

NOTICE OF TRUSTEE'S SALE

WHEREAS, on November 26, 2013, THOMAS BRANDESKY AND SPOUSE, PRISCILLA BARDWELL, executed a Deed of Trust/Security Instrument conveying to CALVIN C. MANN, JR., as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR OPEN MORTGAGE, LLC ITS SUCCESSORS AND ASSIGNS., in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 633377 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, DECEMBER 7, 2021** 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 THREE (3), ASHLEY SUBDIVISION, A SUBDIVISION OF THE CITY OF INGLESIDE, SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY THE FINAL PLAT THEREOF RECORDED IN ENVELOPE A-372, TUBE 20-2, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR ALL PERTINENT PURPOSES.

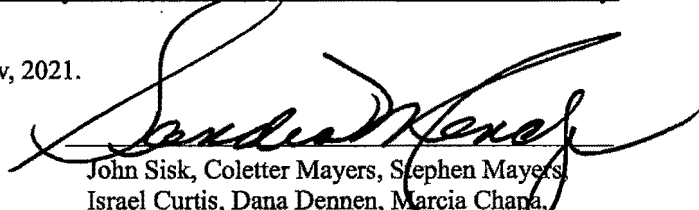
Property Address: 2567 HEWLETT, INGLESIDE, TX 78362
Mortgage Servicer: LOANCARE
Noteholder: LAKEVIEW LOAN SERVICING, LLC
3637 SENTARA WAY, SUITE 303, VIRGINIA BEACH, VA
23452

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 9th day of Nov, 2021.



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, 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) 331-2306





VG-172-2021-40

San Patricio County
Gracie Alaniz-Gonzales
San Patricio County Clerk

Instrument Number: 40

Foreclosure Posting

Recorded On: November 09, 2021 11:04 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: 40
Receipt Number: 20211109000038
Recorded Date/Time: November 09, 2021 11:04 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 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. Sender is: Codilis & Moody, P.C., 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated August 29, 2016 and recorded under Clerk's File No. 659714, in the real property records of SAN PATRICIO County Texas, with Matthew J. Villarreal and wife, Meagan D. Villarreal as Grantor(s) and Kleberg Bank, N.A. as Original Mortgagee.

Deed of Trust executed by Matthew J. Villarreal and wife, Meagan D. Villarreal securing payment of the indebtedness in the original principal amount of \$235,161.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Matthew J. Villarreal and Meagan D. Villarreal. Citizens Bank NA f/k/a RBS Citizens NA is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

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. Citizens Bank, N.A. is acting as the Mortgage Servicer for the Mortgagee. Citizens Bank, N.A., is representing the Mortgagee, whose address is: PO BOX 2800, Glen Allen, VA 23058.

Legal Description:

FIELD NOTES OF A 3.98 ACRE TRACT OF LAND (BY SURVEY), BEING THE SAME TRACT DESCRIBED AS 4.00 ACRES CONVEYED FROM HOMER E. MICK TO FRANK ANDERSON JR. BY DEED OF TRUST WITH VENDOR'S LIEN DATED DECEMBER 1, 1981, AND RECORDED IN VOLUME 642, PAGE 475 OF THE DEED OF RECORDS OF SAN PATRICIO COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

SALE INFORMATION

Date of Sale: 12/07/2021

Earliest Time Sale Will Begin: 1:00 PM

Location of Sale: The place of the sale shall be: SAN PATRICIO County Courthouse, Texas at the following location: On the first floor of the San Patricio County Courthouse at the south entrance between the glass doors in the vestibule, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

TERMS OF SALE

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

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



The sale will begin at the earliest time stated above, or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:
Codilis & Moody, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

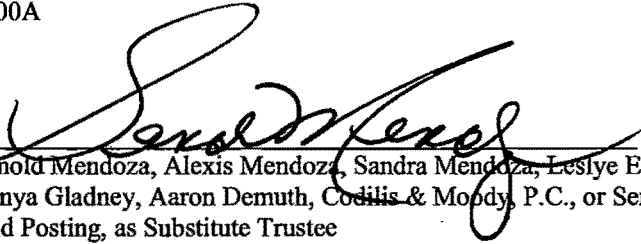

~~Arnold Mendoza, Alexis Mendoza, Sandra Mendoza, Leslye Evans, Thomas Delaney,
Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or ServiceLink Agency Sales
And Posting, as Substitute Trustee~~

EXHIBIT A

STATE OF TEXAS
COUNTY OF SAN PATRICIO

3.98 Acre Tract

Field notes of a 3.98 acre tract of land (by survey), being the same tract described as 4.00 acres conveyed from Homer E. Mick to Frank Anderson, Jr., by Deed of Trust with Vendor's Lien dated December 1, 1981, and recorded in Volume 642, Page 475 of the Deed Records of San Patricio County, Texas;

Said 3.98 acre tract is out of Blocks 81 and 82, Section 1 of the George H. Paul Subdivision of the J. J. Welder Ranch, as shown on map recorded in Volume 1, Page 12 of the Map Records of San Patricio County, Texas;

Said 3.98 acre tract is comprised of a portion of the of the D. & J. O'Boyle Survey, Abstract 21, is situated in San Patricio County, Texas; approximately ½ mile south of the town of St. Paul, and is described by metes and bounds as follows:

Beginning at a point in the centerline of County Road 2349 (old County Road 39), the west line of said Block 82 and at the northwest corner of a 2.88 acre tract of land conveyed to Mary K. Bridges, et al, by Deed recorded in Clerk's File No. 462847 of the Real Property Records of San Patricio County, Texas; for the southwest corner of said 4.00 acre tract and the southwest corner of this tract; whence the southwest corner of said Block 82. bears S 00° 51' 32" W, a distance of 288.27 feet;

Thence N 00° 51' 32" E along the centerline of said County Road 2349 (old County Road 39), the west line of said Block 82, the west line of said 4.00 acre tract, and the west line of this tract, a distance of 204.69 feet to a point at the southwest corner of a 5.942 acre tract of land conveyed from Adan Amador to Annie M. Amador by Warranty Deed dated September 24, 1980, and recorded in Volume 625, Pages 667-668 of the Deed Records of San Patricio County, Texas; for the northwest corner of said 4.00 acre tract and the northwest corner of this tract;

Thence S 88° 45' 17" E along the south line of said 5.942 acre tract, the north line of said 4.00 acre tract, and the north line of this tract, at 33.5 feet pass a 5/8" iron rod with surveyor's cap stamped "RPLS 1907" found for a line marker, in all a distance of 837.18 feet to a 5/8" iron rod with surveyor's cap stamped "RPLS 1907" found in the northerly west line of a 4.203 acre tract of land conveyed to Alan S. Maclay, et ux, by deed recorded in Clerk's File No. 364910 of the Real Property Records of San Patricio County, Texas; and at the southeast corner of said 5.942 acre tract, for the northeast corner of said 4.00 acre tract and the northeast corner of this tract;

Thence S 02° 21' 46" W along the northerly west line of said 4.203 acre tract, the east line of said 4.00 acre tract, and the east line of this tract, a distance of 215.59 feet to a 5/8" iron rod with surveyor's cap stamped "RPLS 1907" found at an interior corner of said 4.203 acre tract, for the southeast corner of said 4.00 acre tract and the southeast corner of this tract;

Thence N 87° 26' 07" W along the westerly north line of said 4.203 acre tract, the south line of said 4.00 acre tract, and the south line of this tract, a distance of 230.52 feet to a 5/8" iron rod found at the westerly northwest corner of said 4.203 acre tract and the northeast corner of said 2.88 acre tract, for an angle corner of said 4.00 acre tract and an angle corner of this tract;

Thence N 87° 31' 16" W along the north line of said 2.88 acre tract, the south line of said 4.00 acre tract, and the south line of this tract, a distance of 178.19 feet to a 5/8" iron rod found for an interior corner of said 2.88 acre tract, an exterior corner of said 4.00 acre tract, and an exterior corner of this tract;

Thence N 00° 19' 44" E along an east line of said 2.88 acre tract, a west line of said 4.00 acre tract, and a west line of this tract, a distance of 1.11 feet to a 5/8" iron rod found, at an exterior corner of said 2.88 acre tract and an interior corner of said 4.00 acre tract, for an interior corner of this tract;

Thence N 88° 13' 15" W continuing along the north line of said 2.88 acre tract, the south line of said 4.00 acre tract, and the south line of this tract, a distance of 88.75 feet to a 5/8" iron

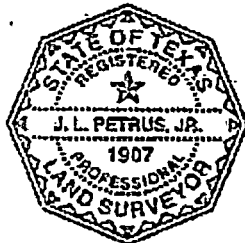
rod with surveyor's cap stamped "RPLS 2138" found for an angle corner of said 2.88 acre tract, an angle corner of said 4.00 acre tract, and an angle corner of this tract;

Thence N 89° 34' 06" W continuing along the north line of said 2.88 acre tract, the south line of said 4.00 acre tract, and the south line of this tract, a distance of 92.30 feet to a 5/8" iron rod found for an angle corner of said 2.88 acre tract, an angle corner of said 4.00 acre tract, and an angle corner of this tract;

Thence N 88° 29' 46" W continuing along the north line of said 2.88 acre tract, the south line of said 4.00 acre tract, and the south line of this tract, at 204.95 feet pass a 5/8" iron rod found for a line marker, in all a distance of 241.94 feet to the place of beginning, containing 3.98 acres of land, more or less, subject to all easements of record;

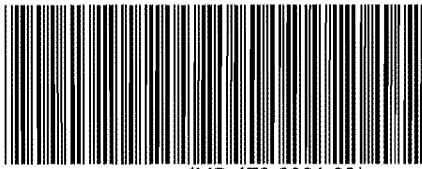
Bearings in this description were determined by a GPS Survey, NAD 27 Texas South Zone.

I, Julius L. Petrus, Jr., Registered Professional Land Surveyor of Texas, do hereby state that this description represents an actual survey made on the ground, this the 29th day of August, 2013.



A handwritten signature in black ink, appearing to read "J. L. Petrus, Jr.", written over a faint circular outline.

Registered Professional Land Surveyor
Texas Registration No. 1907



VG-172-2021-36

San Patricio County
Gracie Alaniz-Gonzales
San Patricio County Clerk

Instrument Number: 36

Foreclosure Posting

Recorded On: November 04, 2021 09:27 AM

Number of Pages: 5

" 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: 36
Receipt Number: 20211104000020
Recorded Date/Time: November 04, 2021 09:27 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

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.

5965-362

NOTICE OF FORECLOSURE SALE

1 THE PROPERTY TO BE SOLD

COMMONLY KNOWN AS

2169 LEE LANE, INGLESIDE, TEXAS 78362

LEGAL DESCRIPTION

THE SURFACE ESTATE ONLY IN LOT FIVE (5), BLOCK SEVEN (7), PARKSIDE TERRACE UNIT TWO (2), AN ADDITION TO THE CITY OF INGLESIDE, SAN PATRICIO COUNTY, TEXAS, ACCORDING TO MAP OR PLAT RECORDED IN ENVELOPES A-165 & A-166, TUBE 23-1, OF THE MAP AND/OR PLAT RECORDS OF SAN PATRICIO COUNTY, TEXAS.

2 THE DEED OF TRUST TO BE FORECLOSED UPON

RECORDED IN REAL PROPERTY RECORDS OF
SAN PATRICIO COUNTY

RECORDED ON
OCTOBER 15, 2013

UNDER DOCUMENT#
632050

3 THE SALE IS SCHEDULED TO BE HELD

PLACE

DATE

TIME

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

DECEMBER 7, 2021

1:00 PM - 4:00 PM

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 § 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.

OBLIGATIONS SECURED

The Deed of Trust executed by CASIMIRO GARZA, III and ENCARNACION M. GARZA, provides that it secures the payment of the indebtedness in the original principal amount of \$175,500.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. REVERSE MORTGAGE SOLUTIONS, INC. is the current mortgagee of the note and deed of trust and PHH MORTGAGE CORPORATION is the current mortgage servicer. A servicing agreement between the mortgager, whose address is 14405 Walters Rd., Suite 200, Houston, Texas 77014, and the mortgage service exists. TEXAS PROPERTY CODE § 51.0025 authorizes the mortgage servicer to collect the debt.

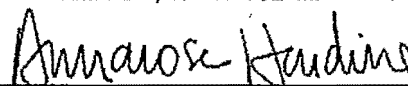
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE, THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

In accordance with Texas Property Code § 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint the following as Substitute Trustee to act under and by virtue of said Deed of Trust:

ARNOLD MENDOZA, SUSAN SANDOVAL, JO WOOLSEY, BOB FRISCH, SANDRA MENDOZA, JODI STEEN, LESLYE EVANS, JANICE STONER, MARY GOLDSTON, ALEXIS MENDOZA, NICHOLAS S. CAMPBELL, ANNAROSE M. HARDING, SARA A. MORTON, and/or BRANCH M. SHEPPARD.

ATTORNEYS AT LAW

Branch M. Sheppard
Annarose M. Harding
Sara A. Morton

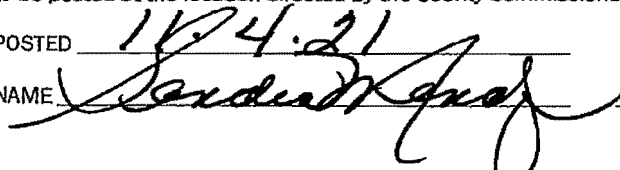

GALLOWAY, JOHNSON, TOMPKINS, BURR & SMITH
A PROFESSIONAL LAW CORPORATION
1301 McKinney Street, Suite 1400
Houston, Texas 77010
(713) 599-0700

CERTIFICATE OF POSTING

I declare under penalty of perjury that I filed this Notice of Foreclosure Sale at the office of the County Clerk and caused it to be posted at the location directed by the County Commissioners Court.

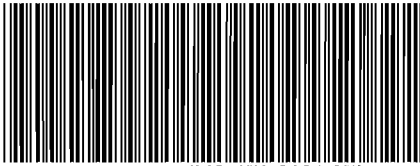
POSTED

NAME

10/4/21


Sandra Mendoza

TRUSTEE



VG-172-2021-37

San Patricio County
Gracie Alaniz-Gonzales
San Patricio County Clerk

Instrument Number: 37

Foreclosure Posting

Recorded On: November 04, 2021 09:27 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: 37
Receipt Number: 20211104000020
Recorded Date/Time: November 04, 2021 09:27 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 SALE

Deed of Trust Date:
7/18/2016

Grantor(s)/Mortgagor(s):
MICHAEL GRAMS, A MARRIED MAN,

Original Beneficiary/Mortgagee:
BOKF NA DBA BANK OF KANSAS CITY

Current Beneficiary/Mortgagee:
BOKF. N.A.

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 658478

Property County:
SAN PATRICIO

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

Mortgage Servicer's Address:
7060 S. Yale Avenue, Suite 200,
Tulsa , OK 74136

Legal Description: LOTS NINE (9), TEN (10), ELEVEN (11) AND TWELVE (12), BLOCK SEVENTY-ONE (71), INGLESIDE TOWNSITE, A SUBDIVISION IN THE TOWN OF INGLESIDE ON THE BAY, SAN PATRICIO COUNTY, TEXAS, ACCORDING TO MAP OR PLAT RECORDED IN VOLUME 5, PAGE 39, OF THE MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.

Date of Sale: 12/7/2021

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.

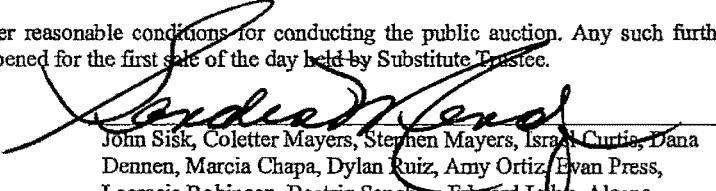
The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

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.

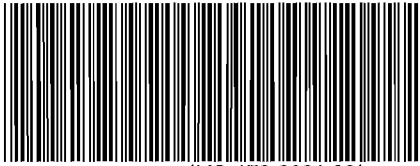
Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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 Libby, 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-21-79725-POS
Loan Type: Conventional Residential



VG-172-2021-38

San Patricio County
Gracie Alaniz-Gonzales
San Patricio County Clerk

Instrument Number: 38

Foreclosure Posting

Recorded On: November 04, 2021 09:27 AM

Number of Pages: 2

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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

116 MARIE PL
PORTLAND, TX 78374

0000008553984

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: December 07, 2021

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 February 16, 2007 and recorded in Document CLERK'S FILE NO. 566238 real property records of SAN PATRICIO County, Texas, with THOMAS SANTOS AND MARIA NORA SANTOS, grantor(s) and AMERICAN GENERAL FINANCIAL SERVICES, INC., mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by THOMAS SANTOS AND MARIA NORA SANTOS, securing the payment of the indebtednesses in the original principal amount of \$107,999.00, 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, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE CIM TRUST 2018-NR1 MORTGAGE-BACKED NOTES, SERIES 2018-NR1 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. NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
8950 CYPRESS WATERS BLVD.
COPPELL, TX 75019



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.

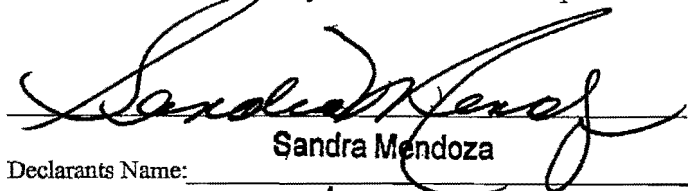
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead SANDRA MENDOZA, ARNOLD MENDOZA, ALEXIS MENDOZA, SUSAN SANDOVAL, W D LAREW OR SARAH MAYS whose address is c/o BARRETT DAFFIN FRAPPIER 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 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 11.4.21 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: 11.4.21

116 MARIE PL
PORTLAND, TX 78374

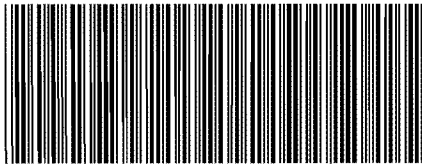
0000008553984

0000008553984

SAN PATRICIO

EXHIBIT "A"

LOT THIRTEEN (13), BLOCK SIX (6), EAST CLIFF NUMBER TWO, CITY OF PORTLAND, SAN PATRICIO COUNTY, TEXAS,
AS SHOWN BY THE MAP OR PLAT THEREOF RECORDED IN VOLUME 4, PAGE 85, MAP RECORDS OF SAN PATRICIO
COUNTY, TEXAS.



VG-172-2021-39

San Patricio County
Gracie Alaniz-Gonzales
San Patricio County Clerk

Instrument Number: 39

Foreclosure Posting

Recorded On: November 04, 2021 09:27 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: 39
Receipt Number: 20211104000020
Recorded Date/Time: November 04, 2021 09:27 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 TRUSTEE'S SALE

Date: October 15, 2021

DEED OF TRUST

DATE: November 30, 2011

GRANTOR/MORGAGOR: **Dustin Devos**

GRANTORS' COUNTY: San Patricio County

BENEFICIARY/SECURED PARTY: Joseph P, Koliba and wife, LaShea Koliba

COUNTY WHERE PROPERTY IS LOCATED: San Patricio County, Texas

TRUSTEE: **Joseph P. Koliba**

RECORDING INFORMATION: File Number 613967, Real Property Records of San Patricio County, Texas.

PROPERTY:

The North Seventy-two feet of Lot Five (N 72' of Lot 5) and the North Seventy-two feet of Lot Six (N 72' of Lot 6), Block Thirty-one (31), Townsite of Sinton in San Patricio County, Texas, as shown by map or plat of record in Volume 1, Page 31 of the Map Records of said county; and, Lots Seventeen (17) and Eighteen (18), Block Thirty-one (31), and the South Seventy-two feet (S 72') Of Lots Five (5) and Six (6), Block Thirty-one (31) of the Original Town of Sinton, San Patricio County, Texas, as shown by map or plat of record in the Map records of San Patricio County, Texas.

NOTE

DATE: November 30, 2011

AMOUNT: THREE HUNDRED FIFTY-SIX THOUSAND AND NO/100 DOLLARS (\$356,000.00)

DEBTOR: **Dustin Devos**

HOLDER: **Joseph P. Koliba and wife, LaShea Koliba**

TRUSTEE: **Joseph P. Koliba**

TRUSTEE'S MAILING ADDRESS (including county): 9433 CR 505, Mathis, Texas, San Patricio County, Texas

DATE OF SALE OF PROPERTY (first Tuesday of the month): December 7, 2021

TIME OF SALE OF PROPERTY: 10:00 A.M.

PLACE OF SALE OF PROPERTY: The front steps of the San Patricio County Courthouse, Sinton, Texas.

Because of default in performance of the obligations of the deed of trust, Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the deed of trust. The sale will begin at the time stated above.

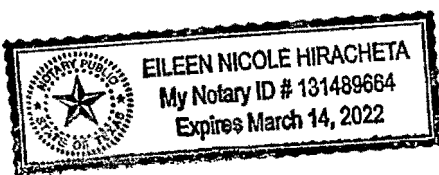
Joseph P. Koliba
Joseph P. Koliba, Trustee

THE STATE OF TEXAS

COUNTY OF SAN PATRICIO

This instrument was acknowledged before me on the 15th day of **October, 2021**, by **Joseph P. Koliba**, Trustee.

[Signature]
Notary Public, State of Texas





VG-172-2021-35

San Patricio County
Gracie Alaniz-Gonzales
San Patricio County Clerk

Instrument Number: 35

Foreclosure Posting

Recorded On: November 03, 2021 09:31 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: 35
Receipt Number: 20211103000007
Recorded Date/Time: November 03, 2021 09:31 AM
User: Lina G
Station: cclerkdeeds2

Record and Return To:

DONALD KUBICEK



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

Carrington Foreclosure Services, LLC
P.O. Box 3309
Anaheim, California 92803
For Sale Information: (888) 313-1969
For Reinstatement Requests: 1-866-874-5860
Pay Off Requests: 1-800-561-4567
TS#: 21-25691

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 5/29/2008, ROSE M. GONZALES SINGLE, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of UNKNOWN, as Trustee, Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for HOME FEDERAL SAVINGS AND LOAN, its successors and assigns, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$63,231.00, payable to the order of Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for HOME FEDERAL SAVINGS AND LOAN, its successors and assigns, which Deed of Trust is Recorded on 5/30/2008 as Volume 580937, Book, Page, in San Patricio County, Texas, Deed of Trust covers all of the real property, personal property, and fixtures described therein, including, but not limited to, all the following described property, rights and interests (the "Property"), to-wit;

LOT THREE (3), BLOCK TWO (2), REPEAT OF DRISCOLL ADDITION, AN ADDITION TO THE CITY OF TAFT IN SAN PATRICIO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 7, PAGE 9 OF THE MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS

Commonly known as: **309 REYNOLDS AVE, TAFT, TX 78390**

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Arnold Mendoza, Sandra Mendoza, Alexis Mendoza, Arnold Mendoza, Jo Woolsey, Bob Frisch, Sandra Mendoza, Jodi Steen, Susan Sandoval, Leslye Evans, Janice Stoner, Mary Goldston or Alexis Mendoza**

or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust: and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Carrington Mortgage Services, LLC whose address is 1600 Douglass Road, Suite 200 A, Anaheim, CA 92806 is acting as the mortgage servicer for **J.P. Morgan Mortgage Acquisition Corp.**, which is the mortgagee of the Note and Deed of Trust or mortgage and the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust. Carrington Mortgage Services, LLC is authorized to represent the mortgagee by virtue of a written servicing agreement with the mortgagee. Pursuant to that agreement and Texas Property Code Section 51.0025, Carrington Mortgage Services, LLC is authorized to administer the foreclosure referenced herein.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on **12/7/2021 at 1:00 PM**, or no later than three (3) hours after such time, in **San Patricio County, Texas**, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: **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**



4737151

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied.

If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's Attorney.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

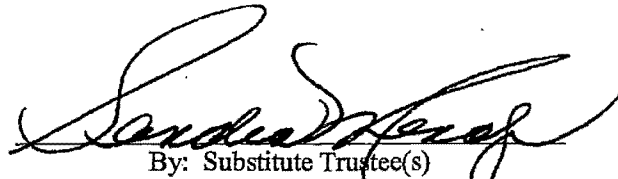
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

WITNESS, my hand this 10/27/2021

WITNESS, my hand this 10.28.21

Monica Sandoval

By: Monica Sandoval, Trustee Sale Specialist,
Team Lead
Carrington Foreclosure Services, LLC as
authorized agent for Mortgagee or Mortgage
Servicer
1500 South Douglass Road, Suite 150
Anaheim, CA 92806



By: Substitute Trustee(s)
Arnold Mendoza, Sandra Mendoza, Alexis
Mendoza, Arnold Mendoza, Jo Woolsey, Bob
Frisch, Sandra Mendoza, Jodi Steen, Susan
Sandoval, Leslye Evans, Janice Stoner, Mary
Goldston or Alexis Mendoza

C/O Carrington Foreclosure Services, LLC
1500 South Douglass Road, Suite 150
Anaheim, CA 92806

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.



VG-172-2021-33

San Patricio County
Gracie Alaniz-Gonzales
San Patricio County Clerk

Instrument Number: 33

Foreclosure Posting

Recorded On: October 28, 2021 03:24 PM

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: 33
Receipt Number: 20211028000059
Recorded Date/Time: October 28, 2021 03:24 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 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 TWENTY-NINE (29), BLOCK NUMBER ONE (1), D. STONE ADDITION, CITY OF MATHIS, SAN PATRICIO COUNTY TEXAS, ACCORDING TO THE ESTABLISHED MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 8A, MAP AND PLAT RECORDS OF SAN PATRICIO COUNTY, TEXAS.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 10/26/2016 and recorded in Document 661385 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: 12/07/2021

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 WILLIS OLIVER, provides that it secures the payment of the indebtedness in the original principal amount of \$90,000.00, 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

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 10.21.21 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-172-2021-32

San Patricio County
Gracie Alaniz-Gonzales
San Patricio County Clerk

Instrument Number: 32

Foreclosure Posting

Recorded On: October 21, 2021 11:54 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: 32
Receipt Number: 20211021000030
Recorded Date/Time: October 21, 2021 11:54 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 TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Grantor(s)	Judith A. Lawrence and Lon W. Lawrence	Deed of Trust Date	September 20, 2010
Original Mortgagee	Mortgage Electronic Registration Systems, Inc. solely as nominee for Security One Lending, its successors and assigns	Original Principal	\$75,000.00
Recording Information	Instrument #: 603470 in San Patricio County, Texas	Original Trustee	William E. Trask
Property Address	103 Lee Avenue, Gregory, TX 78359	Property County	San Patricio

MORTGAGE SERVICER INFORMATION:

Current Mortgagee	Mortgage Assets Management, LLC	Mortgage Servicer	PHH Mortgage Corporation
Current Beneficiary	Mortgage Assets Management, LLC	Mortgage Servicer Address	14405 Walters Rd, Suite 200, Houston, TX 77014

SALE INFORMATION:

Date of Sale	12/07/2021
Time of Sale	01:00 PM or no later than 3 hours thereafter
Place of Sale	On the first floor of the Courthouse at the South Entrance between the glass doors in the vestibule County Courthouse in San Patricio County, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the San Patricio County Commissioner's Court.
Substitute Trustees	Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Jodi Steen, Susan Sandoval, Leslye Evans, Vicki Hammonds, Alexis Mendoza, Janice Stoner, Mary Goldston, Selim Taherzadeh, Mo Taherzadeh, or Michael Linke, any to act
Substitute Trustees' Address	15851 N. Dallas Parkway, Suite 410, Addison, TX 75001

PROPERTY INFORMATION:

Legal Description as per the Deed of Trust:

LOT TEN (10), BLOCK THREE (3), MACAZE PARK, AN ADDITION TO THE CITY OF GREGORY, SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT THEREOF RECORDED IN VOLUME 4, PAGE 37, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS, TO WHICH IS HERE MADE FOR ALL PURPOSES.

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

Default has occurred under the Deed of Trust and all sums secured by the Deed of Trust were declared immediately due and payable. The Beneficiary has, or caused another to, removed the Original Trustee and appointed Substitute Trustees. On behalf of the Mortgagee, Mortgage Servicer, and Substitute Trustees, the undersigned is providing this Notice of Trustee's 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.

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 other 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 from the lien of the Deed of Trust. Prospective bidders

NOTICE OF TRUSTEE'S SALE

are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the Deed of Trust, the Beneficiary 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 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. Purchasers will buy the property "at the purchaser's own risk" and "at his/her peril", and no representation is made concerning the quality of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property.

Pursuant to 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.

The Deed of Trust permits the Beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee, or any subsequently appointed Trustee, 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 refiling may be after the date originally scheduled for this sale.

Interested parties are encouraged to consult counsel of their choice prior to participating in the sale of the property.

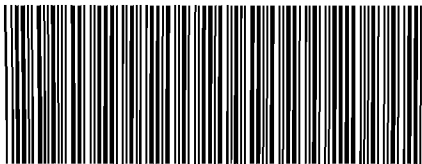
Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

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.

Dated October 12, 2021.

/s/ Selim H. Taherzadeh
Selim H. Taherzadeh
15851 N. Dallas Parkway, Suite 410
Addison, TX 75001
(469) 729-6800

Return to: TAHERZADEH, PLLC
15851 N. Dallas Parkway, Suite 410, Addison, TX 75001



VG-172-2021-31

San Patricio County
Gracie Alaniz-Gonzales
San Patricio County Clerk

Instrument Number: 31

Foreclosure Posting

Recorded On: October 14, 2021 11:36 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: 31
Receipt Number: 20211014000026
Recorded Date/Time: October 14, 2021 11:36 AM
User: Janie F
Station: cclerkdeeds1-pc

Record and Return To:

PIONEER LAND SERVICES



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 EIGHT (8), BLOCK (10), EAST CLIFF NO. 5-A, AN ADDITION TO THE CITY OF PORTLAND, SAN PATRICIO COUNTY, TEXAS ACCORDING TO MAP OR PLAT RECORDED IN VOLUME 8, PAGE 34 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 12/08/2006 and recorded in Document 564027 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: 12/07/2021

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 CHARLES L. HUFFMAN AND BURETTE T. HUFFMAN, provides that it secures the payment of the indebtedness in the original principal amount of \$265,650.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Seattle Bank is the current mortgagee of the note and deed of trust and REVERSE MORTGAGE SOLUTIONS, INC. is mortgage servicer. A servicing agreement between the mortgagee, whose address is Seattle Bank c/o REVERSE MORTGAGE SOLUTIONS, INC., 14405 Walters Road, Suite 200, Houston, TX 77014 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

Parkway Office Center, Suite 900

14160 Dallas Parkway

Dallas, TX 75254

Sandra Mendoza

Certificate of Posting

I am _____ 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 10.12.21 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-172-2021-30

San Patricio County
Gracie Alaniz-Gonzales
San Patricio County Clerk

Instrument Number: 30

Foreclosure Posting

Recorded On: October 12, 2021 11:57 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: 30
Receipt Number: 20211012000037
Recorded Date/Time: October 12, 2021 11:57 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

ATTENTION SERVICE MEMBERS: ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING IN ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR 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.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, ANDREW T. DOWD, AN UNMARRIED MAN delivered that one certain Deed of Trust dated DECEMBER 4, 2017, which is recorded in INSTRUMENT NO. 672494 of the real property records of SAN PATRICIO County, Texas, conveying to the Trustee(s) therein named the real property therein described, to secure the payment of a Promissory Note in the principal amount of \$161,000.00 payable to the order of GATEWAY MORTGAGE GROUP, LLC, to which reference is hereby made for a description of the Promissory Note, the terms and covenants of the Deed of Trust, and the property therein conveyed; and

WHEREAS, default, as same is defined in the Promissory Note and/or the Deed of Trust, has occurred and the outstanding indebtedness on same is now wholly due; and

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

WHEREAS, GATEWAY MORTGAGE GROUP, A DIVISION OF GATEWAY FIRST BANK, the Mortgagee, or the Mortgage Servicer, has instructed a Substitute Trustee(s) to sell real property described in the Deed of Trust in order to satisfy the indebtedness secured thereby.

NOTICE IS HEREBY GIVEN that on Tuesday, DECEMBER 7, 2021, beginning at 1:00 PM, or not later than three (3) hours after that time, a Substitute Trustee(s) will sell, to the highest bidder submitting cashier's check, certified check or money order, the following described real property:

LOT NO. THREE (3), LAZENBY TRACT, AN ADDITION TO THE CITY OF ARANSAS PASS, SAN PATRICIO COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 13, PAGE 26, MAP RECORDS, SAN PATRICIO COUNTY, TEXAS.

The sale will occur at that area designated by the Commissioners Court of SAN PATRICIO County, Texas, for such sales (OR AT THE FIRST FLOOR OF THE COURTHOUSE AT THE SOUTH ENTRANCE ON THE OUTSIDE OF THE BUILDING BETWEEN THE GLASS DOORS IN THE VESTIBULE).

NOTICE IS FURTHER GIVEN that the address of GATEWAY MORTGAGE GROUP, the Mortgagee or Mortgage Servicer, is P.O. BOX 1560, JENKS, OK 74037. Pursuant to the Texas Property Code, the Mortgagee or Mortgage Servicer is authorized to administer a foreclosure sale. The name and address of a substitute trustee is Michael J. Schroeder, 3610 North Josey Lane, Suite 206, Carrollton, Texas 75007. A Substitute Trustee is authorized by the Texas Property Code to set reasonable conditions for the foreclosure sale.

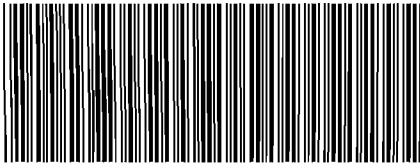
Dated: OCTOBER 11, 2021.

SUBSTITUTE TRUSTEE(S)
MICHAEL J. SCHROEDER OR SANDRA MENDOZA
OR ARNOLD MENDOZA OR ALEXIS MENDOZA OR
SUSAN SANDOVAL OR W.D. LAREW

FILE NO.: GMG-2224
PROPERTY: 180 E JOHNSON AVE
ARANSAS PASS, TEXAS 78336

ESTATE OF ANDREW T. DOWD

NOTICE SENT BY:
MICHAEL J. SCHROEDER
3610 NORTH JOSEY LANE, SUITE 206
CARROLLTON, TEXAS 75007
Tele: (972) 394-3086
Fax: (972) 394-1263



VG-172-2021-28

San Patricio County
Gracie Alaniz-Gonzales
San Patricio County Clerk

Instrument Number: 28

Foreclosure Posting

Recorded On: October 11, 2021 01:10 PM

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: 28
Receipt Number: 20211011000031
Recorded Date/Time: October 11, 2021 01:10 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 [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: December 07, 2021

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 28, 2013 and recorded in Document CLERK'S FILE NO. 632500 real property records of SAN PATRICIO County, Texas, with LAURENCE ALLAN JENSEN AND GLENDA GREEN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by LAURENCE ALLAN JENSEN AND GLENDA GREEN, securing the payment of the indebtednesses in the original principal amount of \$416,350.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. LAKEVIEW LOAN SERVICING LLC 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. LOANCARE, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o LOANCARE, LLC
3637 SENTARA WAY
VIRGINIA BEACH, VA 23452



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.

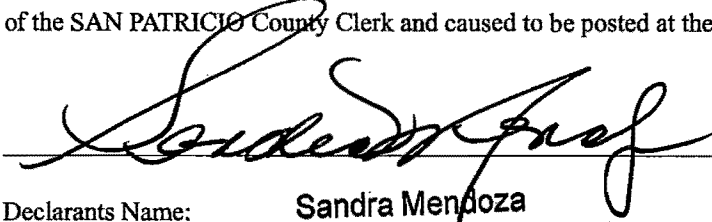
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead JOHN SISK, COLETTER MAYERS, STEPHEN MAYERS, ISRAEL CURTIS, DANA DENNEN, MARCIA CHAPA, DYLAN RUIZ, AMY ORTIZ, EVAN PRESS, LACRECIA 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 9.23.21 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: Sandra Mendoza

Date: 9.23.21

103 WHISPERING WIND
ARANSAS PASS, TX 78336

0000007693971

0000007693971

SAN PATRICIO

EXHIBIT "A"

LOTS ONE (1) AND TWO (2), WINDWARD ESTATES, CITY OF ARANSAS PASS, SAN PATRICIO COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN ENVELOPE A195-A196, TUBE 29-5, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.



VG-172-2021-25

San Patricio County
Gracie Alaniz-Gonzales
San Patricio County Clerk

Instrument Number: 25

Foreclosure Posting

Recorded On: September 23, 2021 09:53 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: 25
Receipt Number: 20210923000012
Recorded Date/Time: September 23, 2021 09:53 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