

## Notice of Foreclosure Sale

June 8, 2022

### Deed of Trust ("Deed of Trust"):

Dated: October 26, 2016

Grantor: TLV Investments, LLC

Trustee: Kevin M. Maraist

Lender: First Community Bank

Recorded in: Document No. 662277 of the official public records of San Patricio County, Texas.

Legal Description: The real property, improvements, and personal property described in and mortgaged in the Deed of Trust, including the real property described as follows, and all rights and appurtenances thereto:

Lots Twenty-One (21) and Twenty-Two (22), Block Twenty-Two (22), TOWNSITE OF TAFT, San Patricio County, Texas, according to the map of Taft & Additions recorded in Volume 3, Page 3, Map Records of San Patricio County, Texas and also shown on map of First Addition to the Town of Taft recorded in Volume 2, Page 37-B, Map Records of San Patricio County, Texas (the "Property").

Secures: Promissory Note ("Note") in the original principal amount of \$220,000.00 executed by TLV Investments, LLC ("Borrower") and payable to the order of Lender and all other indebtedness of Borrower to Lender.

### Foreclosure Sale:

Date: Tuesday, July 5, 2022

Time: The sale of the Property will be held between the hours of 10:00 a.m. and 4:00 p.m. local time; **the earliest time at which the Foreclosure Sale will begin is 1:00 p.m. and not later than three hours thereafter.**

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

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

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

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

If Lender passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

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

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

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

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

Dated: June 8, 2022



---

Kevin M. Maraist, Trustee  
1001 Third St., Ste. 1  
Corpus Christi, TX 78404  
361-884-4981  
361-884-9618 (fax)

Mortgagee:

First Community Bank  
416 N. Water St.  
Corpus Christi, TX 78401



\*VG-172-2022-111\*

San Patricio County  
Gracie Alaniz-Gonzales  
San Patricio County Clerk

Instrument Number: 111

Foreclosure Posting

Recorded On: June 09, 2022 09:16 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: 111  
Receipt Number: 20220609000007  
Recorded Date/Time: June 09, 2022 09:16 AM  
User: Janie F  
Station: cclerkdeeds1-pc

**Record and Return To:**

ANDERSON LEHRMAN BARRE & MARAIST LLP  
1001 3RD STREET STE 1  
CORPUS CHRISTI TX 78404



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. #: 2022-01984

**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: 7/5/2022  
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 Seven (7), Block Two (2), BAY RIDGE SUBDIVISION UNIT 1, an addition to the City of Portland, San Patricio County, Texas, according to map or plat recorded in Envelopes A-234 & A-235, Tube 20-1 of the Map Records of San Patricio County, Texas.

**Commonly known as:** 1019 CUPERTINO ST PORTLAND, TX 78374

**Instrument to be Foreclosed** - The instrument to be foreclosed is the Deed of Trust dated 6/16/2017 and recorded in the office of the County Clerk of San Patricio County, Texas, recorded on 6/20/2017 under County Clerk's File No 667839, in Book - and Page - of the Real Property Records of San Patricio County, Texas.

**Grantor(s):** RUBEN HERRERA JR AND LEEANNA HERRERA, HUSBAND AND WIFE  
**Original Trustee:** Black, Mann and Graham LLC  
**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, Nestor Trustee Services, LLC, L. Keller Mackie, Michael Zientz  
**Original Mortgagee:** Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Freedom Mortgage Corporation, its successors and assigns  
**Current Mortgagee:** Freedom Mortgage Corporation  
**Mortgage Servicer:** Freedom Mortgage Corporation

T.S. #: 2022-01984

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 by not limited to (1) the promissory note in the original principal amount of \$180,175.00, executed by RUBEN HERRERA JR AND LEEANNA HERRERA, HUSBAND AND WIFE, and payable to the order of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Freedom Mortgage Corporation, 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:

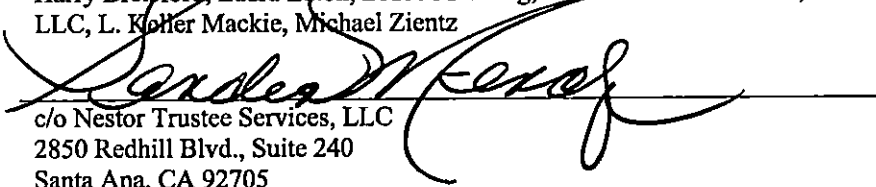
**Freedom Mortgage Corporation**  
10500 Kincaid Drive  
Fishers, IN 46037  
Phone: 855-690-5900

**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. #: 2022-01984

Dated: 6-2-22

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 Brelford, Laura Eaton, Bruce Menking, Nestor Trustee Services, LLC, L. Koller Mackie, Michael Zientz

  
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

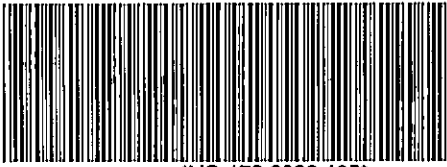
T.S. #: 2022-01984

**CERTIFICATE OF POSTING**

My name is Sandra Mendoza, and my address is 2850 Redhill Blvd.. I declare under penalty of perjury that on 6.2.22 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: 6.2.22





\*VG-172-2022-105\*

San Patricio County  
Gracie Alaniz-Gonzales  
San Patricio County Clerk

Instrument Number: 105

Foreclosure Posting

Recorded On: June 02, 2022 09:23 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: 105  
Receipt Number: 20220602000003  
Recorded Date/Time: June 02, 2022 09:23 AM  
User: Janie F  
Station: cclerkdeeds1-pc

**Record and Return To:**

PIONEER LAND SERVICES  
3737 REYNOSA ST  
  
CORPUS CHRISTI TX 78416



STATE OF TEXAS  
San Patricio County

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

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

## Notice of Substitute Trustee Sale

T.S. #: 19-2914

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: 7/5/2022  
Time: The sale will begin no earlier than 1:00 PM or no later than three hours thereafter.  
The sale will be completed by no later than 4:00 PM  
Place: San Patricio County Courthouse in Sinton, Texas, at the following location: 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

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

**ALL OF LOT NUMBER ONE (1), BLOCK NUMBER SEVEN (7) OF THE DOUGHERTY AND ROOT ADDITION TO THE TOWN OF MATHIS IN ACCORDANCE WITH THE MAP OR PLAT OF SAID ADDITION RECORDED AMONG THE MAP AND PLAT RECORDS OF SAN PATRICIO COUNTY, TEXAS. TAX MAP OR PARCEL ID NO:9524**

**Instrument to be Foreclosed** - The instrument to be foreclosed is the Deed of Trust is dated 2/25/2008 and is recorded in the office of the County Clerk of San Patricio County, Texas, under County Clerk's File No 578377 recorded on 3/10/2008 of the Real Property Records of San Patricio County, Texas.

600 W SAINT MARYS ST  
MATHIS, TX 78368

Trustor(s):	CECILIA L OCHOA and JOSE M TAMEZ	Original Beneficiary:	BENEFICIAL TEXAS, INC.
Current Beneficiary:	Nationstar Mortgage LLC d/b/a Mr. Cooper	Loan Servicer:	Nationstar Mortgage
Current Substituted Trustees:	Auction.com, Arnold Mendoza, Leslye Evans, WD Larew, Sandra Mendoza, Alexis Mendoza, Susan Sandoval aka Susana Sandoval, Rick Snoke, Sarah Mays, Prestige Default Services, LLC		

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.

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

T.S. #: 19-2914

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.

**Type of sale** - The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of the sale granted by the deed of trust executed by CECILIA L OCHOA and JOSE M TAMEZ. The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

**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 \$35,900.09, executed by CECILIA L OCHOA and JOSE M TAMEZ, and payable to the order of BENEFICIAL TEXAS, INC.; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of CECILIA L OCHOA and JOSE M TAMEZ to CECILIA L OCHOA and JOSE M TAMEZ. Nationstar Mortgage LLC d/b/a Mr. Cooper is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

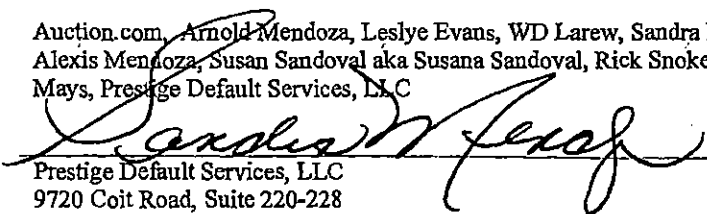
The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of 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 beneficiary:

Nationstar Mortgage LLC d/b/a Mr. Cooper  
8950 Cypress Waters Blvd.  
Coppell, TX 75019  
888-480-2432

Dated: 6.2.22

Auction.com, Arnold Mendoza, Leslye Evans, WD Larew, Sandra Mendoza, Alexis Mendoza, Susan Sandoval aka Susana Sandoval, Rick Snoke, Sarah Mays, Prestige Default Services, LLC

  
Prestige Default Services, LLC  
9720 Coit Road, Suite 220-228  
Plano, Texas 75025  
Phone: (972) 893-3096 ext. 1035  
Fax: (949) 427-2732  
Website: AUCTION.COM

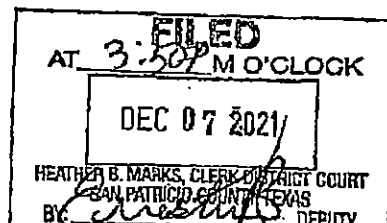
AFTER RECORDING, PLEASE RETURN TO:  
Prestige Default Services, LLC  
9720 Coit Road, Suite 220-228  
Plano, Texas 75025  
Attn: Trustee Department

CAUSE NO. S-21-5673CV-A

In Re: Order for Foreclosure Concerning §  
600 W SAINT MARYS ST § IN THE DISTRICT COURT  
MATHIS, TX 78368 §  
Under Tex R. Civ. P. 736 §  
Petitioner: NATIONSTAR MORTGAGE § SAN PATRICIO COUNTY, TEXAS  
LLC D/B/A MR. COOPER §  
Respondents: CECILIA OCHOA and JOSE §  
MARIA TAMEZ § 36TH JUDICIAL DISTRICT

**DEFAULT ORDER**

1. On this day, the Court considered Petitioner's motion for a default order granting its application for an expedited order under Rule 736. Petitioner's application complies with the requirements of Texas Rule of Civil Procedure 736.1.
2. The name and last known address of each Respondent subject to this order is Cecilia Ochoa and Jose Maria Tamez., 600 W Saint Marys Street, Mathis, TX 78368. Each Respondent was properly served with the citation, but none filed a response within the time required by law. The return of service for each Respondent has been on file with the court for at least ten days.
3. The property that is the subject of this foreclosure proceeding is commonly known as 600 W Saint Marys Street, Mathis, TX 78368, with the following legal description:  
**ALL OF LOT NUMBER ONE (1), BLOCK NUMBER SEVEN (7) OF THE DOUGHERTY AND ROOT ADDITION TO THE TOWN OF MATHIS IN ACCORDANCE WITH THE MAP OR PLAT OF SAID ADDITION RECORDED AMONG THE MAP OR PLAT RECORDS OF SAN PATRICIO COUNTY, TEXAS.**
4. The lien to be foreclosed is indexed or recorded as Instrument No. 578377 and recorded in the real property records of San Patricio County, Texas.



5. The material facts establishing Respondent's default are alleged in the Petitioner's application and the supporting affidavit. Those facts are adopted by the court and incorporated by reference in this order.

6. Based on the affidavit of Petitioner, no Respondent subject to this order is protected from foreclosure by the Servicemembers Civil Relief Act, 50 U.S.C. App § 501 et seq. 7. Therefore, the Court grants Petitioner's motion for default order under Texas Rules of Civil Procedure 736.7 and 736.8. Petitioner may proceed with foreclosure of the property described above in accordance with applicable law and the loan agreement, contract, or lien sought to be foreclosed.

8. This order is not subject to a motion for rehearing, a new trial, a bill of review, or an appeal. Any challenge to this order must be made in a separate, original proceeding filed in accordance with Texas Rule of Civil Procedure 736.11.

SIGNED this 12<sup>th</sup> day of December, 2021.

JUDGE PRESIDING

Starr Boldrick Bauer

Approved and Entry Requested:

GHDOTTI | BERGER LLP

By: /s/ Chase A. Berger

Chase A. Berger

State Bar No.: 24115617

Ghdotti | Berger, LLP

9720 Coit Road, Suite 220-228

Plano, Texas 75025

Tel: (954) 501-2808

Fax: (954) 780-5578

Email: cberger@ghdottiberger.com

ATTORNEY FOR PETITIONER



\*VG-172-2022-107\*

San Patricio County  
Gracie Alaniz-Gonzales  
San Patricio County Clerk

Instrument Number: 107

Foreclosure Posting

Recorded On: June 02, 2022 09:23 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: 107  
Receipt Number: 20220602000003  
Recorded Date/Time: June 02, 2022 09:23 AM  
User: Janie F  
Station: cclerkdeeds1-pc

**Record and Return To:**

PIONEER LAND SERVICES  
3737 REYNOSA ST  
  
CORPUS CHRISTI TX 78416



STATE OF TEXAS  
San Patricio County

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

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

**NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE**

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

**DEED OF TRUST INFORMATION:**

Date: November 14, 1994  
Grantor(s): Bonnie L. Fahrenthold  
Original Mortgagee: United States of America, acting through the Farmers Home Administration, United States Department of Agriculture  
Original Principal: \$38,000.00  
Recording Information: 427304  
Property County: San Patricio  
Property: Lot No. THIRTEEN(13), Block No. TWO HUNDRED FIFTY ONE (251) CITY OF ARANSAS PASS, according to map or plat thereof recorded in Volume 3, Page 41, Plat Records of San Patricio County, Texas.  
Property Address: 228 South 9th Street  
Aransas Pass, TX 78336

**MORTGAGE SERVICING INFORMATION:**

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

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

**SALE INFORMATION:**

Date of Sale: July 5, 2022  
Time of Sale: 1:00 PM or within three hours thereafter.  
Place of Sale: FIRST FLOOR OF THE COURTHOUSE AT THE SOUTH ENTRANCE BETWEEN THE GLASS DOORS IN THE VESTIBULE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or, if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.  
Substitute Trustee: Arnold Mendoza, Susan Sandoval, Jo Woolsey, Bob Frisch, Sandra Mendoza, Jodi Steen, Leslye Evans, Janice Stoner, Mary Goldston, Alexis Mendoza, or Michael J. Burns, Yrutti Patel, or Jonathan Smith, any to act  
Substitute Trustee Address: 5501 LBJ Freeway, Suite 925  
Dallas, TX 75240  
TXAttorney@PadgettLawGroup.com

**APPOINTMENT OF SUBSTITUTE TRUSTEE:**

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

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

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

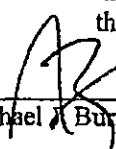
WHEREAS, a default under the Note and Deed of Trust was declared, such default was reported to not have been cured, and all sums secured by such Deed of Trust are declared immediately due and payable.

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

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

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

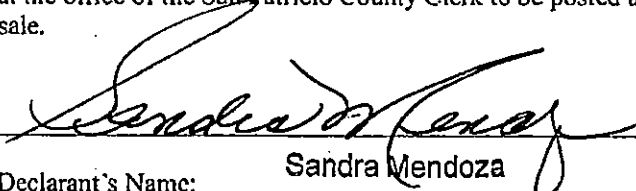
1. The maturity of the Note is hereby accelerated, and all sums secured by the Deed of Trust are declared to be immediately due and payable.
2. The herein appointed Substitute Trustees, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place,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

  
Michael J. Burns / Vrutti Patel / Jonathan Smith



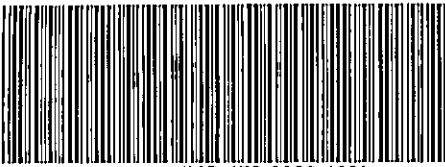
**CERTIFICATE OF POSTING**

My name is Sandra Mendoza, and my address is c/o Padgett Law Group, 5501 LBJ Freeway, Suite 925, Dallas, TX 75240. I declare under penalty of perjury that on 6.2.22 I filed at the office of the San Patricio County Clerk to be posted at the San Patricio County courthouse this notice of sale.

  
Declarant's Name: Sandra Mendoza

Date: 6.2.22

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



\*VG-172-2022-108\*

San Patricio County  
Gracie Alaniz-Gonzales  
San Patricio County Clerk

Instrument Number: 108

Foreclosure Posting

Recorded On: June 02, 2022 09:23 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: 108  
Receipt Number: 20220602000003  
Recorded Date/Time: June 02, 2022 09:23 AM  
User: Janie F  
Station: cclerkdeeds1-pc

**Record and Return To:**

PIONEER LAND SERVICES  
3737 REYNOSA ST  
  
CORPUS CHRISTI TX 78416



STATE OF TEXAS  
San Patricio County

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

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

**NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE**

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

**DEED OF TRUST INFORMATION:**

Date: March 30, 2015  
Grantor(s): Ismael Ramirez, Jr., an unmarried man  
Original Mortgage: Mortgage Electronic Registration Systems, Inc., as nominee for Southwest Stage Funding, LLC DBA Cascade Financial Services DBA Cascade Financial Services  
Original Principal: \$136,482.00  
Recording Information: 645992  
Property County: San Patricio  
Property: LOT SEVEN (7), BLOCK TWO (2), SINTON RANCH ESTATES, A SUBDIVISION IN THE CITY OF SINTON, SAN PATRICIO COUNTY, TEXAS, ACCORDING TO MAP OR PLAT RECORDED IN ENVELOPES A-273 & A-274, TUBE 19-1, OF THE MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.  
Property Address: 12329 Villarreal Street  
Sinton, TX 78387

**MORTGAGE SERVICING INFORMATION:**

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

Current Mortgagee: Southwest Stage Funding, LLC dba Cascade Financial Services  
Mortgage Servicer: Cascade Financial Services  
Mortgage Servicer Address: 2701 E Insight Way  
Suite 150  
Chandler, AZ 85286

**SALE INFORMATION:**

Date of Sale: July 5, 2022  
Time of Sale: 1:00 PM or within three hours thereafter.  
Place of Sale: FIRST FLOOR OF THE COURTHOUSE AT THE SOUTH ENTRANCE BETWEEN THE GLASS DOORS IN THE VESTIBULE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or, if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.  
Substitute Trustee: Arnold Mendoza, Susan Sandoval, Jo Woolsey, Bob Frisch, Sandra Mendoza, Jodi Steen, Leslye Evans, Janice Stoner, Mary Goldston, Alexis Mendoza, or Michael J. Burns, Vrutti Patel, or Jonathan Smith, any to act  
Substitute Trustee Address: 5501 LBJ Freeway, Suite 925  
Dallas, TX 75240  
TXAttorney@PadgettLawGroup.com

**APPOINTMENT OF SUBSTITUTE TRUSTEE:**

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

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

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

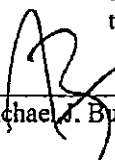
WHEREAS, a default under the Note and Deed of Trust was declared, such default was reported to not have been cured, and all sums secured by such Deed of Trust are declared immediately due and payable.

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

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

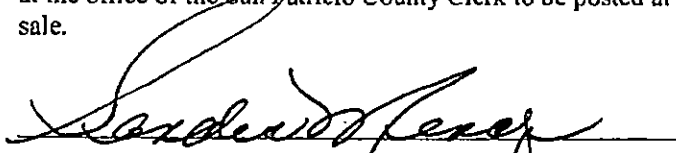
NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

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

  
\_\_\_\_\_  
Michael J. Burns / Vrutti Patel / Jonathan Smith

CERTIFICATE OF POSTING

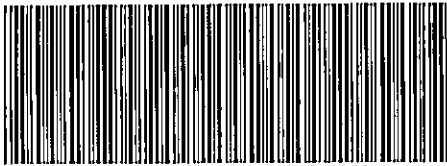
My name is Sandra Mendoza, and my address is c/o Padgett Law Group, 5501 LBJ Freeway, Suite 925, Dallas, TX 75240. I declare under penalty of perjury that on 6.2.22, I filed at the office of the San Patricio County Clerk to be posted at the San Patricio County courthouse this notice of sale.



Declarant's Name: Sandra Mendoza

Date: 6.2.22

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



\*VG-172-2022-109\*

San Patricio County  
Gracie Alaniz-Gonzales  
San Patricio County Clerk

Instrument Number: 109

Foreclosure Posting

Recorded On: June 02, 2022 09:23 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: 109  
Receipt Number: 20220602000003  
Recorded Date/Time: June 02, 2022 09:23 AM  
User: Janie F  
Station: cclerkdeeds1-pc

**Record and Return To:**

PIONEER LAND SERVICES  
3737 REYNOSA ST  
  
CORPUS CHRISTI TX 78416



STATE OF TEXAS  
San Patricio County

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

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

## 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 NORTH HALF OF FARM BLOCK NINE (9) OF THE MORGAN FARM BLOCKS SUBDIVISION IN SAN PATRICIO COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 7, PAGE 5, MAP RECORDS, SAN PATRICIO COUNTY, TEXAS.

FIELD NOTES OF AN 1.00 ACRE TRACT OF LAND, BEING THE SOUTH 1.00 ACRE OF THE NORTH ONE-HALF (1/2) OF FARM BLOCKS SUBDIVISION, CONVEYED FROM MAGDELAND S. YBARRA, AND WIFE TO ROBERT M. LYNCH JR., TRUSTEE FOR COMMERCIAL STATE BANK, BY TRUSTEE DEED DATED FEBRUARY 17, 1984, AND RECORDED IN DOCUMENT NO. 325088, REAL PROPERTY RECORDS, SAN PATRICIO COUNTY, TEXAS:

SAID 1.00 ACRE TRACT IS COMPRISED OF A PORTION OF THE MALCOM MCAULEY SURVEY, ABSTRACT NO. 13, SAN PATRICIO COUNTY, TEXAS, APPROXIMATELY 2 1/2 MILES SOUTHWEST OF THE TOWN OF SINTON, AND IS DESCRIBED IN METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER OF COUNTY ROAD 43-A, THE WEST LINE OF SAID FARM BLOCK NINE (9), AND AT THE SOUTHWEST CORNER OF SAID NORTH HALF OF FARM BLOCK NINE (9) FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE NORTH 00 DEGREES 01 MINUTES 00 SECONDS WEST, ALONG THE CENTERLINE OF SAID COUNTY ROAD 43-A, THE WEST LINE OF SAID FARM BLOCK NINE (9) AND THE WEST LINE OF THIS TRACT, A DISTANCE OF 119.26 FEET TO A POINT FOR THE NORTHWEST CORNER OF THIS TRACT, WHEN THE NORTHWEST CORNER OF SAID FARM BLOCK NINE (9) BEARS NORTH 00 DEGREES 01 MINUTES 00 SECONDS WEST 186.71 FEET;

THENCE NORTH 88 DEGREES 27 MINUTES 00 SECONDS EAST, ALONG THE NORTH LINE OF THIS TRACT, AT 30.00 FEET, PASSING A 5/8 INCH ROD, SET IN THE EAST ROW LINE OF SAID COUNTY ROAD NO. 43-A FOR A LINE MARKER, IN ALL A DISTANCE OF 365.36 FEET TO A 5/8 INCH IRON ROD SET IN THE EAST LINE OF SAID FARM BLOCK NINE (9), AND IN THE WEST LINE OF FARM BLOCK NINETEEN (19) OF SAID MORGAN FARM BLOCKS SUBDIVISION, FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 00 DEGREES 01 MINUTES 00 SECONDS EAST, ALONG THE WEST LINE OF SAID FARM BLOCK NINETEEN (19) THE EAST LINE OF FARM BLOCK NINE (9), AND THE EAST LINE OF THIS TRACT, A DISTANCE OF 119.26 FEET TO A 5/8 INCH IRON ROD SET AT THE SOUTHEAST CORNER OF THE NORTH HALF OF SAID FARM BLOCK NINE (9), FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 88 DEGREES 27 MINUTES 00 SECONDS WEST, ALONG THE SOUTH LINE OF THE NORTH HALF OF SAID FARM BLOCK NINE (9) AND THE SOUTH LINE OF THIS TRACT, AT 335.36 FEET PASS A 5/8 INCH IRON ROD SET IN THE EAST ROW LINE OF SAID COUNTY ROAD 43-A FOR A LINE MARKER, IN ALL A DISTANCE OF 365.36 FEET TO THE PLACE OF BEGINNING, CONTAINING 1.00 ACRE OF LAND MORE OR LESS.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 04/28/2010 and recorded in Document 599751 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:

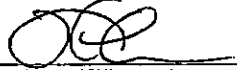
Date: 07/05/2022  
Time: 01:00 PM  
Place: San Patricio County, Texas at the following location: FIRST FLOOR OF THE COURTHOUSE AT THE SOUTH ENTRANCE BETWEEN THE GLASS DOORS IN THE VESTIBULE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

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

5. *Obligations Secured.* The Deed of Trust executed by ENOCENCIA J. YBARRA, provides that it secures the payment of the indebtedness in the original principal amount of \$135,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. BANK OF AMERICA, N.A. is the current mortgagee of the note and deed of trust and PHH MORTGAGE CORPORATION is mortgage servicer. A servicing agreement between the mortgagee, whose address is BANK OF AMERICA, N.A. c/o PHH MORTGAGE CORPORATION, 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.

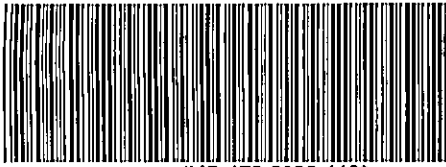
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.



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  
Karla Balli, Attorney at Law  
Parkway Office Center, Suite 900  
14160 Dallas Parkway  
Dallas, TX 75254

I am Sandra Mandoza 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 6.2.22 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-172-2022-110\*

San Patricio County  
Gracie Alaniz-Gonzales  
San Patricio County Clerk

**Instrument Number: 110**

Foreclosure Posting

Recorded On: June 02, 2022 09:23 AM

Number of Pages: 3

**" Examined and Charged as Follows: "**

Total Recording: \$3.00

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

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

**File Information:**

Document Number: 110  
Receipt Number: 20220602000003  
Recorded Date/Time: June 02, 2022 09:23 AM  
User: Janie F  
Station: cclerkdeeds1-pc

**Record and Return To:**

PIONEER LAND SERVICES  
3737 REYNOSA ST  
  
CORPUS CHRISTI TX 78416



**STATE OF TEXAS  
San Patricio County**

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

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

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.

5965-355

### NOTICE OF FORECLOSURE SALE

**1 THE PROPERTY TO BE SOLD**

COMMONLY KNOWN AS

318 WOODHAVEN, INGLESIDE, TEXAS 78362

LEGAL DESCRIPTION

LOT NO. EIGHT (8), NINE (9), AND TEN (10), BLOCK NO. SIXTY (60), INGLESIDE TOWNSITE ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 5, PAGE 39, MAP 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 NOVEMBER 26, 2007

UNDER DOCUMENT# 575147

**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

JULY 5, 2022

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 BELEN RAMIREZ, provides that it secures the payment of the indebtedness in the original principal amount of \$127,500.00, 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 PHH MORTGAGE CORPORATION is the current mortgage servicer. A servicing agreement between the mortgager, whose address is 1 Mortgage Way, Mount Laurel, New Jersey 08054, 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, JONATHON AUSTIN, and/or BRANCH M. SHEPPARD.

ATTORNEYS AT LAW

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

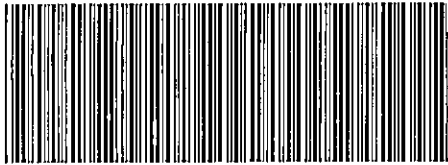
  
GALLOWAY, JOHNSON, TOMPKINS, BURR & SMITH  
A PROFESSIONAL LAW CORPORATION  
1301 McKinney Street, Suite 1400  
Houston, Texas 77010  
(713) 599-0700

#### 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 5.26.22  
NAME Sandra Mendoza

Sandra Mendoza TRUSTEE



\*VG-172-2022-102\*

San Patricio County  
Gracie Alaniz-Gonzales  
San Patricio County Clerk

Instrument Number: 102

Foreclosure Posting

Recorded On: May 26, 2022 01:28 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: 102  
Receipt Number: 20220526000065  
Recorded Date/Time: May 26, 2022 01:28 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

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.

5965-621

## NOTICE OF FORECLOSURE SALE

### 1 THE PROPERTY TO BE SOLD

COMMONLY KNOWN AS

1035 S. SAUNDERS, ARANSAS PASS, TEXAS 78336

LEGAL DESCRIPTION

S/2 LOT 4 AND LOT 5 OF BLOCK 359, SAN PATRICIO COUNTY, ARANSAS PASS, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 41, OF THE MAP 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  
JUNE 6, 2007

UNDER DOCUMENT#  
569694

### 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

JULY 5, 2022

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 PHILLIP A. WILLIAMS and TERRY J. WILLIAMS, provides that it secures the payment of the indebtedness in the original principal amount of \$178,500.00, 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 PHH MORTGAGE CORPORATION is the current mortgage servicer. A servicing agreement between the mortgagor, whose address is 1 Mortgage Way, Mount Laurel, New Jersey, 08054, and the mortgage service exists. TEXAS PROPERTY CODE § 51.0025 authorizes the mortgage servicer to collect the debt.

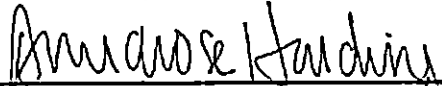
**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE, THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

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, JONATHON AUSTIN, and/or BRANCH M. SHEPPARD.

ATTORNEYS AT LAW

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

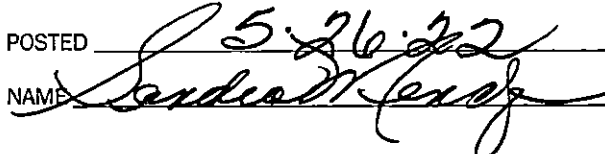
  
GALLOWAY, JOHNSON, TOMPKINS, BURR & SMITH  
A PROFESSIONAL LAW CORPORATION  
1301 McKinney Street, Suite 1400  
Houston, Texas 77010  
(713) 599-0700

### 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

5-26-22  


Sandra Mendoza

TRUSTEE



\*VG-172-2022-103\*

San Patr County  
Gracie Alaniz-Gonzales  
San Patricio County Clerk

Instrument Number: 103

Foreclosure Posting

Recorded On: May 26, 2022 01:28 PM

Number of Pages: 2

" Examined and Charged as Follows: "

Total Recording: \$3.00

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

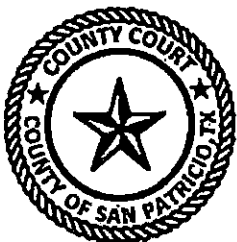
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 103  
Receipt Number: 20220526000065  
Recorded Date/Time: May 26, 2022 01:28 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 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: 0.22 ACRE TRACT KNOWN AS LOT 7 OF MATHIS BUCK S FISHING CAMP NO 2 ADDITION, AN ADDITION TO THE COUNTY OF SAN PATRICIO COUNTY, TEXAS.

**2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 08/22/2013 and recorded in Document 630873 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: 07/05/2022

Time: 01:00 PM

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

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

**5. Obligations Secured.** The Deed of Trust executed by LESLIE WILLEY AND WANDA WILLEY, provides that it secures the payment of the indebtedness in the original principal amount of \$112,500.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. AMERICAN ADVISORS GROUP is the current mortgagee of the note and deed of trust and AMERICAN ADVISORS GROUP is mortgage servicer. A servicing agreement between the mortgagee, whose address is AMERICAN ADVISORS GROUP c/o AMERICAN ADVISORS GROUP, 3900 Capital City Blvd., Lansing, MI 48906 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

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

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



Mackie Wolf Zientz & Mann, P.C.  
Brandon Wolf, Attorney at Law  
L. Keller Mackie, Attorney at Law  
Michael Zientz, Attorney at Law  
Lori Liane Long, Attorney at Law  
Chelsea Schneider, Attorney at Law  
Ester Gonzales, Attorney at Law  
Karla Balli, Attorney at Law  
Parkway Office Center, Suite 900  
14160 Dallas Parkway  
Dallas, TX 75254

Certificate of Posting

I am **Sandra Mendoza** whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on 5.26.22 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-172-2022-104\*

San Patricio County  
Gracie Alaniz-Gonzales  
San Patricio County Clerk

Instrument Number: 104

Foreclosure Posting

Recorded On: May 26, 2022 01:28 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$3.00

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

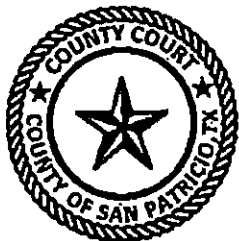
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 104  
Receipt Number: 20220526000065  
Recorded Date/Time: May 26, 2022 01:28 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



**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, 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, July 5, 2022**, (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.

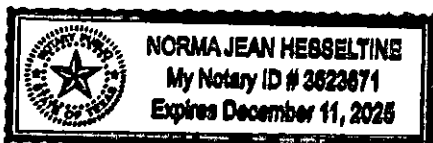
EXECUTED this 25 day of May, 2022.

COUNTY CLERK'S MEMO  
PORTIONS OF DOCUMENT  
ILLEGIBLE WHEN RECEIVED

*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 25 day of May, 2022, to certify which witness my hand and official seal.



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



21

123

.....

123

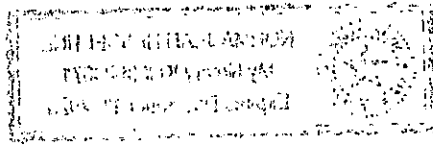


EXHIBIT "A"

COUNTY CLERK'S MEMO  
PORTIONS OF DOCUMENT  
ILLEGIBLE WHEN RECEIVED

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 80-foot right-of-way of said F. M. Highway 1944 bears S 89°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 2, also surveyed this date, for the northwest corner of this tract,

Thence S 31°00'43" 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 Clerk's File No. 421018 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°03'54" 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 86.96 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 80-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 89°56'06" W along the approximate centerline of said 80-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.



\*VG-172-2022-101\*

San Patricio County  
Gracie Alaniz-Gonzales  
San Patricio County Clerk

Instrument Number: 101

Foreclosure Posting

Recorded On: May 26, 2022 08:03 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: 101  
Receipt Number: 20220526000003  
Recorded Date/Time: May 26, 2022 08:03 AM  
User: Lina G  
Station: cclerkdeeds2

**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 TRUSTEE'S SALE**

WHEREAS, on February 11, 2005, DENNIS COTE, AKA DENIS COTE, JOINED PRO FORMA BY HIS SPOUSE TERESA COTE, executed a Deed of Trust/Security Instrument conveying to FIDELITY, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR COUNTRYWIDE HOME LOANS, INC. ITS SUCCESSORS AND ASSIGNS, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 541632 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, JULY 5, 2022** between ten o'clock AM and four o'clock PM and beginning not earlier than 01:00 PM or not later than three hours thereafter, I will sell said Real Estate at San Patricio County Courthouse, 400 West Sinton Street, Sinton, TX 78387

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

Said Real Estate is described as follows: LOTS THREE (3) AND FOUR (4), BLOCK FIVE HUNDRED SEVENTEEN (517), A REPLAT OF A PORTION OF THE CITY OF ARANSAS PASS, SAN PATRICIO COUNTY, TEXAS, ACCORDING TO MAP OR PLAT RECORDED IN VOLUME 8, PAGE 38 OF THE MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.

Property Address: 351 N HOUSTON STREET, ARANSAS PASS, TX 78336  
Mortgage Servicer: BANK OF AMERICA, N.A.  
Noteholder: THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATE HOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2005-9CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-9CB 7105 CORPORATE DRIVE, PLANO, TX 75024-4100

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

**ACTIVE MILITARY SERVICE NOTICE**

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

WITNESS MY HAND this 16th day of May, 2022

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

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





\*VG-172-2022-98\*

San Patricio County  
Gracie Alaniz-Gonzales  
San Patricio County Clerk

Instrument Number: 98

Foreclosure Posting

Recorded On: May 17, 2022 10:25 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: 98  
Receipt Number: 20220517000029  
Recorded Date/Time: May 17, 2022 10:25 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 Sale

T.S. #: 22-6170

**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: **7/5/2022**

Time: The sale will begin no earlier than **1:00 PM** or no later than three hours thereafter.  
The sale will be completed by no later than **4:00 PM**

Place: **San Patricio County Courthouse in Sinton, Texas, at the following location: 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**

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

**LOT TWELVE (12), BLOCK TWO (2), CAPEHEART, AN ADDITION TO THE CITY OF INGLESIDE IN SAN PATRICIO COUNTRY, TEXAS, AS SHOWN BY MAP OF PLAT OF SAME OF RECORD IN VOLUME 5, PAGE 40 OF THE MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS**

**Instrument to be Foreclosed** - The instrument to be foreclosed is the Deed of Trust is dated 1/30/2017 and is recorded in the office of the County Clerk of San Patricio County, Texas, under County Clerk's File No 663704 recorded on 2/1/2017 of the Real Property Records of San Patricio County, Texas.

2161 EASTWIND ST  
INGLESIDE Texas 78362

Trustor(s):	<b>WALKER R. WEST</b>	Original Beneficiary:	<b>MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR HOUSTONIAN MORTGAGE GROUP, INC. ITS SUCCESSORS AND ASIGNS</b>
Current Beneficiary:	<b>THE MONEY SOURCE INC.</b>	Loan Servicer:	<b>THE MONEY SOURCE INC</b>
Current Substituted Trustees:	<b>Auction.com, Arnold Mendoza, Leslye Evans, WD Larew, Sandra Mendoza, Alexis Mendoza, Susan Sandoval aka Susana Sandoval, Rick Snoke, Sarah Mays, Prestige Default Services, LLC</b>		

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.

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

**Type of sale** - The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of the sale granted by the deed of trust executed by WALKER R. WEST, AN UNMARRIED MAN. The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

**Obligations Secured** - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of \$155,138.00, executed by WALKER R. WEST, AN UNMARRIED MAN, and payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR HOUSTONIAN MORTGAGE GROUP, INC. ITS SUCCESSORS AND ASSIGNS; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of WALKER R. WEST, AN UNMARRIED MAN to WALKER R. WEST. THE MONEY SOURCE INC. is the current owner and holder of the Obligations and is the beneficiary 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.

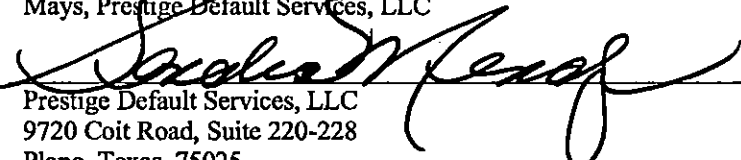
Questions concerning the sale may be directed to the undersigned or to the beneficiary:

**THE MONEY SOURCE INC.**  
135 Maxess Road  
Melville, NY 11747  
855-611-0550

Dated:

*5.12.22*

Auction.com, Arnold Mendoza, Leslye Evans, WD Larew, Sandra Mendoza, Alexis Mendoza, Susan Sandoval aka Susana Sandoval, Rick Snoke, Sarah Mays, Prestige Default Services, LLC

  
Prestige Default Services, LLC  
9720 Coit Road, Suite 220-228  
Plano, Texas 75025  
Phone: (972) 893-3096 ext. 1035  
Fax: (949) 427-2732  
Website: AUCTION.COM

AFTER RECORDING, PLEASE RETURN TO:  
Prestige Default Services, LLC  
9720 Coit Road, Suite 220-228  
Plano, Texas 75025  
Attn: Trustee Department





San Patricio County  
Gracie Alaniz-Gonzales  
San Patricio County Clerk

Instrument Number: 93

Foreclosure Posting

Recorded On: May 13, 2022 10:48 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: 93  
Receipt Number: 20220513000022  
Recorded Date/Time: May 13, 2022 10:48 AM  
User: Lina G  
Station: cclerkdeeds2

**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

Carrington Foreclosure Services, LLC  
P.O. Box 3309  
Anaheim, California 92803  
For Sale Information: (888) 313-1969  
For Reinstatement Requests: 1-866-874-5860  
Pay Off Requests: 1-800-561-4567  
TS#: 22-26524

## **NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**WHEREAS**, on 7/16/2018, Anthony A. Banks, Joined herein Pro Forma by his Spouse, Megan Banks, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of Altan B. Polunsky, as Trustee, Mortgage Electronic Registration Systems, Inc., solely as nominee for Carrington Mortgage Services, LLC, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$188,522.00, payable to the order of Mortgage Electronic Registration Systems, Inc., solely as nominee for Carrington Mortgage Services, LLC, which Deed of Trust is Recorded on 7/30/2018 as Volume 2018033076, Book , Page , Recorded San Patricio County on 11/14/2019 as Inst #693821 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 Seven (7), Block Ten (10), East Cliff No. 10, an addition to the City of Portland, San Patricio County, Texas, according to may or plat thereof recorded in Volume 12, Pages 19-20, of the map records on San Patricio County, Texas.**

Commonly known as: **308 SECO DR, PORTLAND, TX 78374**

**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 **BankUnited N.A.**, 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 **7/5/2022 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**



4748502

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.**

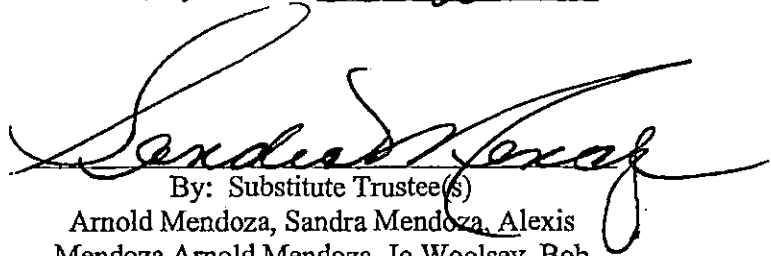
WITNESS, my hand this 5/11/2022

WITNESS, my hand this

*5.12.22*

*Monica Sandoval*

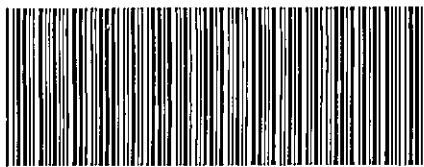
By: Monica Sandoval, Trustee Sale Specialist,  
Team Lead  
Carrington Foreclosure Services, LLC as  
authorized agent for Mortgagee or Mortgage  
Servicer  
1500 South Douglass Road, Suite 150  
Anaheim, CA 92806



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-172-2022-95\*

San Patricio County  
Gracie Alaniz-Gonzales  
San Patricio County Clerk

Instrument Number: 95

Foreclosure Posting

Recorded On: May 13, 2022 10:48 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: 95  
Receipt Number: 20220513000022  
Recorded Date/Time: May 13, 2022 10:48 AM  
User: Lina G  
Station: cclerkdeeds2

**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 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:** 07/05/2022

**Time:** The sale will begin at 01:00 PM or not later than three hours after that time

**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 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 COMMISSIONERS**

**Property Address:** 1223 S WHITNEY ST, ARANSAS PASS, TX 78336

**2. 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. Any conveyance of the property is subject to all matters of record affecting the property.

**3. Instrument to be Foreclosed:** The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 08/10/2018 and recorded 08/13/2018 in Document 680385, real property records of San Patricio County, Texas, with **MICHAEL LEE GRAMLING, UNMARRIED MAN** grantor(s) and Everett Financial Inc., DBA Supreme Lending as Lender, **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.** as Beneficiary.

**4. Appointment of Substitute Trustee:** In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent 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.

**5. Obligation Secured:** Deed of Trust or Contract Lien executed by **MICHAEL LEE GRAMLING, UNMARRIED MAN**, securing the payment of the indebtedness in the original principal amount of **\$102,606.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **PHH MORTGAGE CORPORATION** is the current mortgagee of the note and deed of trust or contract lien.

## **Notice of [Substitute] Trustee Sale**

**6. Default:** A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.

**7. Property to be sold:** The property to be sold is described as follows:

**LOT TEN (10) CONN & BROWN ADDITION NO. 2, AN ADDITION TO THE CITY OF ARANSAS PASS IN SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY MAP OR PLAT OF SAME OF RECORD IN VOLUME 3, PAGE 44 OF THE MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.**

**8. 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. **PHH Mortgage Corporation**, as Mortgage Servicer, is representing the current mortgagee, whose address is:

**C/O PHH Mortgage Corporation**

**1 Mortgage Way Mt. Laurel, NJ 08054**

**Phone: 877-744-2506**

**Notice of [Substitute] Trustee Sale**

**9. Limitation of Damages:** If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's attorney.

**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.**

**Date: April 19, 2022**



\_\_\_\_\_  
Camisha Scott, Iman Walcott, Tanesha Humphrey, Claire Buxton, Glenda Hamilton – Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer

C/O Power Default Services, Inc.  
Northpark Town Center  
1000 Abernathy Rd NE; Bldg 400, Suite 200  
Atlanta, GA 30328  
Telephone: 855-427-2204  
Fax: 866-960-8298

**POWER DEFAULT SERVICES, INC. MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.**

I am Sandra Mendoza <sup>Certificate of Posting</sup> 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 4.21.22 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-172-2022-87\*

San Patricio County  
Gracie Alaniz-Gonzales  
San Patricio County Clerk

**Instrument Number: 87**

Foreclosure Posting

Recorded On: April 21, 2022 11:36 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: 87  
Receipt Number: 20220421000068  
Recorded Date/Time: April 21, 2022 11:36 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

**Notice Concerning Military Duty: Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Tex. Prop. Code § 51.002(i)**

<b>Deed of Trust Date:</b> October 26, 2018	<b>Original Mortgagor/Grantor:</b> NORMAN TUCKER
<b>Original Beneficiary / Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR AMCAP MORTGAGE, LTD. DBA WESTIN MORTGAGE GROUP., ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary / Mortgagee:</b> LAKEVIEW LOAN SERVICING LLC
<b>Recorded in:</b> <b>Volume:</b> N/A <b>Page:</b> N/A <b>Instrument No:</b> 682613	<b>Property County:</b> SAN PATRICIO
<b>Mortgage Servicer:</b> LOANCARE LLC	<b>Mortgage Servicer's Address:</b> 3637 Sentara Way, Virginia Beach, Virginia 23452

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

**Secures:** Note in the original principal amount of \$112,917.00, executed by NORMAN TUCKER and payable to the order of Lender.

**Property Address/Mailing Address:** 632 SAN PATRICIO AVENUE, SAN PATRICIO, TX 78390

**Legal Description of Property to be Sold:** LOT SIX (6), BLOCK THIRTEEN (13), RE-PLAT OF DRISCOLL ADDITION TO THE CITY OF TAFT, SAN PATRICIO COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 7, PAGE 9 OF THE MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS

PARCEL ID NUMBER:0185-0013-0006-000.

<b>Date of Sale:</b> July 5, 2022	<b>Earliest time Sale will begin:</b> 1:00PM
-----------------------------------	--

**Place of sale of Property:** 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 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

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

**Appointment of Substitute Trustee:** Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, LAKEVIEW LOAN SERVICING LLC, the owner and holder of the Note, has requested Arnold Mendoza, Sandra Mendoza, Alexis Mendoza, Susana Sandoval, whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067, or Arnold



Mendoza, Susan Sandoval, Jo Woolsey, Bob Frisch, Sandra Mendoza, Jodi Steen, Leslye Evans, Janice Stoner, Mary Goldston or Alexis Mendoza, whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

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

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

Pursuant to section 51.0075(a) of the Texas Property Code, Arnold Mendoza, Sandra Mendoza, Alexis Mendoza, Susana Sandoval, whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067, or Arnold Mendoza, Susan Sandoval, Jo Woolsey, Bob Frisch, Sandra Mendoza, Jodi Steen, Leslye Evans, Janice Stoner, Mary Goldston or Alexis Mendoza, whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Arnold Mendoza, Sandra Mendoza, Alexis Mendoza, Susana Sandoval, whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067, or Arnold Mendoza, Susan Sandoval, Jo Woolsey, Bob Frisch, Sandra Mendoza, Jodi Steen, Leslye Evans, Janice Stoner, Mary Goldston or Alexis Mendoza, whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

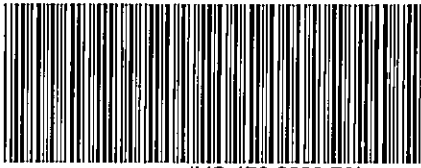
**Limitation of Damages:** If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the funds paid. The purchaser shall have no further recourse against Mortgagor, the Mortgagee, or the Mortgagee's attorney.



SUBSTITUTE TRUSTEE

Arnold Mendoza, Sandra Mendoza, Alexis Mendoza, Susana Sandoval, Arnold Mendoza, Susan Sandoval, Jo Woolsey, Bob Frisch, Sandra Mendoza, Jodi Steen, Leslye Evans, Janice Stoner, Mary Goldston or Alexis Mendoza, Trustee

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



\*VG-172-2022-76\*

San Patricio County  
Gracie Alaniz-Gonzales  
San Patricio County Clerk

Instrument Number: 76

Foreclosure Posting

Recorded On: March 31, 2022 11:38 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: 76  
Receipt Number: 20220331000041  
Recorded Date/Time: March 31, 2022 11:38 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