE OF TEXAS
San Patricio County

I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Records of San Patricio County, Texas

Gracie Alaniz-Gonzales
San Patricio County Clerk
San Patricio County, TX

NOTICE OF FORECLOSURE SALE

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 OR 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.

1. Property to Be Sold. The property to be sold is described as follows: LOTS THREE (3) AND FOUR (4), BLOCK FOUR HUNDRED FIFTY-TWO (452), ARANSAS PASS URBAN RENEWAL, IN THE CITY OF ARANSAS PASS, SAN PATRICIO COUNTY, ACCORDING TO THE MAP RECORDED IN VOLUME 8, PAGE 38, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 10/07/2015 and recorded in Document 651112 real property records of San Patricio County, Texas.

3. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

Date: 08/02/2022

Time: 01:00 PM

Place: San Patricio County, Texas at the following location: FIRST FLOOR OF THE COURTHOUSE AT THE SOUTH ENTRANCE BETWEEN THE GLASS DOORS IN THE VESTIBULE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.

5. Obligations Secured. The Deed of Trust executed by ELVA LEE GALVAN, provides that it secures the payment of the indebtedness in the original principal amount of \$136,500.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. FINANCE OF AMERICA REVERSE LLC is the current mortgagee of the note and deed of trust and FINANCE OF AMERICA REVERSE LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is FINANCE OF AMERICA REVERSE LLC c/o FINANCE OF AMERICA REVERSE LLC, 3900 Capital City Blvd., Lansing, MI 48906 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. Substitute Trustee(s) Appointed to Conduct Sale. In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

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.



Mackie Wolf Zientz & Mann, P.C.

Brandon Wolf, Attorney at Law

✓ L. Keller Mackie, Attorney at Law

Michael Zientz, Attorney at Law

Lori Liane Long, Attorney at Law

Chelsea Schneider, Attorney at Law

Ester Gonzales, Attorney at Law

Karla Balli, Attorney at Law

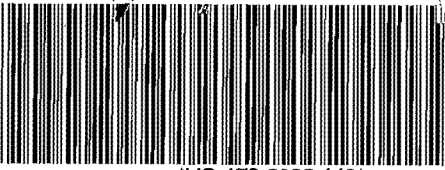
Parkway Office Center, Suite 900

14160 Dallas Parkway

Dallas, TX 75254

Certificate of Posting

I am Sandra Mendoza whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on 6.23.22 I filed this Notice of Foreclosure Sale at the office of the San Patricio County Clerk and caused it to be posted at the location directed by the San Patricio County Commissioners Court.



VG-172-2022-119

San Patricio County
Gracie Alaniz-Gonzales
San Patricio County Clerk

Instrument Number: 119

Foreclosure Posting

Recorded On: June 23, 2022 10:34 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$3.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 119
Receipt Number: 20220623000028
Recorded Date/Time: June 23, 2022 10:34 AM
User: Lina G
Station: cclerkdeeds2

Record and Return To:

PIONEER LAND SERVICES
3737 REYNOSA ST
CORPUS CHRISTI TX 78416



STATE OF TEXAS
San Patricio County

I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Records of San Patricio County, Texas

Gracie Alaniz-Gonzales
San Patricio County Clerk
San Patricio County, TX

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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.

1. Date, Time, and Place of Sale.

Date: August 02, 2022

Time: The sale will begin at 1:00 PM or not later than three hours after that time.

Place: THE SOUTH ENTRANCE INSIDE BUILDING ON THE FIRST FLOOR OF THE SAN PATRICIO COUNTY COURTHOUSE or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated November 12, 2014 and recorded in Document CLERK'S FILE NO. 642503 real property records of SAN PATRICIO County, Texas, with DARYL WAYNE GATEWOOD JR AND KRISTA MARIE GATEWOOD, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by DARYL WAYNE GATEWOOD JR AND KRISTA MARIE GATEWOOD, securing the payment of the indebtednesses in the original principal amount of \$113,680.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. U.S. BANK NATIONAL ASSOCIATION is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.

6. Mortgage Servicer Information. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. U.S. BANK NATIONAL ASSOCIATION, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o U.S. BANK NATIONAL ASSOCIATION
4801 FREDERICA ST
OWENSBORO, KY 42301



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.

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead JOHN SISK, COLETTE MAYERS, STEPHEN MAYERS, ISRAEL CURTIS, DANA DENNEN, MARCIA CHAPA, DYLAN RUIZ, AMY ORTIZ, EVAN PRESS, LACRECIA ROBINSON, BEATRIZ SANCHEZ, EDWARD LUBY, ALEENA LITTON, CARY CORENBLUM, JOSHUA SANDERS, MATTHEW HANSEN, AUCTION.COM, SANDRA MENDOZA, ARNOLD MENDOZA, ALEXIS MENDOZA, SUSAN SANDOVAL, WILLIAM D. LAREW OR SARAH MAYS whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.

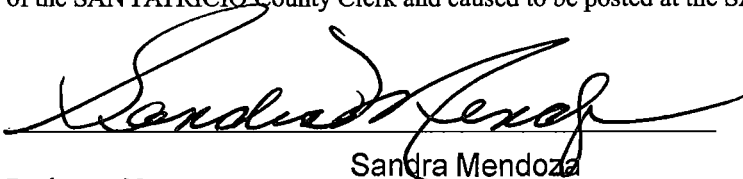


Israel Saucedo

Certificate of Posting

Sandra Mendoza

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 6-16-22 I filed at the office of the SAN PATRICIO County Clerk and caused to be posted at the SAN PATRICIO County courthouse this notice of sale.


Sandra Mendoza

Declarants Name: _____

Date: 6-16-22

108 SUTHERLAND DR
PORTLAND, TX 78374

0000009510280

0000009510280

SAN PATRICIO

EXHIBIT "A"

LOT FOUR (4), BLOCK ONE (1), SUTHERLAND ADDITION UNIT 1, AN ADDITION TO THE CITY OF PORTLAND, SAN PATRICIO COUNTY, TEXAS, ACCORDING TO MAP OR PLAT RECORDED IN VOLUME 5, PAGE 48 OF THE MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS,



VG-172-2022-114

San Patricio County
Gracie Alaniz-Gonzales
San Patricio County Clerk

Instrument Number: 114

Foreclosure Posting

Recorded On: June 16, 2022 09:15 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$3.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 114
Receipt Number: 20220616000024
Recorded Date/Time: June 16, 2022 09:15 AM
User: Lina G
Station: cclerkdeeds2

Record and Return To:

PIONEER LAND SERVICES
3737 REYNOSA ST
CORPUS CHRISTI TX 78416



STATE OF TEXAS
San Patricio County

I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Records of San Patricio County, Texas

Gracie Alaniz-Gonzales
San Patricio County Clerk
San Patricio County, TX

NOTICE OF TRUSTEE'S SALE

WHEREAS, on February 11, 2005, DENNIS COTE, AKA DENIS COTE, JOINTED PRO FORMA BY HIS SPOUSE TERESA COTE, executed a Deed of Trust/Security Instrument conveying to FIDELITY, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS BENEFICIARY, AS NOMINEE FOR COUNTRYWIDE HOME LOANS, INC., ITS SUCCESSORS AND ASSIGNS, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 541633 in the DEED OF TRUST OR REAL PROPERTY RECORDS of SAN PATRICIO COUNTY, TEXAS; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust/Security Instrument; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, AUGUST 2, 2022 between ten o'clock AM and four o'clock PM and beginning not earlier than 01:00 PM or not later than three hours thereafter, I will sell said Real Estate at San Patricio County Courthouse, 400 West Sinton Street, Sinton, TX 78387

in SAN PATRICIO COUNTY, TEXAS to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

Said Real Estate is described as follows: LOT SIXTEEN (16), BLOCK SEVEN HUNDRED FORTY NINE (749), CITY OF ARANSAS PASS, SAN PATRICIO COUNTY, TEXAS, ACCORDING TO MAP OR PLAT RECORDED IN VOLUME 3, PAGE 41, OF THE MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.

Property Address: 1315 W GOODNIGHT AVE, ARANSAS PASS, TX 78336

Mortgage Servicer: BANK OF AMERICA, N.A.

Noteholder: THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATE HOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST2005-6CB, MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2005-6CB
7105 CORPORATE DRIVE, PLANO, TX 75024-4100

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

ACTIVE MILITARY SERVICE NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you 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.

WITNESS MY HAND this 14th day of June 2022

John Sisk, Colette Mayers, Stephen Mayers, Israel Curtis, Dana Dennen, Marcia Chapa, Dylan Ruiz, Amy Ortiz, Evan Press, Lacreacia Robinson, Beatriz Sanchez, Edward Luby, Aleena Litton, Cary Corenblum, Joshua Sanders, Matthew Hansen, Auction.com, Leslye Evans, W D Larew, Arnold Mendoza, Sandra Mendoza, Alexis Mendoza, Susan Sandoval, Sarah Mays, Marinosci Law Group PC

Substitute Trustee Address:
Marinosci Law Group, P.C.
14643 Dallas Parkway, Suite 750
Dallas, Texas 75254
(972) 331-2300



VG-172-2022-115

San Patricio County
Gracie Alaniz-Gonzales
San Patricio County Clerk

Instrument Number: 115

Foreclosure Posting

Recorded On: June 16, 2022 09:15 AM

Number of Pages: 2

" Examined and Charged as Follows: "

Total Recording: \$3.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 115
Receipt Number: 20220616000024
Recorded Date/Time: June 16, 2022 09:15 AM
User: Lina G
Station: cclerkdeeds2

Record and Return To:

PIONEER LAND SERVICES
3737 REYNOSA ST
CORPUS CHRISTI TX 78416



STATE OF TEXAS
San Patricio County

I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Records of San Patricio County, Texas

Gracie Alaniz-Gonzales
San Patricio County Clerk
San Patricio County, TX

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
9/27/2018

Grantor(s)/Mortgagor(s):
JONATHAN B SALAZAR, A SINGLE PERSON

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC. ("MERS") SOLELY AS A NOMINEE FOR EXTRACO
BANKS N.A. DBA EXTRACO MORTGAGE, ITS
SUCCESSORS AND ASSIGNS

Current Beneficiary/Mortgagee:
FV-I, Inc. in trust for Morgan Stanley Mortgage Capital
Holdings LLC

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 682702

Property County:
SAN PATRICIO

Mortgage Servicer:
Specialized Loan Servicing, LLC is representing the Current
Beneficiary/Mortgagee under a servicing agreement with the
Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
6200 S. Quebec St.,
Greenwood Village, CO 80111

Legal Description: LOT THREE (3), BLOCK SEVEN (7), SECOND RANCHO CHICO ADDITION TO THE CITY OF SINTON IN SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY MAP OR PLAT OF SAME OF RECORD IN VOLUME 4, PAGE 17, OF THE MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS

Date of Sale: 8/2/2022

Earliest Time Sale Will Begin: 1:00:00 PM

Place of Sale of Property: San Patricio County Courthouse, 400 West Sinton Street, Sinton, TX 78387 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

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.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

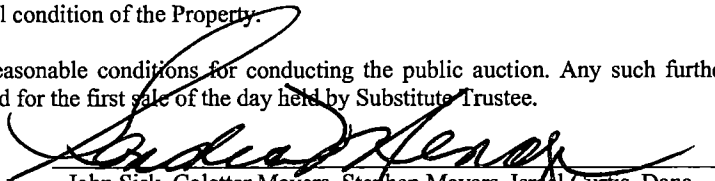
Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

Notice Pursuant to Tex. Prop. Code § 51.002(i):

Assert and protect your rights as member of the armed forces of the United States. If you or your spouse are serving on active military duty, including active military duty as a member of the Texas National 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.



John Sisk, Coletter Mayers, Stephen Mayers, Israel Curtis, Dana Dennen, Marcia Chapa, Dylan Ruiz, Amy Ortiz, Hvan Press, Lacreia Robinson, Beatriz Sanchez, Edward Luby, Aleena Litton, Cary Corenblum, Joshua Sanders, Matthew Hansen, Auction.com, Arnold Mendoza, Jo Woolsey, Bob Frisch, Sandra Mendoza, Jodi Steen, Susan Sandoval, Leslye Evans, Janice Stoner, Mary Goldston or Alexis Mendoza
or Thuy Frazier
or Cindy Mendoza
or Catherine Allen-Rea
or Cole Patton, Substitute Trustee
McCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

MH File Number: TX-22-81540-POS
Loan Type: Conventional Residential



VG-172-2022-116

San Patricio County
Gracie Alaniz-Gonzales
San Patricio County Clerk

Instrument Number: 116

Foreclosure Posting

Recorded On: June 16, 2022 09:15 AM

Number of Pages: 2

" Examined and Charged as Follows: "

Total Recording: \$3.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 116
Receipt Number: 20220616000024
Recorded Date/Time: June 16, 2022 09:15 AM
User: Lina G
Station: cclerkdeeds2

Record and Return To:

PIONEER LAND SERVICES
3737 REYNOSA ST
CORPUS CHRISTI TX 78416



STATE OF TEXAS
San Patricio County

I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Records of San Patricio County, Texas

Gracie Alaniz-Gonzales
San Patricio County Clerk
San Patricio County, TX

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
3/10/2015

Grantor(s)/Mortgagor(s):
STEVEN WOODBURY, AND CRISTINA WOODBURY,
HUSBAND AND WIFE

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC. ("MERS") ACTING SOLELY AS NOMINEE FOR
BANK OF AMERICA, N.A., ITS SUCCESSORS AND
ASSIGNS

Current Beneficiary/Mortgagee:
BANK OF AMERICA, N.A.

Recorded in:
Volume: NA
Page: NA
Instrument No: 645437

Property County:
SAN PATRICIO

Mortgage Servicer:
Bank of America, N.A. is representing the Current
Beneficiary/Mortgagee under a servicing agreement with the
Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
7105 Corporate Drive,
Plano, TX 75024

Legal Description: LOT THIRTY FOUR (34), BLOCK FIFTEEN (15), BAY RIDGE SUBDIVISION UNIT 9, AN
ADDITION TO THE CITY OF PORTLAND IN SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY MAP OR PLAT OF
SAME RECORDED IN ENVELOPE 1371-1372, TUBE 5-4, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.

Date of Sale: 8/2/2022

Earliest Time Sale Will Begin: 1PM.

Place of Sale of Property: ON THE FIRST FLOOR OF THE COURTHOUSE AT THE SOUTH ENTRANCE BETWEEN
THE GLASS DOORS IN THE VESTIBULE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT,
PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

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.

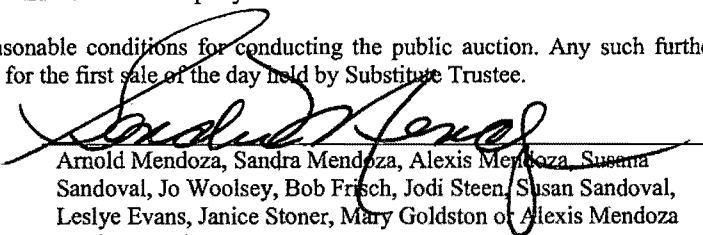
The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

Notice Pursuant to Tex. Prop. Code § 51.002(i):

**Assert and protect your rights as member of
the armed forces of the United States. If you
or your spouse are serving on active military duty,
including active military duty as a member of the
Texas National 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.**


Arnold Mendoza, Sandra Mendoza, Alexis Mendoza, Susana
Sandoval, Jo Woolsey, Bob Frisch, Jodi Steen, Susan Sandoval,
Leslye Evans, Janice Stoner, Mary Goldston or Alexis Mendoza
or Thuy Frazier
or Cindy Mendoza
or Catherine Allen-Rea
or Cole Patton, Substitute Trustee
McCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

MH File Number: TX-22-80849-POS
Loan Type: VA



VG-172-2022-117

San Patricio County
Gracie Alaniz-Gonzales
San Patricio County Clerk

Instrument Number: 117

Foreclosure Posting

Recorded On: June 16, 2022 09:15 AM

Number of Pages: 2

" Examined and Charged as Follows: "

Total Recording: \$3.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 117
Receipt Number: 20220616000024
Recorded Date/Time: June 16, 2022 09:15 AM
User: Lina G
Station: cclerkdeeds2

Record and Return To:

PIONEER LAND SERVICES
3737 REYNOSA ST
CORPUS CHRISTI TX 78416



STATE OF TEXAS
San Patricio County
I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Records of San Patricio County, Texas

Gracie Alaniz-Gonzales
San Patricio County Clerk
San Patricio County, TX

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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.

1. Date, Time, and Place of Sale.

Date: August 02, 2022

Time: The sale will begin at 1:00 PM or not later than three hours after that time.

Place: THE SOUTH ENTRANCE INSIDE BUILDING ON THE FIRST FLOOR OF THE SAN PATRICIO COUNTY COURTHOUSE or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated October 23, 2020 and recorded in Document CLERK'S FILE NO. 703746 real property records of SAN PATRICIO County, Texas, with SHANNON M. SMITH, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by SHANNON M. SMITH, securing the payment of the indebtednesses in the original principal amount of \$228,288.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. MIDFIRST BANK is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.

6. Mortgage Servicer Information. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK
999 N.W. GRAND BLVD
STE 110
OKLAHOMA CITY, OK 73118-6077



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.

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead JOHN SISK, COLETTE MAYERS, STEPHEN MAYERS, ISRAEL CURTIS, DANA DENNEN, MARCIA CHAPA, DYLAN RUIZ, AMY ORTIZ, EVAN PRESS, LACRECIA ROBINSON, BEATRIZ SANCHEZ, EDWARD LUBY, ALEENA LITTON, CARY CORENBLUM, JOSHUA SANDERS, MATTHEW HANSEN, AUCTION.COM, SANDRA MENDOZA, ARNOLD MENDOZA, ALEXIS MENDOZA, SUSAN SANDOVAL, WILLIAM D. LAREW OR SARAH MAYS whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is Alexis Mendoza, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 6.9.22 I filed at the office of the SAN PATRICIO County Clerk and caused to be posted at the SAN PATRICIO County courthouse this notice of sale.

Declarants Name: Alexis Mendoza

Date: 6.9.22

1. Introduction

2. Methodology

3. Results and Discussion

216 PECOS ST
PORTLAND, TX 78374

0000009520792

0000009520792

SAN PATRICIO

EXHIBIT "A"

LOT THIRTY-FOUR (34), BLOCK SIX (6), EAST CLIFF NO. 5, A SUBDIVISION IN THE CITY OF PORTLAND, SAN PATRICIO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 8, PAGE 5 OF THE MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.



VG-172-2022-112

San Patricio County
Gracie Alaniz-Gonzales
San Patricio County Clerk

Instrument Number: 112

Foreclosure Posting

Recorded On: June 09, 2022 11:27 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$3.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 112
Receipt Number: 20220609000027
Recorded Date/Time: June 09, 2022 11:27 AM
User: Lina G
Station: cclerkdeeds2

Record and Return To:

PIONEER LAND SERVICES
3737 REYNOSA ST
CORPUS CHRISTI TX 78416



STATE OF TEXAS
San Patricio County
I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Records of San Patricio County, Texas

Gracie Alaniz-Gonzales
San Patricio County Clerk
San Patricio County, TX

Notice of Substitute Trustee's Sale

Notice Concerning Military Duty: 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. Tex. Prop. Code § 51.002(i)

Deed of Trust Date: January 11, 2019	Original Mortgagor/Grantor: WESTON B. MCWHORTER AND ARIEN E. MCWHORTER
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR CALIBER HOME LOANS, INC., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: U.S. BANK NATIONAL ASSOCIATION
Recorded in: Volume: N/A Page: N/A Instrument No: 684710	Property County: SAN PATRICIO
Mortgage Servicer: U.S. BANK NATIONAL ASSOCIATION	Mortgage Servicer's Address: 4801 Frederica Street Owensboro KY 42301

* The mortgage servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

Secures: Note in the original principal amount of \$150,350.00, executed by WESTON B MCWHORTER; ARIEN E MCWHORTER and payable to the order of Lender.

Property Address/Mailing Address: 2955 LAKEVIEW WEST DRIVE, INGLESIDE, TX 78362

Legal Description of Property to be Sold: LOT THIRTEEN (13), BLOCK THREE (3), LAKEVIEW SUBDIVISION, A SUBDIVISION OF THE CITY OF INGLESIDE, SAN PATRICIO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN ENVELOPE A-118-A-119, OF THE MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS; AND AS RATIFIED UNDER CLERK'S FILE NO. 428954 OF THE REAL PROPERTY RECORDS OF SAN PATRICIO COUNTY, TEXAS. .

Date of Sale: August 02, 2022	Earliest time Sale will begin: 1:00 PM
--------------------------------------	---

Place of sale of Property: San Patricio County Courthouse, 400 West Sinton Street, Sinton, TX 78387 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

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.

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *U.S. BANK NATIONAL ASSOCIATION*, the owner and holder of the Note, has requested John Sisk, Colette Mayers, Stephen Mayers, Israel Curtis, Dana Dennen, Marcia Chapa, Dylan Ruiz, Amy Ortiz, Evan Press, Lacrechia Robinson, Beatriz Sanchez, Edward Luby, Aleena Litton, Cary Corenblum, Joshua Sanders, Matthew Hansen, Auction.com whose address is 1 Mauchly Irvine, CA 92618 OR Arnold Mendoza, Susan Sandoval, Jo Woolsey, Bob Frisch, Sandra Mendoza, Jodi Steen, Leslye Evans, Janice Stoner, Mary Goldston or Alexis Mendoza whose address is 14800 Landmark Blvd.,



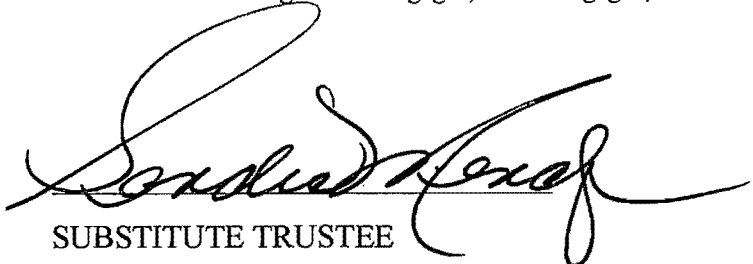
Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *U.S. BANK NATIONAL ASSOCIATION* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, John Sisk, Colette Mayers, Stephen Mayers, Israel Curtis, Dana Dennen, Marcia Chapa, Dylan Ruiz, Amy Ortiz, Evan Press, Lacreacia Robinson, Beatriz Sanchez, Edward Luby, Aleena Litton, Cary Corenblum, Joshua Sanders, Matthew Hansen, Auction.com whose address is 1 Mauchly Irvine, CA 92618 OR Arnold Mendoza, Susan Sandoval, Jo Woolsey, Bob Frisch, Sandra Mendoza, Jodi Steen, Leslye Evans, Janice Stoner, Mary Goldston or Alexis Mendoza whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by John Sisk, Colette Mayers, Stephen Mayers, Israel Curtis, Dana Dennen, Marcia Chapa, Dylan Ruiz, Amy Ortiz, Evan Press, Lacreacia Robinson, Beatriz Sanchez, Edward Luby, Aleena Litton, Cary Corenblum, Joshua Sanders, Matthew Hansen, Auction.com whose address is 1 Mauchly Irvine, CA 92618 OR Arnold Mendoza, Susan Sandoval, Jo Woolsey, Bob Frisch, Sandra Mendoza, Jodi Steen, Leslye Evans, Janice Stoner, Mary Goldston or Alexis Mendoza whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

Limitation of Damages: 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 Mortgagor, the Mortgagee, or the Mortgagee's attorney.



SUBSTITUTE TRUSTEE

John Sisk, Colette Mayers, Stephen Mayers, Israel Curtis, Dana Dennen, Marcia Chapa, Dylan Ruiz, Amy Ortiz, Evan Press, Lacreacia Robinson, Beatriz Sanchez, Edward Luby, Aleena Litton, Cary Corenblum, Joshua Sanders, Matthew Hansen, Auction.com OR Arnold Mendoza, Susan Sandoval, Jo Woolsey, Bob Frisch, Sandra Mendoza, Jodi Steen, Leslye Evans, Janice Stoner, Mary Goldston or Alexis Mendoza, Trustee

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,
10700 Abbott's Bridge Road, Suite 170, Duluth, Georgia
30097; PH: (470)321-7112



VG-172-2022-113

San Patricio County
Gracie Alaniz-Gonzales
San Patricio County Clerk

Instrument Number: 113

Foreclosure Posting

Recorded On: June 09, 2022 11:27 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$3.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 113
Receipt Number: 20220609000027
Recorded Date/Time: June 09, 2022 11:27 AM
User: Lina G
Station: cclerkdeeds2

Record and Return To:

PIONEER LAND SERVICES
3737 REYNOSA ST
CORPUS CHRISTI TX 78416



STATE OF TEXAS
San Patricio County

I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Records of San Patricio County, Texas

Gracie Alaniz-Gonzales
San Patricio County Clerk
San Patricio County, TX

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**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.**

Matter No.: 103875-TX

Date: May 26, 2022

County where Real Property is Located: San Patricio

ORIGINAL MORTGAGOR: ANDRES VASQUEZ, III, AN UNMARRIED MAN

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS
BENEFICIARY, AS NOMINEE FOR IFREEDOM DIRECT
CORPORATION, ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: PennyMac Loan Services, LLC

MORTGAGE SERVICER: PennyMac Loan Services, LLC

DEED OF TRUST DATED 1/27/2013, RECORDING INFORMATION: Recorded on 2/5/2013, as Instrument No. 624806 and later modified by a loan modification agreement recorded as Instrument 679794 on 07/27/2018

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): **LOT ONE (1), BLOCK SEVEN (7). WEST WOOD ESTATES UNIT 3A, A SUBDIVISION OF THE CITY OF PORTLAND, SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT THEREOF RECORDED IN ENVELOPE 1438-1439, TUBE 33-2, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR ALL PERTINENT PURPOSES.**

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **8/2/2022**, the foreclosure sale will be conducted in **San Patricio** County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than **1:00 PM**, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

PennyMac Loan Services, LLC is acting as the Mortgage Servicer for PennyMac Loan Services, LLC who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. PennyMac Loan Services, LLC, as Mortgage Servicer, is representing the Mortgagee, whose address is:

PennyMac Loan Services, LLC
3043 Townsgate Rd, Suite 200
Westlake Village, CA 91361

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is

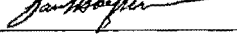


Matter No.: 103875-TX

authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

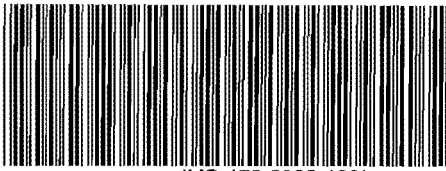
WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE ARNOLD MENDOZA, SANDRA MENDOZA, ALEXIS MENDOZA, SUSANA SANDOVAL, PAUL A. HOEFKER, ROBERT L. NEGRIN** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Aldridge Pite, LLP, 701 N. Post Oak Road, Suite 205, Houston, TX 77024, Phone: (713) 293-3618.

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.

By: 

Paul A. Hoefker, Attorney
Robert L. Negrin, Attorney
Aldridge Pite, LLP
701 N. Post Oak Road, Suite 205
Houston, TX 77024

Return to:
ALDRIDGE PITE, LLP
4375 JUTLAND DR., SUITE 200
P.O. BOX 17935
SAN DIEGO, CA 92177-0935
FAX #: 619-590-1385
866-931-0036



VG-172-2022-106

San Patricio County
Gracie Alaniz-Gonzales
San Patricio County Clerk

Instrument Number: 106

Foreclosure Posting

Recorded On: June 02, 2022 09:23 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$3.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 106
Receipt Number: 20220602000003
Recorded Date/Time: June 02, 2022 09:23 AM
User: Janie F
Station: cclerkdeeds1-pc

Record and Return To:

PIONEER LAND SERVICES
3737 REYNOSA ST

CORPUS CHRISTI TX 78416



STATE OF TEXAS

San Patricio County

I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Records of San Patricio County, Texas

Gracie Alaniz-Gonzales
San Patricio County Clerk
San Patricio County, TX