

NOTICE OF FORECLOSURE SALE

May 16, 2022

DEED OF TRUST:

Dated: October 26, 2020

Grantor: SAMUEL NINO and wife,
ANDREA NINO

Trustee: NATHAN A. EAST

Lender: ORLANDO D. MARTINEZ and wife,
VERONICA P. MARTINEZ

Recorded in: Clerk's File No. 703825 of the Official Public Records of San
Patricio County, Texas recorded on October 26, 2020.

Property: The real property, improvements, and personal property described in and
mortgaged in the Deed of Trust, including the real property described as
follows:

The South Twenty feet of Lot Thirteen (S/20' of Lot 13), all of Lot
Fourteen (14) and the North Five feet of Lot Fifteen (N/5' of Lot 15),
HIGHLAND PARK Addition, City of ARANSAS PASS in San
Patricio County, Texas, as shown by map or plat of same of record in
Volume 1, Page 38 of the Map Records of San Patricio County,
Texas.

Foreclosure Sale:

Date: **June 7, 2022**

Time: The sale of the Property will be held between the hours of 10:00 A.M. and
4:00 P.M. local time; **the earliest time at which the Foreclosure Sale
will begin is 10:00 a.m.**

Place: On the front steps of the San Patricio County Courthouse located at 400 W.
Sinton Street, Sinton, Texas 78387, as designated by the San Patricio County
commissioners court for sales of property under Tex. Prop. Code § 51.002.

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 Trustee to sell the Property.

Therefore, notice is given that on and at the Date, Time and Place for the Foreclosure Sale described above, 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.

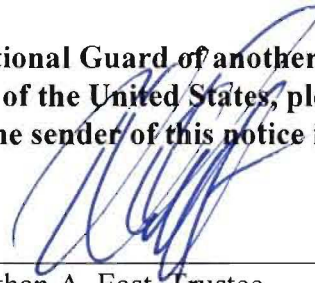
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain 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.

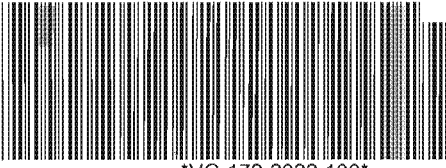
Pursuant to section 51.0075(a) of the Texas Property Code, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee.

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.



Nathan A. East, Trustee



VG-172-2022-100

San Patricio County
Gracie Alaniz-Gonzales
San Patricio County Clerk

Instrument Number: 100

Foreclosure Posting

Recorded On: May 17, 2022 01:03 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$3.00

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

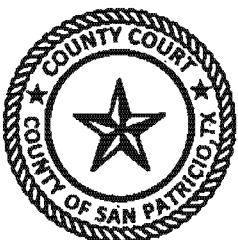
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 100
Receipt Number: 20220517000054
Recorded Date/Time: May 17, 2022 01:03 PM
User: Lina G
Station: cclerkdeeds2

Record and Return To:

KRISTI PACE



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

CORRECTED NOTICE OF TRUSTEE'S SALE

CORRECTED DEED OF TRUST INFORMATION:

Grantor(s)	William J. Fleniken, Jr.	Deed of Trust Date	November 10, 2008
Original Mortgagee	Mortgage Electronic Registration Systems, Inc. ("MERS"), solely as nominee for Financial Heritage, its successors and assigns	Original Principal	\$124,500.00
Recording Information	Instrument #: 586079 in San Patricio County, Texas	Original Trustee	Tommy Bastian
Property Address	219 South 10th Street, Aransas Pass, TX 78336	Property County	San Patricio

MORTGAGE SERVICER INFORMATION:

Current Mortgagee	Mortgage Assets Management, LLC	Mortgage Servicer	PHH Mortgage Corporation
Current Beneficiary	Mortgage Assets Management, LLC	Mortgage Servicer Address	1 Mortgage Way, Mt. Laurel, NJ 08054

SALE INFORMATION:

Date of Sale	06/07/2022
Time of Sale	01:00 PM or no later than 3 hours thereafter
Place of Sale	On the first floor of the Courthouse at the South Entrance between the glass doors in the vestible County Courthouse in San Patricio County, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the San Patricio County Commissioner's Court.
Substitute Trustees	John Sisk, Colette Mayers, Stephen Mayers, Israel Curtis, Dana Dennen, Marcia Chapa, Dylan Ruiz, Amy Ortiz, Evan Press, Lacrechia Robinson, Beatriz Sanchez, Edward Luby, Aleena Litton, Cary Corenblum, Joshua Sanders, Matthew Hansen, Auction.com, Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Jodi Steen, Susan Sandoval, Leslye Evans, Vicki Hammonds, Alexis Mendoza, Janice Stoner, Mary Goldston, Selim Taherzadeh, Mo Taherzadeh, or Michael Linke, any to act
Substitute Trustees' Address	15851 N. Dallas Parkway, Suite 410, Addison, TX 75001

PROPERTY INFORMATION:

Legal Description as per the Deed of Trust:

219 SOUTH 10TH STREET, ARANSAS PASS, TEXAS OTHERWISE DESCRIBED AS LOTS 3 AND 4, BLOCK 251, CITY OF ARANSAS PASS, SAN PATRICIO COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 3, PAGE 41, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS

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

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

The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the Beneficiary thereunder to have the bid credited to the Note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

CORRECTED NOTICE OF TRUSTEE'S SALE

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

Pursuant to the Deed of Trust, the Beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

Pursuant to the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the Deed of Trust. Purchasers will buy the property "at the purchaser's own risk" and "at his/her peril", and no representation is made concerning the quality of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property.

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

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

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

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

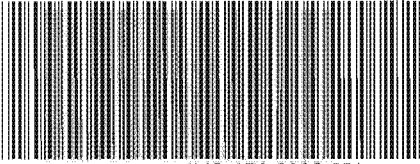
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

Dated May 16, 2022.

/s/ Selim H. Taherzadeh

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

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



VG-172-2022-97

San Patricio County
Gracie Alaniz-Gonzales
San Patricio County Clerk

Instrument Number: 97

Foreclosure Posting

Recorded On: May 17, 2022 10:25 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$3.00

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

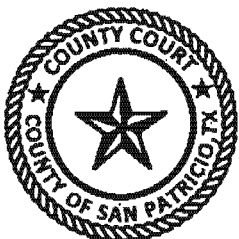
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 97
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 TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE

Deed of Trust

Date: April 1, 2021

Grantor(s): Clemente M. Padron Jr.

Mortgagee: NIW Holdings, LLC, a Texas Limited Liability Company

Recorded in: Clerk's File No. 2021-713704

Property County: San Patricio County

Legal Description: Property (including any improvements): All that certain tract or parcel of land (together with all improvements thereon, if any) situated in San Patricio County, Texas, being more particularly described as, Lot Five (5), Replat of Lots 7, 8, & 9, East Lake Ranch Tracts, San Patricio County, Texas. (more particularly described in the loan documents).

Date of Sale: June 07, 2022

Earliest Time Sale will Begin: 1:00 PM

Place of Sale of Property: Designated area set by the Commissioner's Court of San Patricio County, Texas, being the San Patricio County Courthouse or as further designated by the County Commissioner.

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

ACTIVE MILITARY SERVICE NOTICE

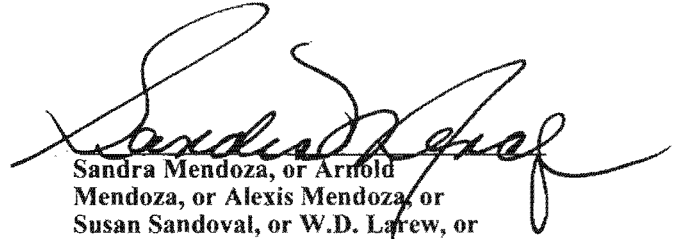
Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces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

THIS INSTRUMENT APPOINTS THE TRUSTEE OR 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 Mortgagee, whose address is:

NIW Holdings, LLC, a Texas Limited Liability Company
6101 Southwest Fwy., Suite 400
Houston, TX 77057

Dated this 17th day of May, 2022

A handwritten signature in black ink, appearing to read "Sandra Mendoza", written in a cursive style.

**Sandra Mendoza, or Arnold
Mendoza, or Alexis Mendoza, or
Susan Sandoval, or W.D. Larew, or
Sarah Mays or Susana Garcia or
Cesar Acosta or Mauricio Mata or
Katrina Rodriguez or Christopher
Apodaca or Leslie Galdamez or
Sandra Benavides or David Cerda
or Jose Martinez or Felix Ogbu or
Renaud Ba or Vanessa Lopez, or
Alicia Ortega or Rinki Shah Or
Ruby Ponce or Craig Weeden or
David Garvin or Erica Feece or
Rogelio Cantu
Trustee or Substitute Trustee
6101 Southwest Fwy, Suite 400, Houston, TX 77057**



VG-172-2022-99

San Patricio County
Gracie Alaniz-Gonzales
San Patricio County Clerk

Instrument Number: 99

Foreclosure Posting

Recorded On: May 17, 2022 10:25 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$3.00

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

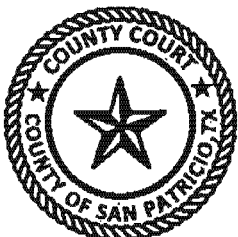
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 99
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 Trustee's Sale

Date: May 16, 2022
Trustee: Michael A. McCauley
Trustee Address: 615 N. Upper Broadway, Ste 800
Corpus Christi, TX 78401
Lender: Gulf Coast Federal Credit Union
Note: Note dated January 28, 2015 in the original principal amount of \$154,800.00 executed by William Holder

Deed of Trust

Date: January 28, 2015
Grantor: William Holder and Wife, Kalli J. Holder
Lender: Gulf Coast Federal Credit Union
Recording information: Document No. 644318 in the Official Public Records of San Patricio County, Texas

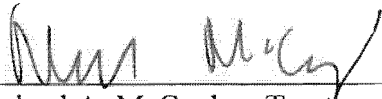
Property: Field Notes of a 1.056 acre track out of a 788.562 acre tract described in a deed recorded in Volume 64, Page 130, Deed Records, Live Oak County, Texas. Said 1.056 acre tract also out of the Live Oak County School Land Survey No. 2 Abstract 363, San Patricia County, Texas. Said 1.056 acre tract being more particularly described on Exhibit A, attached hereto and incorporated herein by reference

Date of Sale: June 7, 2022
Time of Sale: 10:00 a.m. (to begin no earlier than 10:00 a.m. or not later than three hours thereafter)
Place of Sale: San Patricio County Courthouse (at the area designated by the County Commissioner's Court for foreclosure/public auction sales)
Terms of Sale: To the highest bidder for cash.

Lender has appointed Michael A. McCauley as Substitute Trustee under the Deed of Trust. Because there is a default in payment of the Note secured by the Deed of Trust, Lender has instructed said Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, said Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted not later than three hours thereafter.

The Property will be sold subject to all instruments recorded in the Official Public Records of San Patricio County, Texas.



Michael A. McCauley, Trustee

STATE OF TEXAS
COUNTY OF SAN PATRICIO

Field Notes of a 1.056 acre tract out of a 788.562 acre tract described in a deed recorded in Volume 64, Page 130, Deed Records Live Oak County, Texas. Said 1.056 acre tract also out of the Live Oak County School Land Survey No. 2 Abstract 363, San Patricio County, Texas. Said 1.056 acre tract being more particularly described as follows:

COMMENCING at a fence post in the east right of way of Farm to Market Road 3024, in the south line of said 788.562 acre tract, from WHENCE the southwest corner of said 788.562 acre tract bears South 31°50'58" West, a distance of 3644.64 feet. THENCE with the east right of way of Farm to Market Road 3024, North 35°58'02" West, a distance of 1300.65 feet to a 5/8" iron rod set for the southeast corner of the survey and for the POINT of BEGINNING.

THENCE the east right of way of Farm to Market Road 3024, North 35°58'02" West, a distance of 180.22 feet to a 5/8" iron rod set for the southwest corner of this survey.

THENCE North 53°12'32" East, a distance of 243.85 feet to a 5/8" iron rod set for the northwest corner of this survey.

THENCE South 44°26'15" East, a distance of 179.30 feet to a 5/8" iron rod set for the northeast corner of this survey.

THENCE South 52°40'54" West, a distance of 270.31 feet to the POINT of BEGINNING of this survey, and containing 1.056 acres of land, more or less.

Notes:

- 1.) Bearings are based on Global Positioning System NAD 83 (93) 4205 Datum.
- 2.) A Map of equal date accompanies this Metes and Bounds description.

I, Ronald E. Brister do hereby certify that this survey of the property legally described herein was made on the ground this day November 19, 2014 and is correct to the best of my knowledge and belief.

Ronald E. Brister

Ronald E. Brister, RPLS No. 5407
Date: November 19, 2014.



Job No. 141851

Securty Delta
1333 Leavelle St. 2nd fl.
C.C. TX 78413

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Gracie Alaniz-Gonzales

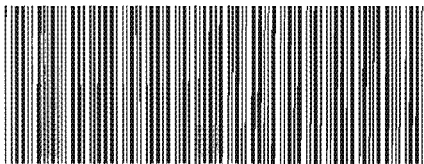
Gracie Alaniz-Gonzales, County Clerk
San Patricio, Texas

January 30, 2015 11:10:32 AM

FEE: \$58.00 JFRANCO 644318
DT



EXHIBIT "A"



VG-172-2022-96

San Patricio County
Gracie Alaniz-Gonzales
San Patricio County Clerk

Instrument Number: 96

Foreclosure Posting

Recorded On: May 16, 2022 04:19 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$3.00

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

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

File Information:

Document Number: 96
Receipt Number: 20220516000079
Recorded Date/Time: May 16, 2022 04:19 PM
User: Lina G
Station: cclerkdeeds2

Record and Return To:

MICHAEL A MCCAULEY



STATE OF TEXAS
San Patricio County

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

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

NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Grantor(s)	William J. Fleniken, Jr.	Deed of Trust Date	October 10, 2008
Original Mortgagee	Mortgage Electronic Registration Systems, Inc. ("MERS"), solely as nominee for Financial Heritage, its successors and assigns	Original Principal	\$124,500.00
Recording Information	Instrument #: 586079 in San Patricio County, Texas	Original Trustee	Tommy Bastian
Property Address	219 South 10th Street, Aransas Pass, TX 78336	Property County	San Patricio

MORTGAGE SERVICER INFORMATION:

Current Mortgagee	Mortgage Assets Management, LLC	Mortgage Servicer	PHH Mortgage Corporation
Current Beneficiary	Mortgage Assets Management, LLC	Mortgage Servicer Address	1 Mortgage Way, Mt. Laurel, NJ 08054

SALE INFORMATION:

Date of Sale	06/07/2022
Time of Sale	01:00 PM or no later than 3 hours thereafter
Place of Sale	On the first floor of the Courthouse at the South Entrance between the glass doors in the vestibule County Courthouse in San Patricio County, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the San Patricio County Commissioner's Court.
Substitute Trustees	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, Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Jodi Steen, Susan Sandoval, Leslye Evans, Vicki Hammonds, Alexis Mendoza, Janice Stoner, Mary Goldston, Selim Taherzadeh, Mo Taherzadeh, or Michael Linke, any to act
Substitute Trustees' Address	15851 N. Dallas Parkway, Suite 410, Addison, TX 75001

PROPERTY INFORMATION:

Legal Description as per the Deed of Trust:

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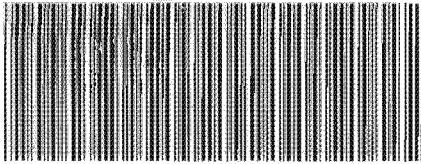
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.



Dated May 11, 2022.

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

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



VG-172-2022-94

San Patricio County
Gracie Alaniz-Gonzales
San Patricio County Clerk

Instrument Number: 94

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: 94
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 S/

Deed of Trust Date:
11/10/2005

Grantor(s)/Mortgagor(s):
SUSAN JACOBS, A SINGLE WOMAN

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC. ("MERS") SOLELY AS A NOMINEE FOR MILA,
INC., D/B/A MORTGAGE INVESTMENT LENDING
ASSOCIATES, INC., ITS SUCCESSORS AND ASSIGNS

Current Beneficiary/Mortgagee:
Wilmington Savings Fund Society, FSB, not in its
individual capacity but solely as Owner Trustee of CSMC
2020-RPL2 Trust

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 550839

Property County:
SAN PATRICIO

Mortgage Servicer:
Select Portfolio Servicing, Inc. is representing the Current
Beneficiary/Mortgagee under a servicing agreement with the
Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
3217 S. Decker Lake Dr.,
Salt Lake City, UT 84119

Legal Description: LOTS ONE (1) AND TWO (2), BLOCK TWO HUNDRED THIRTY-THREE (233), CITY OF ARANSAS
PASS, SAN PATRICIO COUNTY, TEXAS, ACCORDING TO MAP OR PLAT RECORDED IN VOLUME 3, PAGE 41 OF
THE MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.

Date of Sale: 6/7/2022

Earliest Time Sale Will Begin: 1pm

Place of Sale of Property: 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 IN THE AREA
DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY
CODE.

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

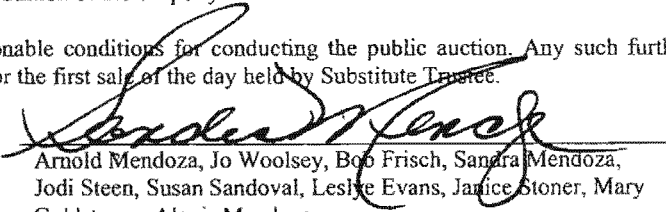
The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical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

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

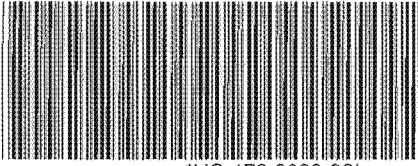
Notice Pursuant to Tex. Prop. Code § 51.002(i):

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

**Send written notice of the active duty military
service to the sender of this notice immediately.**


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

MH File Number: TX-22-80600-POS
Loan Type: Conventional Residential



VG-172-2022-92

San Patricio County
Gracie Alaniz-Gonzales
San Patricio County Clerk

Instrument Number: 92

Foreclosure Posting

Recorded On: May 05, 2022 01:53 PM

Number of Pages: 2

" Examined and Charged as Follows: "

Total Recording: \$3.00

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

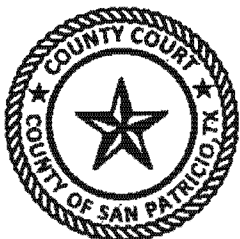
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 92
Receipt Number: 20220505000033
Recorded Date/Time: May 05, 2022 01:53 PM
User: Lina G
Station: cclerkdeeds2

Record and Return To:

PIONEER LAND SERVICES
3737 REYNOSA ST
CORPUS CHRISTI TX 78416



STATE OF TEXAS
San Patricio County

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

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

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, WHENCE 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: 06/07/2022

Time: 01:00 PM

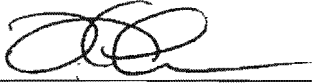
Place: San Patricio County, Texas at the following location: FIRST FLOOR OF THE COURTHOUSE AT THE SOUTH ENTRANCE BETWEEN THE GLASS DOORS IN THE VESTIBULE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

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

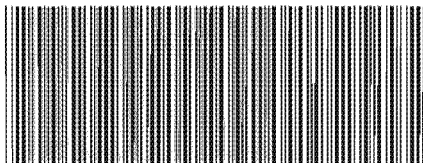
Ester Gonzales, Attorney at Law

Parkway Office Center, Suite 900

14160 Dallas Parkway

Dallas, TX 75254

I am Sandra Mendoza whose address is c/o A/T Title Services, LLC, 5177 Richmond Avenue, Suite 1230,
Houston, TX 77056. I declare under penalty of perjury that on 4.28.22 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-172-2022-89

San Patricio County
Gracie Alaniz-Gonzales
San Patricio County Clerk

Instrument Number: 89

Foreclosure Posting

Recorded On: April 28, 2022 11:23 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$3.00

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

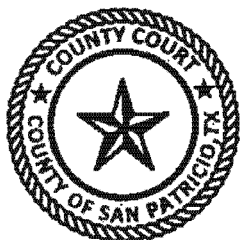
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 89
Receipt Number: 20220428000049
Recorded Date/Time: April 28, 2022 11:23 AM
User: Lina G
Station: cclerkdeeds2

Record and Return To:

PIONEER LAND SERVICES
3737 REYNOSA ST
CORPUS CHRISTI TX 78416



STATE OF TEXAS
San Patricio County

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

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

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

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

DEED OF TRUST INFORMATION:

Date: **June 28, 2007**
Grantor(s): **Frank A. McDole and wife, Sonya M. McDole**
Original Mortgagee: **United States of America acting through the Rural Housing Service or successor agency, United States Department of Agriculture**
Original Principal: **\$90,000.00**
Recording Information: **570531**
Property County: **San Patricio**
Property: **Lot Two (2), Block Seven (7), OAK TERRACE ADDITION, to the Town of Ingleside in San Patricio County, Texas, as shown by map or plat of same of record in Volume 12, Page 1-3, Map Records of San Patricio County, Texas.**
Property Address: **2320 Redwood Lane
Ingleside, TX 78362**

MORTGAGE SERVICING INFORMATION:

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

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

SALE INFORMATION:

Date of Sale: **June 7, 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

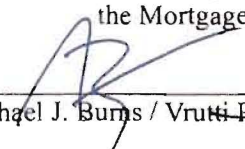
WHEREAS, a default under the Note and Deed of Trust was declared, such default was reported to not have been cured, and all sums secured by such Deed of Trust are declared immediately due and payable.

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

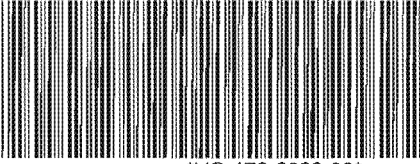
CERTIFICATE OF POSTING

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

Declarant's Name: _____

Date: _____

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



VG-172-2022-90

San Patricio County
Gracie Alaniz-Gonzales
San Patricio County Clerk

Instrument Number: 90

Foreclosure Posting

Recorded On: April 28, 2022 11:23 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: 90
Receipt Number: 20220428000049
Recorded Date/Time: April 28, 2022 11:23 AM
User: Lina G
Station: cclerkdeeds2

Record and Return To:

PIONEER LAND SERVICES
3737 REYNOSA ST
CORPUS CHRISTI TX 78416



STATE OF TEXAS
San Patricio County

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

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

NOTICE OF SUBSTITUTE TRUSTEE SA

Deed of Trust Date:
10/11/2019

Grantor(s)/Mortgagor(s):
SCOTT A METCALF AND JAMIE L METCALF,
HUSBAND AND WIFE

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

Current Beneficiary/Mortgagee:
CALIBER HOME LOANS, INC.

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 692974

Property County:
SAN PATRICIO

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

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

Legal Description: LOT SEVENTEEN (17), BLOCK SEVEN (7), WEST WOOD ESTATES UNIT 5, A SUBDIVISION OF THE CITY OF PORTLAND, SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY THE AMENDING MAP OR PLAT THEREOF RECORDED IN ENVELOPE 1751-1752, TUBE 34-6, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR ALL PERTINENT PURPOSES.

Date of Sale: 6/7/2022

Earliest Time Sale Will Begin: 1pm

Place of Sale of Property: 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 IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

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

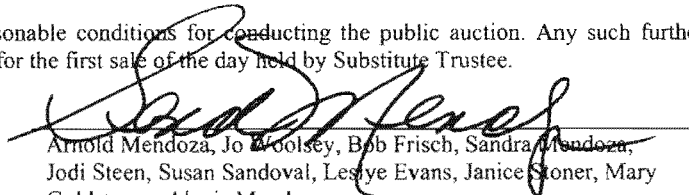
The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical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

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

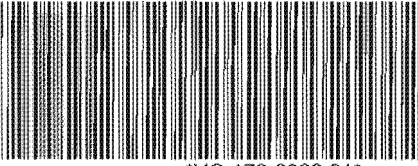
Notice Pursuant to Tex. Prop. Code § 51.002(i):

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

Send written notice of the active duty military service to the sender of this notice immediately.


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

MH File Number: TX-22-81738-POS
Loan Type: VA



VG-172-2022-91

San Patricio County
Gracie Alaniz-Gonzales
San Patricio County Clerk

Instrument Number: 91

Foreclosure Posting

Recorded On: April 28, 2022 11:23 AM

Number of Pages: 2

" Examined and Charged as Follows: "

Total Recording: \$3.00

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

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File Information:

Document Number: 91
Receipt Number: 20220428000049
Recorded Date/Time: April 28, 2022 11:23 AM
User: Lina G
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Record and Return To:

PIONEER LAND SERVICES
3737 REYNOSA ST
CORPUS CHRISTI TX 78416



STATE OF TEXAS
San Patricio County

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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: April 9, 2020

Grantor(s): MEGAN A. DOUGLAS, AN UNMARRIED WOMAN

Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION, INC., AS NOMINEE FOR GATEWAY MORTGAGE GROUP, A DIVISION OF GATEWAY FIRST BANK

Original Principal: \$197,500.00

Recording Information: 697866

Property County: San Patricio

Property: THE FOLLOWING DESCRIBED PROPERTY LOCATED IN SAN PATRICIO COUNTY, TEXAS, TO-WIT: LOT ELEVEN (11), IN BLOCK THREE (3), OF CAPTAIN'S COVE, PUD, UNIT 1, AN ADDITION IN SAN PATRICIO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN/UNDER ENVELOPE 1680, TUBE 34-3 OF THE MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.

Property Address: 760 Starboard Court
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: THE VETERANS LAND BOARD OF THE STATE OF TEXAS
Mortgage Servicer: Gateway First Bank
Mortgage Servicer: 244 South Gateway Place
Address: Jenks, OK 74037

SALE INFORMATION:

Date of Sale: June 7, 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

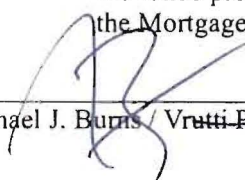
WHEREAS, a default under the Note and Deed of Trust was declared, such default was reported to not have been cured, and all sums secured by such Deed of Trust are declared immediately due and payable.

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

Sandra Mendoza

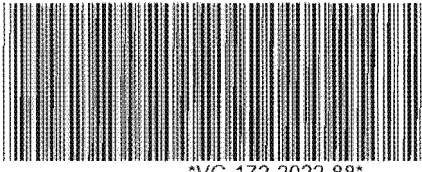
My name is _____, and my address is c/o Padgett Law Group, 5501 LBJ Freeway, Suite 925, Dallas, TX 75240. I declare under penalty of perjury that on 4.26.22 I filed at the office of the San Patricio County Clerk to be posted at the San Patricio County courthouse this notice of sale.



Declarant's Name: Sandra Mendoza

Date: 4.26.22

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



VG-172-2022-88

San Patricio County
Gracie Alaniz-Gonzales
San Patricio County Clerk

Instrument Number: 88

Foreclosure Posting

Recorded On: April 26, 2022 11:48 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$3.00

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

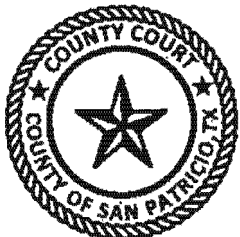
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 88
Receipt Number: 20220426000040
Recorded Date/Time: April 26, 2022 11:48 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 SA

Deed of Trust Date:
8/1/2016

Grantor(s)/Mortgagor(s):
WILLIAM FORREST BROWN, JR. AND JENNIFER
MARIE MUSGROVE, MARRIED
Current Beneficiary/Mortgagee:
BOKF, N.A.

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

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 658946

Property County:
SAN PATRICIO

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

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

Legal Description: LOT TWENTY-SIX (26), BLOCK TWENTY-SIX (26), EAST CLIFF UNIT 16, AN ADDITION IN THE CITY OF PORTLAND, SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY MAP OR PLAT THEREOF RECORDED IN VOLUME 13, PAGES 83-84, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.

Date of Sale: 6/7/2022

Earliest Time Sale Will Begin: 1PM

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

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

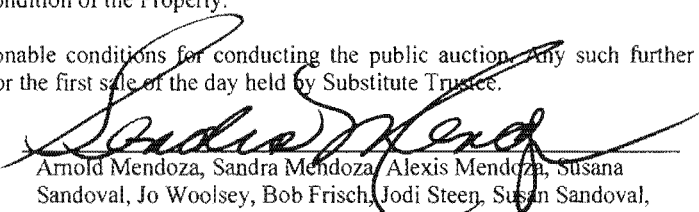
The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical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

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

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

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

Send written notice of the active duty military service to the sender of this notice immediately.


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

MH File Number: TX-22-80342-POS
Loan Type: VA



VG-172-2022-84

San Patricio County
Gracie Alaniz-Gonzales
San Patricio County Clerk

Instrument Number: 84

Foreclosure Posting

Recorded On: April 21, 2022 11:36 AM

Number of Pages: 2

" Examined and Charged as Follows: "

Total Recording: \$3.00

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

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

File Information:

Document Number: 84
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

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

Matter No.: 100675-TX

Date: April 19, 2022

County where Real Property is Located: San Patricio

ORIGINAL MORTGAGOR: RAYMOND J. BURGESS AND MARGARITA F. BURGESS, HUSBAND AND WIFE

ORIGINAL MORTGAGEE: NAVY ARMY COMMUNITY CREDIT UNION

CURRENT MORTGAGEE: NAVY ARMY COMMUNITY CREDIT UNION

MORTGAGE SERVICER: NAVY ARMY COMMUNITY CREDIT UNION

DEED OF TRUST DATED 3/27/2015, RECORDING INFORMATION: Recorded on 4/1/2015, as Instrument No. 645982

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): **LOT FIVE (5), BLOCK TWO (2), NORTH SHORE UNIT 8A, AN ADDITION TO THE CITY OF PORTLAND, SAN PATRICIO COUNTY, TEXAS, ACCORDING TO MAP OR PLAT RECORDED IN ENVELOPES A-148 THROUGH A-150, TUBE 25-4, OF THE MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS, AND AS RATIFIED UNDER CLERK'S FILE NO. 437749 OF THE REAL PROPERTY RECORDS OF SAN PATRICIO COUNTY, TEXAS.**

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **6/7/2022**, the foreclosure sale will be conducted in **San Patricio** County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than **1:00 PM**, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

NAVY ARMY COMMUNITY CREDIT UNION is acting as the Mortgage Servicer for NAVY ARMY COMMUNITY CREDIT UNION who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. NAVY ARMY COMMUNITY CREDIT UNION, as Mortgage Servicer, is representing the Mortgagee, whose address is:

NAVY ARMY COMMUNITY CREDIT UNION
1 Corporate Drive Suite 360,
Lake Zurich IL 60047

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

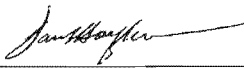


Matter No.: 100675-TX

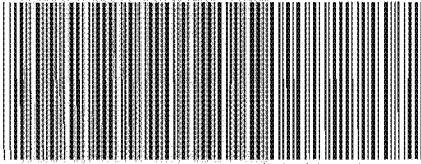
authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

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

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

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

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



VG-172-2022-85

San Patricio County
Gracie Alaniz-Gonzales
San Patricio County Clerk

Instrument Number: 85

Foreclosure Posting

Recorded On: April 21, 2022 11:36 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$3.00

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

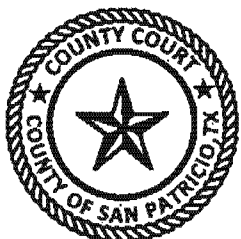
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 85
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 TRUSTEE'S SALE

WHEREAS, on July 26, 2010, DOMINICK D NAGY, A SINGLE PERSON, executed a Deed of Trust/Security Instrument conveying to TOMMY BASTIAN, as Trustee, the Real Estate hereinafter described, to BANK OF AMERICA, N.A., in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 602527 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, JUNE 7, 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: FIELDNOTE DESCRIPTION OF A 0.74 ACRE MORE OR LESS TRACT OF LAND BEING A PORTION OF THE EASTERLY ONE-HALF (1/2) OF LOT SIXTY-NINE (69), OF THE WELDER AND ODEM SUBDIVISION AS SHOWN ON PLAT RECORDED IN VOLUME 2, PAGE 4 OF THE SAN PATRICIO COUNTY PLAT RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: COMMENCING AT A 1" IRON PIPE FOUND AT THE INTERSECTION OF COUNTY ROAD 42 AND COUNTY ROAD 37 FOR THE MOST SOUTHERLY CORNER OF SAID LOT 69; THENCE N 53° 15' 30" W, WITH THE SOUTHERLY LINE OF SAID LOT 69 AND THE CENTER OF COUNTY ROAD 42, 221.25 FEET TO A POINT; THENCE N 36° 37' 00" E, 117.50 FEET TO A 5/8" IRON ROD FOR THE PLACE OF BEGINNING; THE MOST WESTERLY CORNER OF THIS TRACT; THENCE N 36° 37' 00" E, AT 117.50 FEET PASSING A 5/8" IRON ROD; IN ALL A DISTANCE OF 147.50 FEET TO A POINT FOR THE MOST NORTHERLY CORNER OF THIS TRACT; THENCE S 53° 23' 00" E, WITH THE NORTHERLY LINE OF SAID LOT 69, 220.72 FEET TO A 5/8" IRON ROD FOR THE MOST EASTERLY CORNER OF THIS TRACT AND THE MOST EASTERLY CORNER OF SAID LOT 69; THENCE S 36° 34' 30" W, WITH THE EASTERLY LINE OF SAID LOT 69 AND THE CENTER OF COUNTY ROAD 37, 147.50 FEET TO A POINT FOR THE MOST SOUTHERLY CORNER OF THIS TRACT; THENCE N 53° 23' 00" W, AT 30.00 FEET PASSING A 5/8" IRON ROD; IN ALL 220.40 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.74 ACRES, MORE OR LESS, AND BEING TRACT #1109 OF AN UNRECORDED SUBDIVISION. THE EASTERLY 20.00 FEET BEING SUBJECT TO A ROAD RIGHT OF WAY. RESERVING THE FOLLOWING DESCRIBED TRACT OF LAND FOR A ROAD DEDICATION: COMMENCING AT THE MOST NORTHERLY CORNER OF THE PREVIOUSLY DESCRIBED TRACT OF LAND FOR THE PLACE OF BEGINNING; THENCE S 53° 23' 00" E, WITH THE EASTERLY LINE OF SAID TRACT 69, 200.29 FEET TO A POINT FOR A CORNER; THENCE S 36° 34' 30" W, WITH THE WESTERLY RIGHT OF WAY OF COUNTY ROAD 37, 147.50 FEET TO A POINT FOR A CORNER; THENCE N 53° 23' 00" W 10.00 FEET TO A 5/8" IRON ROD FOR A CORNER; THENCE N 36° 34' 30" E, 87.52 FEET TO A 5/8" IRON ROD FOR A POINT OF CURVATURE OF A 30.00 FOOT RADIUS CURVE CONCAVE LEFT, HAVING A DELTA OF 89° 57' 30"; THENCE WITH SAID 30.00 FOOT RADIUS CURVE, IN A NORTHERLY DIRECTION, 47.10 FEET TO A 5/8" IRON ROD FOR THE POINT OF TANGENCY OF SAID CURVE; THENCE N 53° 23' 00" W, 160.33 FEET TO A 5/8" IRON ROD FOR A CORNER; THENCE N 36° 37' 00" E, 30.00 FEET TO THE PLACE OF BEGINNING.

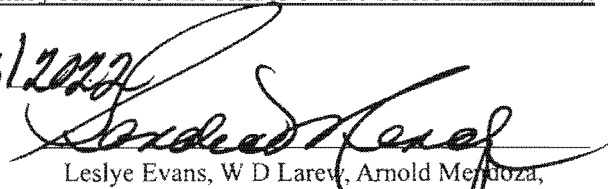
Property Address: 5801 COUNTY ROAD 2047, ODEM, TX 78370
Mortgage Servicer: BANK OF AMERICA, N.A.
Noteholder: BANK OF AMERICA, N.A.
7105 CORPORATE DRIVE, PLANO, TX 75024-4100

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

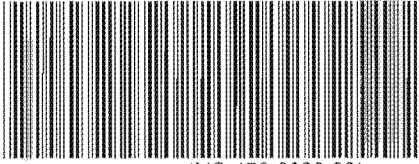
Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed 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 21 day of April 2022



Leslye Evans, W D Larew, Arnold Mendoza,
Sandra Mendoza, Alexis Mendoza, Susan
Sandoval, Sarah Mays, 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

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



VG-172-2022-86

San Patricio County
Gracie Alaniz-Gonzales
San Patricio County Clerk

Instrument Number: 86

Foreclosure Posting

Recorded On: April 21, 2022 11:36 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$3.00

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

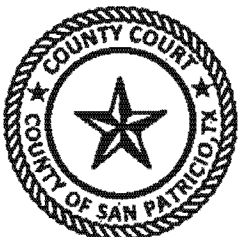
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 86
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

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

Matter No.: 100480-TX

Date: April 12, 2022

County where Real Property is Located: San Patricio

ORIGINAL MORTGAGOR: RONNIE RODRIGUEZ, JR. A SINGLE MAN
ORIGINAL MORTGAGEE: NAVY ARMY COMMUNITY CREDIT UNION
CURRENT MORTGAGEE: NAVY ARMY COMMUNITY CREDIT UNION
MORTGAGE SERVICER: NAVY ARMY COMMUNITY CREDIT UNION

DEED OF TRUST DATED 3/29/2019, RECORDING INFORMATION: Recorded on 4/1/2019, as Instrument No. 686901

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): **LOT SIXTEEN (16), BLOCK TWENTY-FOUR (24), TAFT & ADDITIONS, CITY OF TAFT, IN SAN PATRICIO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 3 OF THE MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.**

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **6/7/2022**, the foreclosure sale will be conducted in **San Patricio** County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than **1:00 PM**, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

NAVY ARMY COMMUNITY CREDIT UNION is acting as the Mortgage Servicer for NAVY ARMY COMMUNITY CREDIT UNION who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. NAVY ARMY COMMUNITY CREDIT UNION, as Mortgage Servicer, is representing the Mortgagee, whose address is:

NAVY ARMY COMMUNITY CREDIT UNION
1 Corporate Drive Suite 360,
Lake Zurich IL 60047

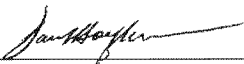
The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property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



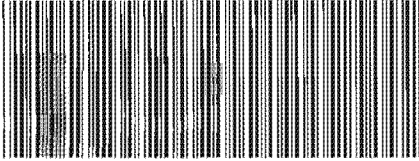
Matter No.: 100480-TX

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

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

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

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



VG-172-2022-82

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

Instrument Number: 82

Foreclosure Posting

Recorded On: April 14, 2022 11:07 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$3.00

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

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

File Information:

Document Number: 82
Receipt Number: 20220414000038
Recorded Date/Time: April 14, 2022 11:07 AM
User: Lina G
Station: cclerkdeeds2

Record and Return To:

PIONEER LAND SERVICES
3737 REYNOSA ST

CORPUS CHRISTI TX 78416



**STATE OF TEXAS
San Patricio County**

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

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

CENLAR FSB (CEN)
HARRIS, ROBERT AND RACHEL
1013 STARLITE DR, PORTLAND, TX 78374

FHA 495-8366668-703
Firm File Number: 22-037856

NOTICE OF TRUSTEE'S SALE

WHEREAS, on June 11, 2009, ROBERT A. HARRIS AND RACHEL A. HARRIS, HUSBAND AND WIFE, as Grantor(s), executed a Deed of Trust conveying to TOWNES MAHAFFEY, as Trustee, the Real Estate hereinafter described, to AMERICAN BANK, N.A. in payment of a debt therein described. The Deed of Trust was filed in the real property records of SAN PATRICIO COUNTY, TX and is recorded under Clerk's File/Instrument Number 591444, to which reference is herein made for all purposes.

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 contingency and in the manner authorized by said Deed of Trust; and

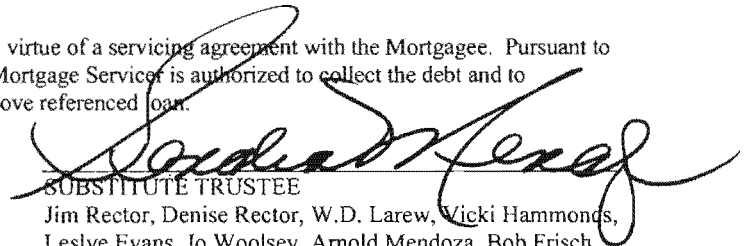
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, June 7, 2022** between ten o'clock AM and four o'clock PM and beginning not earlier than 11:00 AM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate in the area designated by the Commissioners Court, of **San Patricio** 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 of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of San Patricio, State of Texas:

LOT TWENTY-SIX (26), BLOCK THREE (3), WESTCLIFF UNIT NO. 3, AN ADDITION TO THE CITY OF PORTLAND, SAN PATRICIO COUNTY, TEXAS, ACCORDING TO MAP OR PLAT RECORDED IN VOLUME 8, PAGE 35 OF THE MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.

Property Address: 1013 STARLITE DR
PORTLAND, TX 78374
Mortgage Servicer: CENLAR FSB
Mortgagee: CITIMORTGAGE, INC.
425 PHILLIPS BOULEVARD
EWING, NJ 08618

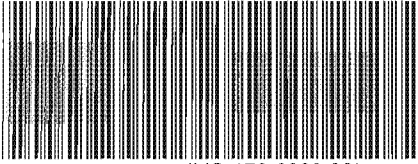
The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property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



SUBSTITUTE TRUSTEE

Jim Rector, Denise Rector, W.D. Larew, Vicki Hammonds,
Leslye Evans, Jo Woolsey, Arnold Mendoza, Bob Frisch,
Sandra Mendoza, Jamie Steen, Jodie Steen, Susan
Sandoval or Alexis Mendoza or Janice Stoner or Mary
Goldston
c/o Law Office of Gerald M. Shapiro, LLP
13105 Northwest Freeway, Suite 960
Houston, TX 77040
(713) 462-2565

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 military service to the sender of this notice immediately.



VG-172-2022-83

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

Instrument Number: 83

Foreclosure Posting

Recorded On: April 14, 2022 11:07 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: 83
Receipt Number: 20220414000038
Recorded Date/Time: April 14, 2022 11:07 AM
User: Lina G
Station: cclerkdeeds2

Record and Return To:

PIONEER LAND SERVICES
3737 REYNOSA ST

CORPUS CHRISTI TX 78416



**STATE OF TEXAS
San Patricio County**

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

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

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

1. Date, Time, and Place of Sale.

Date: June 07, 2022

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

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

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated July 17, 2019 and recorded in Document CLERK FILE NO. 690423 real property records of SAN PATRICIO County, Texas, with PAULA ROMEO, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by PAULA ROMEO, securing the payment of the indebtednesses in the original principal amount of \$179,406.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. MIDFIRST BANK is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

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



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

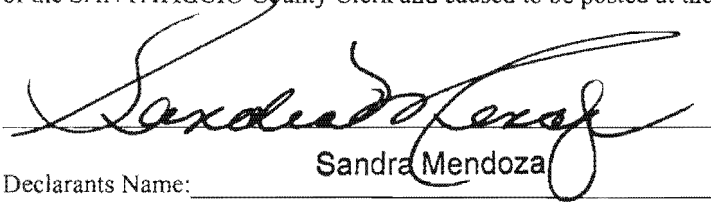
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead JOHN SISK, COLETTE MAYERS, STEPHEN MAYERS, ISRAEL CURTIS, DANA DENNEN, MARCIA CHAPA, DYLAN RUIZ, AMY ORTIZ, EVAN PRESS, LACRECIA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



Israel Saucedo

Certificate of Posting

My name is Sandra Mendoza, and my address is c/o, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 4.11.22 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: _____

4.11.22

111 HAWTHORNE PL
PORTLAND, TX 78374-0000

00000009467887

00000009467887

SAN PATRICIO

EXHIBIT "A"

LOT FOURTEEN (14), BLOCK FOUR (4), EAST CLIFF, AN ADDITION TO THE CITY OF PORTLAND, SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT THEREOF RECORDED IN VOLUME 4, PAGE 58, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS, TO WHICH REFERENCE TO HERE MADE FOR ALL PERTINENT PURPOSES.



San Patricio County
Gracie Alaniz-Gonzales
San Patricio County Clerk

Instrument Number: 79

Foreclosure Posting

Recorded On: April 11, 2022 01:13 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$3.00

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

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

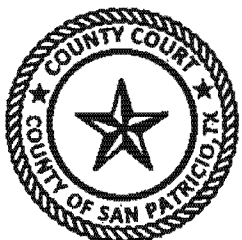
File Information:

Document Number: 79
Receipt Number: 20220411000037
Recorded Date/Time: April 11, 2022 01:13 PM
User: Janie F
Station: cclerkdeeds1-pc

Record and Return To:

PIONEER LAND SERVICES
3737 REYNOSA ST

CORPUS CHRISTI TX 78416



STATE OF TEXAS
San Patricio County

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

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

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
12/17/2014

Grantor(s)/Mortgagor(s):
DOUGLAS Q. WELCH AND KRISTIN S. WELCH,
HUSBAND AND WIFE

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC. ("MERS") SOLELY AS A NOMINEE FOR MID
AMERICA MORTGAGE INC., AN OHIO CORPORATION,
ITS SUCCESSORS AND ASSIGNS

Current Beneficiary/Mortgagee:
Mid America Mortgage, Inc.

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 643312

Property County:
SAN PATRICIO

Mortgage Servicer:
Mid America Mortgage is representing the Current
Beneficiary/Mortgagee under a servicing agreement with the
Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
15301 Spectrum Dr Ste. 405,
Addison, TX 75001

Legal Description: LOT TWELVE (12), BLOCK SIXTEEN (16), EAST CLIFF NO. 9A, AN ADDITION TO THE CITY OF PORTLAND, SAN PATRICIO COUNTY, TEXAS, ACCORDING TO MAP OR PLAT RECORDED IN VOLUME 10, PAGE 1 OF THE MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.

Date of Sale: 6/7/2022

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

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

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

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

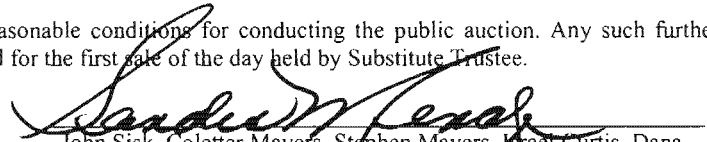
Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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

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

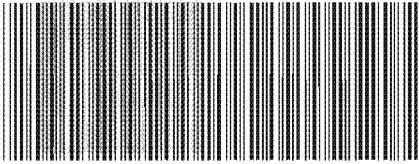
Send written notice of the active duty military

service to the sender of this notice immediately.



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

MH File Number: TX-22-81070-POS
Loan Type: FHA



VG-172-2022-75

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

Instrument Number: 75

Foreclosure Posting

Recorded On: March 29, 2022 12:01 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: 75
Receipt Number: 20220329000034
Recorded Date/Time: March 29, 2022 12:01 PM
User: Janie F
Station: cclerkdeeds1-pc

Record and Return To:

PIONEER LAND SERVICES
3737 REYNOSA ST

CORPUS CHRISTI TX 78416



**STATE OF TEXAS
San Patricio County**

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

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

NOTICE OF FORECLOSURE SALE

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

1. *Property to Be Sold.* The property to be sold is described as follows: ALL OF LOT SIX (6) AND THE NORTH TWENTY-NINE FEET OF LOT FIVE (N 29 FEET OF LOT 5), BLOCK TWO (2), OF THE FILE ADDITION TO THE TOWN OF TAFT IN SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT OF SAME OF RECORD IN VOLUME 4, PAGE 1, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 11/04/2008 and recorded in Document 586325 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: 06/07/2022

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 AUDELIA PENA, 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. NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY 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 NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY 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. *Order to Foreclose.* NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY obtained a Order from the 343rd District Court of San Patricio County on 01/28/2022 under Cause No. S-21-5863CV-C. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.

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

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



Mackie Wolf Zientz & Mann, P.C.

Brandon Wolf, Attorney at Law

✓ L. Keller Mackie, Attorney at Law

Michael Zientz, Attorney at Law

Lori Liane Long, Attorney at Law

Chelsea Schneider, Attorney at Law

Ester Gonzales, Attorney at Law

Parkway Office Center, Suite 900

14160 Dallas Parkway

Dallas, TX 75254

Sandra Mendoza

Certificate of Posting

I am _____ whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on 3-29-22 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-172-2022-72

San Patricio County
Gracie Alaniz-Gonzales
San Patricio County Clerk

Instrument Number: 72

Foreclosure Posting

Recorded On: March 24, 2022 01:10 PM

Number of Pages: 2

" Examined and Charged as Follows: "

Total Recording: \$3.00

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

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

File Information:

Document Number: 72
Receipt Number: 20220324000021
Recorded Date/Time: March 24, 2022 01:10 PM
User: Janie F
Station: cclerkdeeds1-pc

Record and Return To:

PIONEER LAND SERVICES
3737 REYNOSA ST
CORPUS CHRISTI TX 78416



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

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