

**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.**

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**STATE OF TEXAS**

§  
§  
§

**COUNTY OF SAN PATRICIO**

Date: December 12, 2022

Borrower: Metropolitan Investing LLC

Borrower's Address: 1846 E Innovation Park Drive, Suite 100  
Oro Valley, AZ 85755

Holder: Toorak Capital Partners, LLC

Holder's Address: 15 Maple St., Second Floor West  
Summit, New Jersey 07901

Substitute Trustee: James L. Hollerbach, Arnold Mendoza, Jo Woolsey, Bob Frisch, Sandra Mendoza or Alexis Mendoza, and each of them acting alone.

Substitute Trustee's Address: 6700 N. New Braunfels Ave.  
San Antonio, Texas 78209

Deed of Trust: Deed of Trust, Assignment of Rents, Security Agreement and Fixture Filing

Date: October 15, 2020

Grantor: Metropolitan Investing LLC

Original Lender: Commerical Lender LLC

Trustee: Angela DiTommaso

Secures: Commercial Promissory Note, dated as of October 15, 2020 (the "Note"), executed by Grantor, payable to Original Lender, in the original stated principal amount of Two Hundred Twenty-Three Thousand Seven Hundred Forty-Eight Dollars and 00/100 (\$1223,748,000.00), presently owned and held by Holder.

Recording: Recorded in the Official Public Records of San Patricio County, Texas (the "Records") as DocID 703720.

Assignment from Original Lender to Toorak Capital Partners, LLC ("Toorak"): Evidenced by that certain Assignment of Deed of Trust dated November 2, 2020 and recorded in the Records as DocID 707645.

Property: All real property, improvements and personal property described as collateral in the Deed of Trust; the legal description of the property is also, for the sake of convenience only, described on Exhibit A attached hereto and made a part hereof for all purposes; however, the description of the real property, improvements and personal property in the Deed of Trust will control to the extent of any conflict or any deficiency in such description contained in this Notice of Substitute Trustee's Sale, it being the intent that the "Property", for all purposes hereof, means all property, real, personal, tangible and intangible, which constitutes collateral under, and described in, the Deed of Trust.

Foreclosure Sale:

Date of Sale: Tuesday, January 3, 2023

Time of Sale: The sale of the Property will take place between the hours of 1:00 p.m. and 4:00 p.m. local time; the earliest time at which the sale will take place is 1:00 p.m., and the sale will begin 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.

Holder has appointed James L. Hollerbach, Arnold Mendoza, Jo Woolsey, Bob Frisch, Sandra Mendoza or Alexis Mendoza, and each of them acting alone as Substitute Trustees under the Deed of Trust upon the contingency and in the manner outlined by the Deed of Trust and in

accordance with Chapter 51 of the Texas Property Code. Default has occurred pursuant to the provisions of the Deed of Trust and other documents relating to the indebtedness evidenced by the Note. The indebtedness evidenced by the Note is now wholly due. Holder has instructed Substitute Trustee to sell the Property toward the satisfaction of the Note.

The Deed of Trust encumbers both real and personal property. Notice is hereby given of Holder's election to proceed against and sell all the real property and any personal property described in the Deed of Trust in accordance with the Holder's rights and remedies under the Deed of Trust and Section 9.604 of the Texas Business and Commerce Code.

Notice is hereby given that on the Date of Sale, at the Time of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS" and further subject to any valid leases to the Property or any portion thereof, which leases shall not terminate as a result of the sale. **THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION OR QUIET ENJOYMENT OR THE LIKE FOR THE PERSONAL PROPERTY INCLUDED IN THE SALE.** Holder may bid by credit against the indebtedness evidenced by the Note and secured by the Deed of Trust. The Substitute Trustee conducting the Foreclosure Sale may, at his option, postpone the sale for a reasonable time to permit the highest bidder (if other than Holder) to produce cash to pay the purchase price bid, and the sale may be resumed if the bidder fails to produce cash to pay the purchase price within such time period, provided in any event the sale shall be concluded no later than 4:00 P.M. local time.

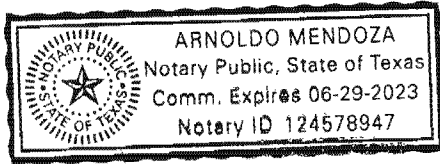
[signature on following page]

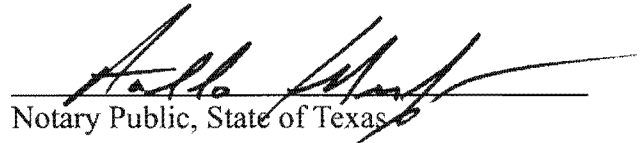
 Substitute Trustee  
Sandra Mendoza

STATE OF TEXAS           §  
  §  
COUNTY OF SAN PATRICIO   §

Subscribed and sworn to before me on this 13 day of December 2022.

[SEAL]



  
Notary Public, State of Texas

My Commission expires:  
6.29.23

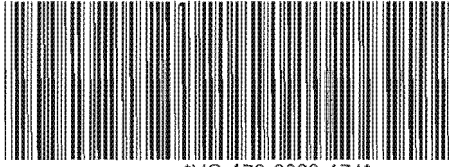
After recording return to:

Adam Rayford  
Polsinelli PC  
2950 N. Harwood Street, Suite 2100  
Dallas, Texas 75201

**EXHIBIT A**

4. Legal description of land:

LOT TWO (2), BLOCK FOUR (4) OF WHISPERING PALMS, AN ADDITION TO THE TOWN OF ARANSAS PASS IN SAN PATRICIO COUNTY, TEXAS AS SHOWN BY MAP OR PLAT OF SAME OF RECORD IN VOLUME 8, PAGE 16, OF THE MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.



\*VG-172-2022-174\*

San Patricio County  
Gracie Alaniz-Gonzales  
San Patricio County Clerk

Instrument Number: 174

Foreclosure Posting

Recorded On: December 13, 2022 09:30 AM

Number of Pages: 6

" 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: 174  
Receipt Number: 20221213000007  
Recorded Date/Time: December 13, 2022 09:30 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 OR SUBSTITUTE TRUSTEE'S SALE**

**Deed of Trust**

**Date:** November 1, 2013

**Grantor(s):** Ramiro Huerta and Leticia Z. Ramon

**Mortgagee:** Private Investors Family, LP

**Recorded in:** Clerk's File No. 2016012365

**Property County:** San Patricio County

**Legal Description:** All that certain tract or parcel of land (together with all improvements thereon, if any) situated in Harris County, Texas, being more particularly described as, LOT 30, BLOCK 2, FRENCH VILLAGE PORTLAND, SAN PATRICIO, TEXAS,, o/k/a 1208 Crosby, Portland, Tx 78374, (more particularly described in the Loan Documents)

**Date of Sale:** January 3, 2023

**Earliest Time Sale Will Begin:** 10:00 AM

**Place of Sale of Property:** Designated area of the San Patricio County Courthouse, Sinton, Tx

**PURSUANT TO SECTION 51.002 OF THE TEXAS  
PROPERTY CODE AS THE PLACE WHERE  
FORECLOSURE SALES ARE TO TAKE PLACE OR  
AS DESIGNATED BY THE COUNTY OR AS  
FURTHER DESIGNATED BY THE COUNTY  
COMMISSIONER'S COURT**

The Trustee or Substitute Trustee will sell the property by the 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.

**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 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.**

The Mortgagee, whose address is:

Private Investors Family, LP  
c/o R. Laws, PLLC  
800 N. Shoreline Blvd., Suite 2000S  
Corpus Christi, TX 78401

Dated this 10th day of September, 2022

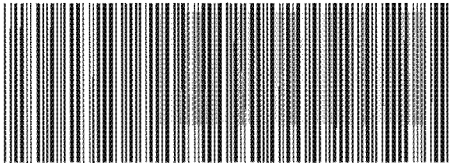
  
A handwritten signature in blue ink, appearing to read "Bridget Brown", is written over a horizontal line.

**Bridget Brown**

**Substitute Trustee**

800 N. Shoreline Blvd., Suite 2000S  
Corpus Christi, TX 78401





\*VG-172-2022-173\*

San Patricio County  
Gracie Alaniz-Gonzales  
San Patricio County Clerk

Instrument Number: 173

Foreclosure Posting

Recorded On: December 12, 2022 03:10 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$3.00

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

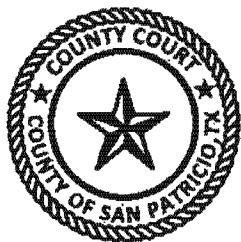
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 173  
Receipt Number: 20221212000056  
Recorded Date/Time: December 12, 2022 03:10 PM  
User: Janie F  
Station: cclerkdeeds1-pc

**Record and Return To:**

GARY LAWS



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: January 03, 2023

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.**

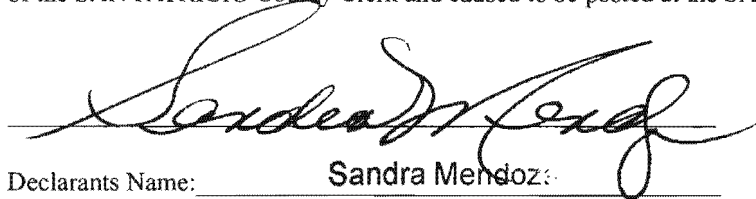
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead SANDRA MENDOZA, ARNOLD MENDOZA, ALEXIS MENDOZA, SUSAN SANDOVAL, W D LAREW OR SARAH MAYS whose address is c/o BARRETT DAFFIN FRAPPIER 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 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 12.8.22 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: Sandra Mendoza

Date: 12.8.22

**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:

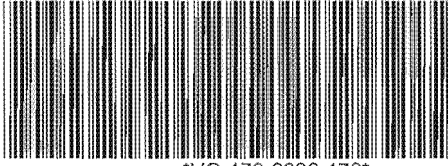
BEGINNING AT A 3/4 INCH IRON PIPE MARKING THE NORTHWEST CORNER OF SAID LOT 1, FOR THE NORTHWEST CORNER OF THIS TRACT AND THE POINT OF BEGINNING;

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-172-2022-172\*

San Patricio County  
Gracie Alaniz-Gonzales  
San Patricio County Clerk

Instrument Number: 172

Foreclosure Posting

Recorded On: December 08, 2022 11:06 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: 172  
Receipt Number: 20221208000013  
Recorded Date/Time: December 08, 2022 11:06 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: January 03, 2023

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 16, 2020 and recorded in Document CLERK'S FILE NO. 707022 real property records of SAN PATRICIO County, Texas, with MICHAEL TWADDELL TEETER A/K/A MICHAEL TEETER, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by MICHAEL TWADDELL TEETER A/K/A MICHAEL TEETER, securing the payment of the indebtednesses in the original principal amount of \$171,955.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, 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. ROCKET MORTGAGE, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o ROCKET MORTGAGE, LLC  
635 WOODWARD AVE.  
DETROIT, MI 48226



**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 12.1.22 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: Sandra Mendoza

Date: 12.1.22

2221 HICKORY DR  
PORTLAND, TX 78374

00000009433715

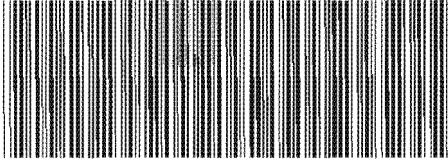
00000009433715

SAN PATRICIO

**EXHIBIT "A"**

LOT FIFTEEN (15), BLOCK THREE (3), OAK RIDGE ESTATES, CITY OF PORTLAND, SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT THEREOF RECORDED IN VOLUME 13, PAGES 5-6, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.





\*VG-172-2022-171\*

San Patricio County  
Gracie Alaniz-Gonzales  
San Patricio County Clerk

Instrument Number: 171

Foreclosure Posting

Recorded On: December 01, 2022 02:25 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: 171  
Receipt Number: 20221201000048  
Recorded Date/Time: December 01, 2022 02:25 PM  
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

**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.**

**NOTICE OF SALE**

**PURSUANT TO AUTHORITY** conferred upon the Trustee by that certain Deed of Trust dated December 20, 2019, executed by **JUAN ROGELIO CALZADA, JR., A SINGLE PERSON** ("Mortgagor") to K. Clifford Littlefield, Trustee, for the benefit of **VANDERBILT MORTGAGE AND FINANCE, INC.** ("Mortgagee"), filed for record under Instrument No. 695093, Official Public Records of San Patricio County, Texas, Mortgagee appoints K. Clifford Littlefield, Alexander J. Tiffany, Mara E. Schechter or Norma Jean Hesseltine, whose address is listed below, Arnold Mendoza, Susan Sandoval, Jo Woolsey, Bob Frisch, Sandra Mendoza, Jodi Steen, Leslye Evans, Janice Stoner, Mary Goldston or Alexis Mendoza, whose business address is 14800 Landmark Blvd., Suite 850, Dallas, Texas 75254, under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the covenants of the Deed of Trust, to sell on **Tuesday, January 3, 2023**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the San Patricio County Courthouse at the place designated by the Commissioner's Court for such sales in San Patricio County, Texas, (on the steps of the county courthouse or as designated by the County Commissioner), the sale to begin at 1:00 o'clock p.m. or not later than three (3) hours after such time on that date, selling all of the property as an entirety or in such parcels as the Trustee acting may elect the property offered for sale, more particularly described on Exhibit "A" attached hereto and made a part hereof, together with any and all improvements constructed upon, affixed to or located upon the above described real property, including but not limited to a 2020 CMH Manufactured Home, Serial No. BEL012568TXAB.

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.

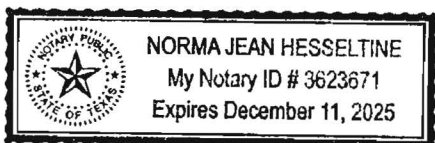
EXECUTED this 17 day of November, 2022.

*K. Littlefield*

**K. CLIFFORD LITTLEFIELD**, Mortgagee Attorney  
UPTON, MICKITS & HEYMANN, L.L.P.  
802 N. Carancahua, Suite 450  
Corpus Christi, Texas 78401  
Telephone: (361) 884-0612  
Facsimile: (361) 884-5291  
Email: [clittlefield@umhlaw.com](mailto:clittlefield@umhlaw.com)

THE STATE OF TEXAS §  
COUNTY OF NUECES §

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by **K. CLIFFORD LITTLEFIELD**, this 17 day of November, 2022, to certify which witness my hand and official seal.

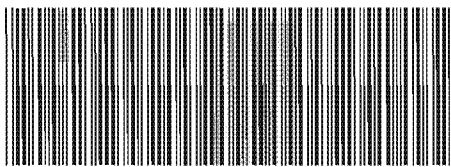


*[Signature]*  
\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

**Lot 8, Block 5, Tradewinds Estates, San Patricio County, Texas according to map or plat recorded in Volume 13, Pages 112-113, of the Map Records of San Patricio County, Texas.**

Return to:  
K. Clifford Littlefield  
Upton, Mickits & Heymann, L.L.P.  
802 N. Carancahua, Suite 450  
Corpus Christi, Texas 78401



\*VG-172-2022-169\*

San Patricio County  
Gracie Alaniz-Gonzales  
San Patricio County Clerk

Instrument Number: 169

Foreclosure Posting

Recorded On: November 18, 2022 08:08 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$3.00

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

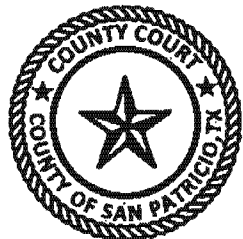
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 169  
Receipt Number: 20221118000001  
Recorded Date/Time: November 18, 2022 08:08 AM  
User: Janie F  
Station: cclerkdeeds1-pc

**Record and Return To:**

UPTON MICKITS & HEYMANN 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

**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.**

**NOTICE OF SALE**

PURSUANT TO AUTHORITY conferred upon the Trustee by that certain Deed of Trust dated October 16, 2018, executed by **DAVID A. AYER AND CYNTHIA A. LOZANO AYER, A MARRIED COUPLE** ("Mortgagor") to K. Clifford Littlefield, Trustee, for the benefit of **VANDERBILT MORTGAGE AND FINANCE, INC.** ("Mortgagee"), filed for record under Instrument No. 682506, Official Public Records of San Patricio County, Texas, Mortgagee appoints K. Clifford Littlefield, Alexander J. Tiffany, Mara E. Schechter or Norma Jean Hesseltine, whose address is listed below, Arnold Mendoza, Susan Sandoval, Jo Woolsey, Bob Frisch, Sandra Mendoza, Jodi Steen, Leslye Evans, Janice Stoner, Mary Goldston or Alexis Mendoza, whose business address is 14800 Landmark Blvd., Suite 850, Dallas, Texas 75254, under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the covenants of the Deed of Trust, to sell on **Tuesday, January 3, 2023**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the San Patricio County Courthouse at the place designated by the Commissioner's Court for such sales in San Patricio County, Texas, (on the steps of the county courthouse or as designated by the County Commissioner), the sale to begin at 1:00 o'clock p.m. or not later than three (3) hours after such time on that date, selling all of the property as an entirety or in such parcels as the Trustee acting may elect the property offered for sale, more particularly described on Exhibit "A" attached hereto and made a part hereof, together with any and all improvements constructed upon, affixed to or located upon the above described real property, including but not limited to a 2018 CMH Manufactured Home, Serial No. CW2019818TXAB.

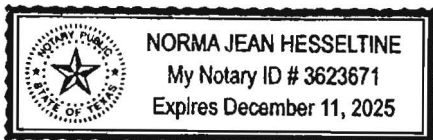
Assert and Protect Your Rights as a Member of the Armed Forces of the United States. If You Are or Your Spouse Is Serving on Active Military Duty, Including Active Military Duty as a Member of the Texas National Guard or the National Guard of Another State or as a Member of a Reserve Component of the Armed Forces of the United States. Please Send Written Notice of the Active Duty Military Service to the Sender of this Notice Immediately.

EXECUTED this 14<sup>th</sup> day of November, 2022.

**K. CLIFFORD LITTLEFIELD**, Mortgagee Attorney  
UPTON, MICKITS & HEYMANN, L.L.P.  
802 N. Carancahua, Suite 450  
Corpus Christi, Texas 78401  
Telephone: (361) 884-0612  
Facsimile: (361) 884-5291  
Email: [clittlefield@umhlaw.com](mailto:clittlefield@umhlaw.com)

THE STATE OF TEXAS       §  
COUNTY OF NUECES       §

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by **K. CLIFFORD LITTLEFIELD**, this 14<sup>th</sup> day of November, 2022, to certify which witness my hand and official seal.



\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS



EXHIBIT "A"

1.00 acres tract of land being out of Section 22 of the George H Paul Subdivision of the Coleman-Fulton Pasture Company Lands, recorded in Volume 1, Page 27 of the Map Records of San Patricio County, Texas; Said 1.00 acres tract being one-half of a 2 acres tract of land conveyed to Jose M. and Margarita G. Ramos by Deed recorded in Volume 511, Page 240 of the Deed Records of San Patricio County, Texas; Said 1.00 acres tract is comprised of a portion of the S. Riley Survey, Abstract 223, is located approximately 4 miles northeast of the City of Odem, in San Patricio County, Texas, and is described by metes and bounds as follows.

**BEGINNING** at a point in the pavement, in the approximate centerline intersection of F. M. Highway 1944 and County Road 2567, at the common corner of Sections 21, 22, 28 and 29 of said Subdivision, at the southwest corner of said Section 22 and the southwest corner of said 2 acres tract, for the southwest corner of this tract;

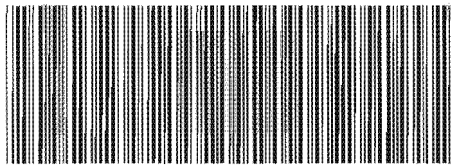
Thence N 01°03'54" E (called North) along the approximate centerline of the 60-foot right-of-way of said County Road 2567, the east line of said Section 28, the west line of said Section 22, the west line of said 2 acres tract, and the west line of this tract, at 48.00 feet pass a point whence 5/8 inch iron rod with surveyor's cap stamped "R.P.L.S. 5874" set at the intersection of the east line of the 60-foot right-of-way of said County Road 2567 and the north line of the 90-foot right-of-way of said F. M. Highway 1944 bears S 88°56'06" E a distance of 30.00 feet; in all a distance of 168.03 feet to a point at the southwest corner of the 1.00 acres Share 1, also surveyed this date, for the northwest corner of this tract,

Thence S 81°07'43" E across said 2 acres tract, along the south line of said Share 2 and the north line of this tract, at 30.28 feet pass a 5/8 inch iron rod with surveyor's cap stamped "R.P.L.S. 5874" set in said east right-of-way line of said County Road 2567 for a line marker, in all a distance of 297.94 feet to a 5/8 inch iron rod with surveyor's cap stamped "R.P.L.S. 5874" set in interior west line of a 158 acres tract of land conveyed to Edwin C. McDaniel by Deed recorded in Clark's File No. 422018 of the Real Property Records of San Patricio County, Texas; in the east line of said 2 acres tract, at the southeast corner of said Share 2, for the northeast corner of this tract;

Thence S 01°03'34" W (called South) along an interior west line of said 158 acres tract, the east line of said 2 acres tract and the east line of this tract, at 96.96 feet pass a 5/8 inch iron rod with surveyor's cap stamped "R.P.L.S. 5874" set in said north right-of-way line of F. M. Highway 1944, in all a distance of 126.96 feet to a point in the pavement, in the approximate centerline of said 90-foot right-of-way, in the north line of said Section 21 and the south line of said Section 22, at an exterior corner of said 158 acres tract, and the southeast corner of said 2 acres tract, for the southeast corner of this tract;

Thence N 88°56'06" W along the approximate centerline of said 90-foot right-of-way, the north line of said Section 21, the south line of said Section 22, the south line of said 2 acres tract, and the south line of this tract, a distance of 295.10 feet (called West 295.1') to the **POINT OF BEGINNING**, containing 1.00 acres of land, more or less, subject to any and all easements and agreements of record.

Return to:  
K. Clifford Littlefield  
Upton, Mickits & Heymann, L.L.P.  
802 N. Carancahua, Suite 450  
Corpus Christi, Texas 78401



\*VG-172-2022-168\*

San Patricio County  
Gracie Alaniz-Gonzales  
San Patricio County Clerk

Instrument Number: 168

Foreclosure Posting

Recorded On: November 15, 2022 08:07 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: 168  
Receipt Number: 20221115000005  
Recorded Date/Time: November 15, 2022 08:07 AM  
User: Janie F  
Station: cclerkdeeds1-pc

**Record and Return To:**

UPTON MICKITS & HEYMANN 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: January 03, 2023

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 March 18, 2005 and recorded in Document CLERK'S FILE NO. 542232; AS AFFECTED BY LOAN MODIFICATION AGREEMENTS CLERK'S FILE NO'S. 569252, 590990, 610517, 632265, 648636, 672594, 690747 & 693340 real property records of SAN PATRICIO County, Texas, with MARTIN M ARELLANO JR, grantor(s) and PRIORITY BANK, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by MARTIN M ARELLANO JR, securing the payment of the indebtednesses in the original principal amount of \$143,500.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. PRIORITY 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. PRIORITY BANK, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o PRIORITY BANK  
400 WEST COMMERCIAL STREET  
OZARK, AR 72949





**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.**

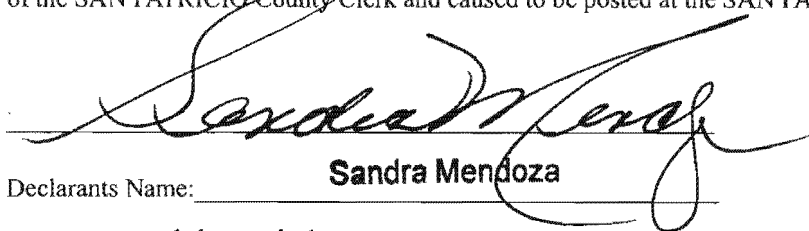
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead SANDRA MENDOZA, ARNOLD MENDOZA, ALEXIS MENDOZA, SUSAN SANDOVAL, W D LAREW OR SARAH MAYS whose address is c/o BARRETT DAFFIN FRAPPIER 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 11.10.22 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: Sandra Mendoza

Date: 11.10.22

**EXHIBIT "A"**

FIELD NOTE DESCRIPTION OF A 3.00 ACRE TRACT OF LAND OUT OF A 10.00 ACRE TRACT OF LAND DESIGNATED AS SHARE #4 AS SET ASIDE TO AMADA M. ARRELLANO IN THE PARTITION OF 42.589 ACRES OF LAND OUT OF THE NORTHERN PORTION OF AN 88.5 ACRE TRACT WHICH IN TURN BEING PART OF A 106.2 ACRE TRACT; SAID 88.5 ACRE TRACT BEING THE SAME LAND DESCRIBED IN VOLUME 132, PAGE 142, DEED RECORDS, SAN PATRICIO COUNTY, TEXAS, SAID SHARE #4 BEING OUT OF THE I. & G.N.R.R. CO. SURVEY, A-174, SAN PATRICIO COUNTY, TEXAS; SAID SHARE #4 BEING DESCRIBED IN CLERK'S FILE NO. 418167, DEED RECORDS, SAN PATRICIO, COUNTY, TEXAS; SAID 3.00 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

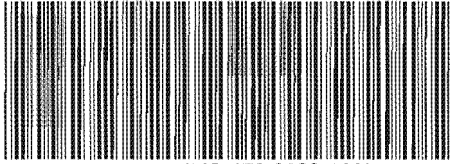
COMMENCING AT A 5/8" IRON ROD SET ON THE NORTHEAST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 37 AND ON THE SOUTHWEST LINE OF SAID SHARE #4 FOR THE POINT OF BEGINNING, THE SOUTH CORNER OF THIS 3.00 ACRE TRACT OF LAND; WHENCE A 5/8" IRON ROD FOUND ON THE NORTHEAST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 37 AT DUE INTERSECTION WITH DUE SOUTHEASTERLY LINE OF SAID 88.5 ACRE TRACT AND THE SOUTHEASTERLY LINE OF SAID 106.2 ACRE TRACT FOR THE SOUTH CORNER OF SAID SHARE #4 BEARS S. 38 DEG. 56' 20" E, A DISTANCE OF 30.67 FEET;

THENCE N 38 DEG. 56' W, WITH THE NORTHEAST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 37 AND WITH THE SOUTHWEST LINE OF SAID SHARE #4, A DISTANCE OF 324.50 FEET TO A 5/8" IRON ROD SET FOR THE WEST CORNER OF THIS 3.00 ACRE TRACT OF LAND; WHENCE A CONCRETE MONUMENT AND BRASS CAP MARKED "T.H.D.K.O.W. MARKER" FOR AN ANGLE CORNER OF SHARE #4 BEARS N 38 DEG. 56' 20" W, A DISTANCE OF 72.56 FEET;

THENCE N 49 DEG. 15' 12" E, ACROSS SAID SHARE #4, A DISTANCE OF 458.57 FEET TO A 5/8" IRON ROD SET FOR THE NORTH CORNER OF THIS 3.00 ACRE TRACT OF LAND;

THENCE S 40 DEG. 44' 48" E, A DISTANCE OF 240.24 FEET TO A 5/8" IRON ROD SET FOR THE EAST CORNER OF THIS 3.00 ACRE TRACT OF LAND;

THENCE S 39 DEG. 05' 00" W, PARALLEL WITH AND 30.00 FEET NORTHWESTERLY OF A WIRE FENCE ON THE SOUTHEASTERLY LINE OF SAID 88.5 ACRE TRACT AND THE SOUTHEASTERLY LINE OF SAID 106.2 ACRE TRACT AND THE SOUTHEASTERLY LINE OF SHARE #4, A DISTANCE OF 476.29 FEET TO THE POINT OF BEGINNING, CONTAINING 3.00 ACRES OF LAND.



\*VG-172-2022-166\*

San Patricio County  
Gracie Alaniz-Gonzales  
San Patricio County Clerk

Instrument Number: 166

Foreclosure Posting

Recorded On: November 10, 2022 12:25 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$3.00

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

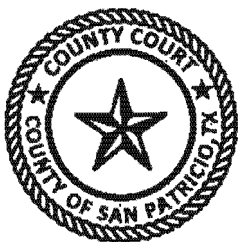
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 166  
Receipt Number: 20221110000014  
Recorded Date/Time: November 10, 2022 12:25 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: THE FOLLOWING DESCRIBED REAL PROPERTY SITUATED IN THE COUNTY OF SAN PATRICIO, STATE OF TEXAS:

LOT FOUR (4), BLOCK ONE (1), PORTLAND HEIGHTS UNIT-1, AN ADDITION TO THE CITY OF PORTLAND, SAN PATRICIO COUNTY, TEXAS, ACCORDING TO MAP OR PLAT RECORDED IN VOLUME 8, PAGE 12, OF THE MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.

FOR INFORMATIONAL PRUPOSES ONLY: MORE COMMONLY KNOWN AS 107 BARRACUDA DRIVE, PORTLAND, SAN PATRICIO, TX 783742634 HOWEVER, BY SHOWING THIS ADDRESS, NO ADDITIONAL COVERAGE IS PROVIDED.

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 04/24/2021 and recorded in Document 719223 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: 01/03/2023

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.

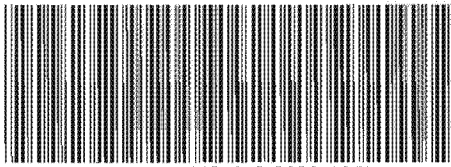
5. **Obligations Secured.** The Deed of Trust executed by LAVERNE SHRADER, provides that it secures the payment of the indebtedness in the original principal amount of \$291,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Reverse Mortgage Funding LLC is the current mortgagee of the note and deed of trust and REVERSE MORTGAGE FUNDING, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is Reverse Mortgage Funding LLC c/o REVERSE MORTGAGE FUNDING, 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

I am Sandra Mendoza Certificate of Posting  
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 11.3.22 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-172-2022-165\*

San Patricio County  
Gracie Alaniz-Gonzales  
San Patricio County Clerk

Instrument Number: 165

Foreclosure Posting

Recorded On: November 03, 2022 12:15 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: 165  
Receipt Number: 20221103000028  
Recorded Date/Time: November 03, 2022 12:15 PM  
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 SUBSTITUTE TRUSTEE'S SALE

T.S. #: 2022-02640

**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.**

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

Date: **1/3/2023**  
Time: **The earliest time the sale will begin is 1:00 PM**  
Place: San Patricio County Courthouse, Texas, at the following location: San Patricio County Courthouse, 400 West Sinton Street, Sinton, TX 78387  
Or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court, pursuant to section 51.002 of the Texas Property Code.

**Property To Be Sold** - The property to be sold is described as follows:

LOT SIX (6), TIMBERLINE PLACE, AN ADDITION TO THE CITY OF INGLESIDE IN SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY MAP OR PLAT OF SAME OF RECORD IN VOLUME 10, PAGE 20 OF THE MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.

**Commonly known as:** 2947 LOVERS LN INGLESIDE, TX 78362

**Instrument to be Foreclosed** – The instrument to be foreclosed is the Deed of Trust dated **4/4/2019** and recorded in the office of the County Clerk of San Patricio County, Texas, recorded on **4/5/2019** under County Clerk's File No **687093**, in Book -- and Page -- Correction Instrument recorded 10/4/2022 under Instrument No. 727046 of the Real Property Records of San Patricio County, Texas.

**Grantor(s):** **Jacob Atcher and Shenea Danielle Davis, husband and wife**

**Original Trustee:** **Patricia A. Gustafson**

**Substitute Trustee:** **Auction.com, Leslye Evans, W D Larew, Arnold Mendoza, Sandra Mendoza, Alexis Mendoza, Susan Sandoval, Sarah Mays, Jim Mills, Susan Mills, Andrew Mills-Middlebrook, George Hawthorne, Carla Patterson, Harry Brelsford, Laura Eaton, Bruce Menking, Jo Woolsey, Bob Frisch, Jodi Steen, Janice Stoner, Mary Goldston, Nestor Trustee Services, LLC**

**Original Mortgagee:** **Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Hometrust Mortgage Company, its successors and assigns**

**Current Mortgagee:** **Freedom Mortgage Corporation**

**Mortgage Servicer:** **Freedom Mortgage Corporation**

T.S. #: 2022-02640

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 referenced property securing the above referenced loan.

**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 mortgagee 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. Prospective bidders 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 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. 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.

**Obligations Secured** - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the promissory note in the original principal amount of \$211,105.00, executed by Jacob Atcher and Shenea Danielle Davis, husband and wife, and payable to the order of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Hometrust Mortgage Company, its successors and assigns; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of Trustor(s) to the current holder of the Obligations to the mortgagee under the deed of trust.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale.

Questions concerning the sale may be directed to the undersigned or to the Mortgagee:

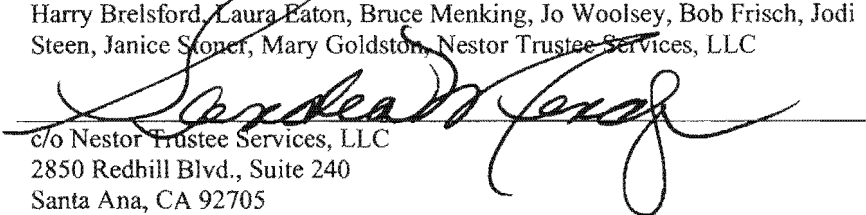
**Freedom Mortgage Corporation**  
10500 Kincaid Drive  
Fishers, IN 46037  
Phone: 855-690-5900

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

T.S. #: 2022-02640

Dated: 11.1.22

Auction.com, Leslye Evans, W D Larew, Arnold Mendoza, Sandra Mendoza, Alexis Mendoza, Susan Sandoval, Sarah Mays, Jim Mills, Susan Mills, Andrew Mills-Middlebrook, George Hawthorne, Carla Patterson, Harry Brelsford, Laura Eaton, Bruce Menking, Jo Woolsey, Bob Frisch, Jodi Steen, Janice Stoner, Mary Goldston, Nestor Trustee Services, LLC

  
c/o Nestor Trustee Services, LLC  
2850 Redhill Blvd., Suite 240  
Santa Ana, CA 92705  
Phone: (888) 403-4115  
Fax: (888) 345-5501

For sale information visit: <https://www.auction.com> or Contact (800) 280-2832.

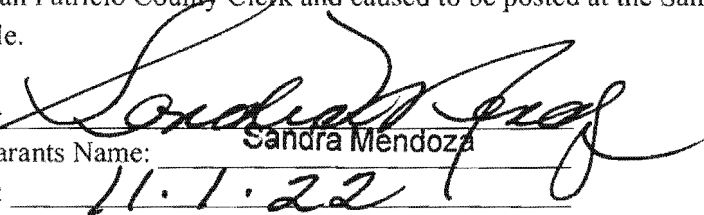
SENDER OF THIS NOTICE:  
AFTER FILING, PLEASE RETURN TO:

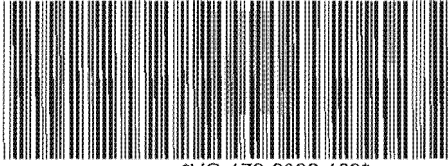
Nestor Trustee Services, LLC  
2850 Redhill Avenue, Suite 240  
Santa Ana, California 92705



**CERTIFICATE OF POSTING**

My name is Sandra Mendoza, and my address is 2850 Redhill Ave # 240, Santa Ana CA 92705  
declare under penalty of perjury that on 11.1.22 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: Sandra Mendoza  
Date: 11.1.22



\*VG-172-2022-163\*

San Patricio County  
Gracie Alaniz-Gonzales  
San Patricio County Clerk

Instrument Number: 163

Foreclosure Posting

Recorded On: November 01, 2022 02:10 PM

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: 163  
Receipt Number: 20221101000052  
Recorded Date/Time: November 01, 2022 02:10 PM  
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