

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

5965-362

NOTICE OF FORECLOSURE SALE

1 THE PROPERTY TO BE SOLD

COMMONLY KNOWN AS

2169 LEE LANE, INGLESIDE, TEXAS 78362

LEGAL DESCRIPTION

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

2 THE DEED OF TRUST TO BE FORECLOSED UPON

RECORDED IN REAL PROPERTY RECORDS OF SAN PATRICIO COUNTY

RECORDED ON OCTOBER 15, 2013

UNDER DOCUMENT# 632050

3 THE SALE IS SCHEDULED TO BE HELD

PLACE

DATE

TIME

FIRST FLOOR OF THE COURTHOUSE AT THE SOUTH ENTRANCE BETWEEN THE GLASS DOORS IN THE VESTIBULE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE

MAY 3, 2022

1:00 PM - 4:00 PM

TERMS OF SALE

The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the Deed of Trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the Property. Pursuant to § 51.009 of the TEXAS PROPERTY CODE, the Property will be sold in "AS IS", "WHERE IS" condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the Deed of Trust.

OBLIGATIONS SECURED

The Deed of Trust executed by CASIMIRO GARZA, III and ENCARNACION M. GARZA, provides that it secures the payment of the indebtedness in the original principal amount of \$175,500.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. REVERSE MORTGAGE SOLUTIONS, INC. is the current mortgagee of the note and deed of trust and PHH MORTGAGE CORPORATION is the current mortgage servicer. A servicing agreement between the mortgager, whose address is 1 Mortgage Way, Mount Laurel, New Jersey 08054, and the mortgage service exists. TEXAS PROPERTY CODE § 51.0025 authorizes the mortgage servicer to collect the debt.

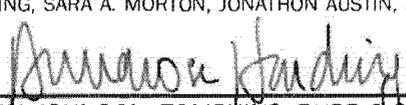
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE, THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

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

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

ATTORNEYS AT LAW

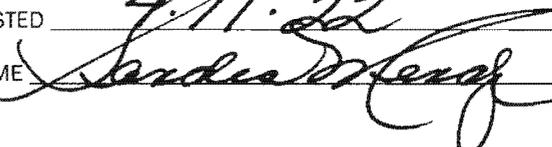
Branch M. Sheppard
Annarose M. Harding
Sara A. Morton
Jonathon Austin


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

CERTIFICATE OF POSTING

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

POSTED 4.11.22

NAME 

Sandra Mendoza TRUSTEE



VG-172-2022-80

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

Instrument Number: 80

Foreclosure Posting

Recorded On: April 11, 2022 01:13 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: 80
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 FORECLOSURE SALE

Notice is hereby given of a public non-judicial foreclosure sale.

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

All property (real, personal or otherwise) described in the deed of trust (as hereinafter defined as the "Deed of Trust"), together with the rights, appurtenances and improvements thereto, including, but not limited to, the real property described on Exhibit A attached hereto and made a part hereof. In the event any property encumbered by the Deed of Trust has been released by Lender (or its predecessor in interest, as applicable), then said released property shall be excluded from the property sold at foreclosure.

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

Date: Tuesday, May 3, 2022.

Time: The sale shall begin no earlier than 1:00 p.m. or no later than three hours thereafter. The sale shall be completed by no later than 4:00 p.m.

Place: The sale will take place at the San Patricio County Courthouse at the place designated by the San Patricio County Commissioner's Court.

The Deed of Trust permits the Lender (as hereinafter defined) to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the Deed of Trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code and/or Texas Business and Commerce Code. Such reposting or refiling may be after the date originally scheduled for this sale.

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

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

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

4. Type of Sale. The sale is a non-judicial foreclosure sale being conducted pursuant to the power of sale granted by that certain Deed of Trust (the "Deed of Trust") recorded under Instrument No. 633050 in the Real Property Records of San Patricio County, Texas, and executed by Roy Oliver and Marilyn Oliver (whether one or more, the "Grantor"), for the benefit of 21st Mortgage Corporation ("Lender"), covering the property described above.

5. Obligations Secured. The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Indebtedness") including but not limited to the unpaid principal and interest owing on: that certain Consumer Loan Note, Security Agreement and Disclosure Statement (the "Note") dated on or about November 8, 2013, executed by the Grantor and payable to the order of Lender, and all renewals, modifications and extensions of the Note. Lender is the current owner and/or holder of the Note and the Indebtedness and is the beneficiary under the Deed of Trust.

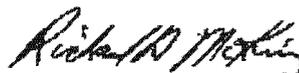
Questions concerning the sale may be directed to the undersigned or to the Lender:

21st Mortgage Corporation
620 Market Street One Center Square
Knoxville, TN 37902
Phone: 800-955-0021
Fax: 866-231-4851

6. Default and Request To Act. Default has occurred under the Deed of Trust, and Lender has requested me, as Substitute Trustee, to conduct this sale. Notice is given that before the sale Lender may appoint another person as substitute trustee to conduct the sale.

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

DATED: April 6, 2022.



Richard A. McKinney, Substitute Trustee
Higier Allen & Lautin, P.C.
The Tower at Cityplace
2711 N. Haskell Ave., Suite 2400
Dallas, Texas 75204
Telephone: (972) 716-1888
Fax: (972) 716-1899

*****PLEASE FAX ALL COMMUNICATIONS REGARDING THIS MATTER TO THE
SUBSTITUTE TRUSTEE AT 972-716-1899 (FAX), NOTE THE SUBSTITUTE
TRUSTEE'S NAME ON YOUR COVER SHEET AND CONTACT THE SUBSTITUTE
TRUSTEE AT 972-716-1888 (PHONE) TO CONFIRM RECEIPT. PLEASE ASSUME
YOUR FAX HAS NOT BEEN RECEIVED UNTIL YOU VERBALLY CONFIRM
RECEIPT THEREOF WITH OUR OFFICE. THANKS IN ADVANCE FOR YOUR
COOPERATION.*****

RE

RE

EXHIBIT A

PROPERTY DESCRIPTION

[FOLLOWS THIS COVER PAGE]

Exhibit A

Lot Twenty Five (25), Block Four (4), GARDEN OAKS SUBDIVISION, NO. 4, an Addition to the city of Ingleside, San Patricio County, Texas, as shown by the map or plat thereof recorded in Volume 5, Page 18, Map Records of San Patricio County, Texas, to which reference is here made for all pertinent purposes.



VG-172-2022-81

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

Instrument Number: 81

Foreclosure Posting

Recorded On: April 11, 2022 01:13 PM

Number of Pages: 6

" Examined and Charged as Follows: "

Total Recording: \$3.00

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

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

File Information:

Document Number: 81
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 FORECLOSURE SALE

Notice is hereby given of a public non-judicial foreclosure sale.

1. Property to be Sold. The property to be sold includes all such real property described in the below referenced Deed of Trust and further described to include, but not to limit, as follows:

Lot Twelve (12), GREGORY-PORTLAND INDEPENDENT SCHOOL TRACT, an Addition to the Town of Portland in San Patricio County, Texas, recorded October 12, 2006, under Clerk's File No. 561752, Official Public Records of San Patricio County, Texas, and as shown by map or plat of same, recorded in Envelope 1307, Tube 19-4, Map Records of San Patricio County, Texas.

2. Deed of Trust. The document entitled Deed of Trust ("Deed of Trust") pursuant to which this sale will be conducted is described as follows:

Dated: November 20, 2014

Grantor: PORTLAND CHRISTIAN CENTER, INC.

Beneficiary: GoldStar Trust Company, an Arkansas corporation, successor-in-interest to Happy State Bank, d/b/a GoldStar Trust Company, as Trustee for the benefit of the Bondholders of Portland Christian Center, Inc.

Recorded: November 24, 2014, under Clerk's File No. 642700, of the Official Public Records of San Patricio County, Texas

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

Date: May 3, 2022

Time: The sale shall begin no earlier than 10:00 o'clock, A.M. or no later than three (3) hours thereafter. The sale shall be completed by no later than 4:00 P.M.

Place: 400 West Sinton Street, Sinton, Texas - 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

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

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

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold. The property to be sold shall include all real property secured by the Deed of Trust that has not been previously released.

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

5. **Type of Sale.** The sale is a non-judicial Deed of Trust Lien foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust.

6. **Obligations Secured.** The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "obligations") including but not limited to (1) Deed of Trust in the original principal amount of \$2,110,000.00, executed by PORTLAND CHRISTIAN CENTER, INC., and payable to the order of Happy State Bank, d/b/a GoldStar Trust Company, as Trustee for the benefit of the Bondholders of Portland Christian Center, Inc. (the "Note"); (2) all renewals and extensions of the Note; and (3) any and all present and future indebtedness of PORTLAND CHRISTIAN CENTER, INC. to Happy State Bank, d/b/a GoldStar Trust Company, as Trustee for the benefit of the Bondholders of Portland Christian Center, Inc.. Happy State Bank, d/b/a GoldStar Trust Company, as Trustee for the benefit of the Bondholders of Portland Christian Center, Inc. is the current owner and holder of the obligations and is the Beneficiary under the Deed of Trust.

Questions concerning the sale may be directed to the undersigned or to the Beneficiary, GoldStar Trust Company, an Arkansas corporation, successor-in-interest to Happy State Bank, d/b/a GoldStar Trust Company, as Trustee for the benefit of the Bondholders of Portland Christian Center, Inc., P.O. Box 719, Canyon, Texas 79015.

7. **Default and Request to Act.** Default has occurred under the Deed of Trust, and the Beneficiary has requested me, Samuel S. Karr, as Substitute Trustee, to conduct this sale. Notice is given that before the sale the Beneficiary may appoint another person as Substitute Trustee to conduct the sale.

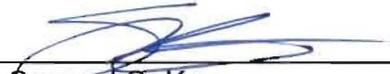
8. **Statutory Notice of Servicemember Rights.** **Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a**

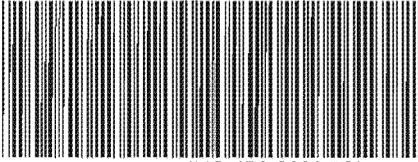
member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

DATED this the 6th day of April, 2022.

BURDETT, MORGAN, WILLIAMSON & BOYKIN, LLP
701 South Taylor, Suite 440
Amarillo, Texas 79101
Telephone: (806) 358-8116
Facsimile: (806) 350-7642

By: _____


Samuel S. Karr
State Bar No. 24007466



VG-172-2022-78

San Patricio County
Gracie Alaniz-Gonzales
San Patricio County Clerk

Instrument Number: 78

Foreclosure Posting

Recorded On: April 08, 2022 04:08 PM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$3.00

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

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

File Information:

Document Number: 78
Receipt Number: 20220408000119
Recorded Date/Time: April 08, 2022 04:08 PM
User: Janie F
Station: cclerkdeeds1-pc

Record and Return To:

BURDETT MORGAN WILLIAMSON & BOYKIN LLP
701 S TAYLOR STE 440 LB103
AMARILLO TX 79101



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

April 7, 2022

Deed of Trust ("Deed of Trust"):

Dated: October 21, 2016

Grantor: Roberto DeLaRosa

Trustee: Wm. G. Burnett

Lender: Octavio Mendiola Aguilar

Recorded in: 660981 of the real property records of San Patricio County, Texas

Legal Description: 5.0036 acres of land in Abstracts 54 and 192, San Patricio County, Texas, more particularly described by metes and bounds in the above described deed of trust.

Secures: Note ("Note") in the original principal amount of \$40,000.00, executed by Roberto DeLaRosa ("Borrower") and payable to the order of Lender

Foreclosure Sale:

Substitute Trustee: Marvin J. Wanner

Date: Tuesday, May 3, 2022

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

Place: The area designated by the SAN PATRICIO County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

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 Octavio Mendiola Aguilar'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, Octavio Mendiola Aguilar, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

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

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

If Octavio Mendiola Aguilar 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 Octavio Mendiola Aguilar. 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, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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



Marvin J. Wanner
Substitute Trustee
1001 Third Street, Suite 1
Corpus Christi, TX 78404
Telephone (361) 884-4981
Telecopier (361) 884-9618



VG-172-2022-77

San Patricio County
Gracie Alaniz-Gonzales
San Patricio County Clerk

Instrument Number: 77

Foreclosure Posting

Recorded On: April 08, 2022 02:05 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$3.00

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

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

File Information:

Document Number: 77
Receipt Number: 20220408000108
Recorded Date/Time: April 08, 2022 02:05 PM
User: Lina G
Station: cclerkdeeds2

Record and Return To:

WANNER LAW OFFICE



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:
6/22/2017

Grantor(s)/Mortgagor(s):
GUADALUPE G RODRIGUEZ JR, A SINGLE MAN

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

Current Beneficiary/Mortgagee:
PENNYMAC LOAN SERVICES LLC

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 668055

Property County:
SAN PATRICIO

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

Mortgage Servicer's Address:
3043 Townsgate Rd, Suite 200,
Westlake Village, CA 91361

Legal Description: LOT 3, BLOCK 2 OF SEALE ADDITION, A SUBDIVISION IN SAN PATRICIO, COUNTY, TEXAS
ACCORDING TO THE PLAT RECORDED IN VOLUME 4, PAGE 7 OF THE MAP RECORDS OF SAN PATRICIO
COUNTY, TEXAS.

Date of Sale: 5/3/2022

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.

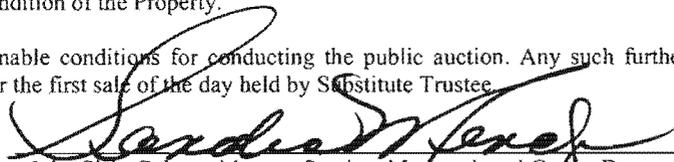
Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further
conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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

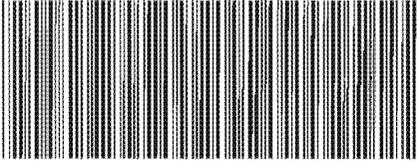
**Assert and protect your rights as member of
the armed forces of the United States. If you
or your spouse are serving on active military duty,
including active military duty as a member of the
Texas National or the National Guard of another
state or as a member of a reserve component of the
armed forces 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,
Lacrecia Robinson, Beatriz Sanchez, Edward Luby, Alena
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-22-80672-POS
Loan Type: FHA



VG-172-2022-74

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

Instrument Number: 74

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: 74
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

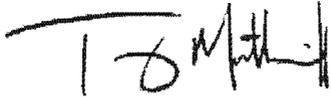
Gracie Alaniz-Gonzales
San Patricio County Clerk
San Patricio County, TX

NOTICE OF FORECLOSURE SALE

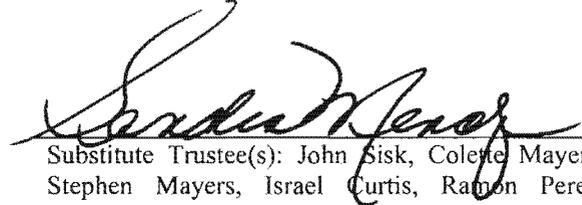
- Property: The Property to be sold is described as follows:
- LOT SEVEN (7), BLOCK THREE (3), WHISPERING PALMS, AN ADDITION TO THE CITY OF ARANSAS PASS, SAN PATRICIO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGE 16, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.
- Security Instrument: Deed of Trust dated July 31, 2017 and recorded on February 27, 2018 as Instrument Number 675184 in the real property records of SAN PATRICIO County, Texas, which contains a power of sale.
- Sale Information: May 03, 2022, at 1:00 PM, or not later than three hours thereafter, at the first floor of the San Patricio County Courthouse at the south entrance between the glass doors in the vestibule, or as designated by the County Commissioners Court.
- Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.
- Obligation Secured: The Deed of Trust executed by CRISTINA PEREZ ESCALANTE AND LIMBANO ESCALANTE secures the repayment of a Note dated July 31, 2017 in the amount of \$182,139.00. FREEDOM MORTGAGE CORPORATION, whose address is c/o Freedom Mortgage Corporation, 907 Pleasant Valley Avenue, Suite 3, Mt. Laurel, NJ 08054, is the current mortgagee of the Deed of Trust and Note and Freedom Mortgage Corporation is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.
- Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

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.

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.



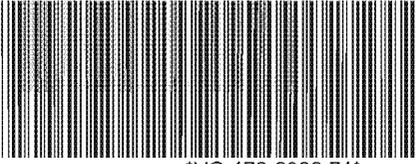
Miller, George & Suggs, PLLC
Dustin C. George, Attorney at Law
Tracey Midkiff, Attorney at Law
Jonathan Andring, Attorney at Law
5601 Democracy Drive, Suite 265
Plano, TX 75024



Substitute Trustee(s): John Sisk, Colette Mayers,
Stephen Mayers, Israel Curtis, Ramon Perez,
Garrett Sanders, Marcia Chapa, Dylan Ruiz, Amy
Ortiz, Maryna Danielian, Megan Ysassi, Evan
Press, Kathleen Adkins, Dana Dennen, Jo Woolsey,
Bob Frisch, Arnold Mendoza, Sandra Mendoza,
Alexis Mendoza, Jodi Steen, Susan Sandoval,
Leslye Evans, Vicki Hammonds, Janice Stoner,
Mary Goldston, Susana Sandoval
c/o Miller, George & Suggs, PLLC
5601 Democracy Drive, Suite 265
Plano, TX 75024

Certificate of Posting

I, Sandra Mendoza, declare under penalty of perjury that on the 24 day of March, 2022 filed and posted this Notice of Foreclosure Sale in accordance with the requirements of SAN PATRICIO County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).



VG-172-2022-71

San Patri County
Gracie Alaniz-Gonzales
San Patricio County Clerk

Instrument Number: 71

Foreclosure Posting

Recorded On: March 24, 2022 01:10 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$3.00

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

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

File Information:

Document Number: 71
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

Notice of [Substitute] Trustee Sale

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

1. Date, Time and Place of Sale.

Date: 05/03/2022

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

Place: San Patricio County, Texas at the following location: **FIRST FLOOR OF THE COURTHOUSE AT THE SOUTH ENTRANCE BETWEEN THE GLASS DOORS IN THE VESTIBULE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS**

Property Address: SUNSET DRIVE. RT. 1. BOX 401, INGLESIDE. TX 78362

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

3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 07/23/1997 and recorded 07/24/1997 in Document 453504, real property records of San Patricio County, Texas, with **DEE ANN SCHLEICHER, JOINED HEREIN PRO FORMA BY HER HUSBAND, KEVIN R. SCHLEICHER** grantor(s) and OLD KENT MORTGAGE COMPANY as Lender, HSBC BANK USA, N.A., AS TRUSTEE FOR THE REGISTERED HOLDERS OF ACE SECURITIES CORP. HOME EQUITY LOAN TRUST, SERIES 2004-SD1, ASSET BACKED PASS-THROUGH CERTIFICATES as Beneficiary.

4. Appointment of Substitute Trustee: In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

5. Obligation Secured: Deed of Trust or Contract Lien executed by **DEE ANN SCHLEICHER, JOINED HEREIN PRO FORMA BY HER HUSBAND, KEVIN R. SCHLEICHER**, securing the payment of the indebtedness in the original principal amount of **\$53,200.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **HSBC BANK USA, N.A., AS TRUSTEE FOR THE REGISTERED HOLDERS OF ACE SECURITIES CORP. HOME EQUITY LOAN TRUST, SERIES 2004-SD1, ASSET BACKED PASS-THROUGH CERTIFICATES** is the current mortgagee of the note and deed of trust or contract lien.

Notice of [Substitute] Trustee Sale

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

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

LOTS FOURTEEN (14). FIFTEEN (15). SIXTEEN (16) AND SEVENTEEN (17). BLOCK FORTY-FOUR (44), INGLESIDE TOWNSITE. SAN PATRICIO COUNTY. TEXAS. AS SHOWN BY THE MAP/PLAT THEREOF RECORDED IN VOLUME 5. PAGE 39. MAP RECORDS OF SAN PATRICIO COUNTY. TEXAS.

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

C/O PHH Mortgage Corporation

1 Mortgage Way Mt. Laurel, NJ 08054

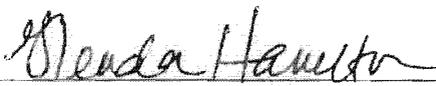
Phone: 877-744-2506

Notice of [Substitute] Trustee Sale

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

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

Date: March 18, 2022



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

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

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

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 3-24-22 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-172-2022-73"

San Patricio County
Gracie Alaniz-Gonzales
San Patricio County Clerk

Instrument Number: 73

Foreclosure Posting

Recorded On: March 24, 2022 01:10 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: 73
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

Carrington Foreclosure Services, LLC
P.O. Box 3309
Anaheim, California 92803
For Sale Information: (888) 313-1969
For Reinstatement Requests: 1-866-874-5860
Pay Off Requests: 1-800-561-4567
TS#: 21-25783

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 6/14/2011, Timothy Scott, an unmarried man, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of Michael Burns, Attorney at Law, as Trustee, Mortgage Electronic Registration Systems, Inc., solely as beneficiary, as nominee for Wolfe Financial, Inc dba Integrity Mortgage Group, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$72,321.00, payable to the order of Mortgage Electronic Registration Systems, Inc., solely as beneficiary, as nominee for Wolfe Financial, Inc dba Integrity Mortgage Group, which Deed of Trust is Recorded on 6/17/2011 as Volume 609387, Book , Page , Loan Modification recorded on 3/11/2015 as Instrument No. 645343 in San Patricio County, Texas, Deed of Trust covers all of the real property, personal property, and fixtures described therein, including , but not limited to, all the following described property, rights and interests (the "Property"), to-wit;

Lots Twenty-Three (23), Twenty-Four (24), Twenty-Five (25) and Twenty-Six (26), Block Four Hundred Eighty-One (481), City of Aransas Pass in San Patricio County, Texas, as sown by Replat of a Portoin of same recorded in Volume 8, Page 38, Map records of San Patricio County, Texas.

Commonly known as: **130 N HOUSTON ST, ARANSAS PASS, TX 78336**

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Arnold Mendoza, Sandra Mendoza, Alexis Mendoza, Arnold Mendoza, Sandra Mendoza, Alexis Mendoza, Susana Sandoval**

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

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on **5/3/2022 at 1:00 PM**, or no later than three (3) hours after such time, in **San Patricio** County, Texas, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: **FIRST FLOOR OF THE COURTHOUSE AT THE SOUTH ENTRANCE BETWEEN THE GLASS DOORS IN THE VESTIBULE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE**



4743240

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

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

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

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

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

WITNESS, my hand this 3/2/2022

WITNESS, my hand this 3.3.22

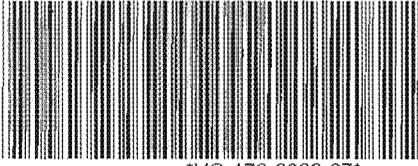
Monica Sandoval

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

Sandra Mendoza

By: Substitute Trustee(s)
Arnold Mendoza, Sandra Mendoza, Alexis
Mendoza, Arnold Mendoza, Sandra Mendoza,
Alexis Mendoza, Susana Sandoval
C/O Carrington Foreclosure Services, LLC
1500 South Douglass Road, Suite 150
Anaheim, CA 92806

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



VG-172-2022-67

San Patricio County
Gracie Alaniz-Gonzales
San Patricio County Clerk

Instrument Number: 67

Foreclosure Posting

Recorded On: March 03, 2022 11:11 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: 67
Receipt Number: 20220303000020
Recorded Date/Time: March 03, 2022 11:11 AM
User: Janie F
Station: cclerkdeeds1-pc

Record and Return To:

PIONEER LAND SERVICES
3737 REYNOSA ST
CORPUS CHRISTI TX 78416



STATE OF TEXAS
San Patricio County

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

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

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
11/19/2012

Grantor(s)/Mortgagor(s):
TIM M. GUEDIN SR. AND SUSAN C. GUEDIN,
HUSBAND AND WIFE

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

Current Beneficiary/Mortgagee:
Wells Fargo Bank, N.A.

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 623041

Property County:
SAN PATRICIO

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

Mortgage Servicer's Address:
1 Home Campus, MAC 2301-04C,
West Des Moines, IA 50328

Legal Description: LOT 45, BLOCK 1, ODEM SOUTH UNIT 2, PHASE 3, AN ADDITION IN THE CITY OF ODEM, SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY MAP OR PLAT THEREOF RECORDED IN ENVELOPE 1232-1233, TUBE 27-1, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.

Date of Sale: 5/3/2022

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.

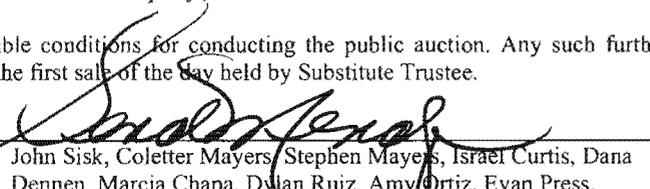
Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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

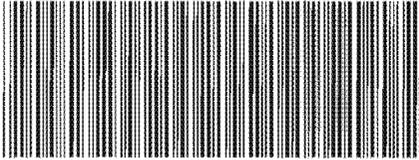
Send written notice of the active duty military

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, Lacreia Robinson, Beatriz Sanchez, Edward Luby, Aleena Litton, Cary Corenblum, Joshua Sanders, Matthew Hansen, Auction.com, Arnold Mendoza, Jo Woolsey, Bob Frisch, Sandra Mendoza, Jodi Steen, Susan Sandoval, Leslye Evans, Janice Stoner, Mary Goldston or Alexis Mendoza
or Thuy Frazier
or Cindy Mendoza
or Catherine Allen-Rea
or Cole Patton, Substitute Trustee
McCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

MH File Number: TX-22-80313-POS
Loan Type: FHA



VG-172-2022-65

San Patricio County
Gracie Alaniz-Gonzales
San Patricio County Clerk

Instrument Number: 65

Foreclosure Posting

Recorded On: February 24, 2022 10:50 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: 65
Receipt Number: 20220224000015
Recorded Date/Time: February 24, 2022 10:50 AM
User: Janie F
Station: cclerkdeeds1-pc

Record and Return To:

PIONEER LAND SERVICES
3737 REYNOSA ST

CORPUS CHRISTI TX 78416



STATE OF TEXAS

San Patricio County

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

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

NOTICE OF FORECLOSURE SALE

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

1. Property to Be Sold. The property to be sold is described as follows: THE NORTH HALF OF FARM BLOCK NINE (9) OF THE MORGAN FARM BLOCKS SUBDIVISION IN SAN PATRICIO COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 7, PAGE 5, MAP RECORDS, SAN PATRICIO COUNTY, TEXAS.

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

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

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

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

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 NINETY EN (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: 05/03/2022

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.

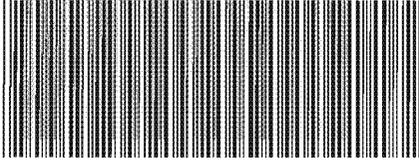
6. *Substitute Trustee(s) Appointed to Conduct Sale.* In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, 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
Sydney Brock, Attorney at Law
Parkway Office Center, Suite 900
14160 Dallas Parkway
Dallas, TX 75254

I am **Arnold Mendoza** Certificate of Posting
whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230,
Houston, TX 77056. I declare under penalty of perjury that on 2.24.22 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-172-2022-66

San Patricio County
Gracie Alaniz-Gonzales
San Patricio County Clerk

Instrument Number: 66

Foreclosure Posting

Recorded On: February 24, 2022 10:50 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: 66
Receipt Number: 20220224000015
Recorded Date/Time: February 24, 2022 10:50 AM
User: Janie F
Station: cclerkdeeds1-pc

Record and Return To:

PIONEER LAND SERVICES
3737 REYNOSA ST

CORPUS CHRISTI TX 78416



STATE OF TEXAS

San Patricio County

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

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

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

1. Date, Time, and Place of Sale.

Date: May 03, 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 September 04, 2015 and recorded in Document CLERK'S FILE NO. 650113, AS AFFECTED BY LOAN MODIFICATION AGREEMENT CLERK'S FILE NO. 683079 real property records of SAN PATRICIO County, Texas, with COURTNEY MELTON, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., (MERS) AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by COURTNEY MELTON, securing the payment of the indebtednesses in the original principal amount of \$122,735.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC. is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

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



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

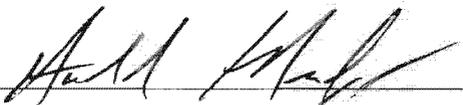
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead JOHN SISK, COLETTE MAYERS, STEPHEN MAYERS, ISRAEL CURTIS, DANA DENNEN, MARCIA CHAPA, DYLAN RUIZ, AMY ORTIZ, EVAN PRESS, LACRECIA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



Israel Saucedo

Certificate of Posting

My name is **Arnold 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 1.28.22 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: **Arnold Mendoza**

Date: 1.28.22

1141 S 11TH ST
ARANSAS PASS, TX 78336

0000009400201

0000009400201

SAN PATRICIO

EXHIBIT "A"

LOT SIX (6), BLOCK SEVEN HUNDRED THIRTY NINE (739), CITY OF ARANSAS PASS IN SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY MAP OR PLAT OF SAME OF RECORD IN VOLUME 3, PAGE 41 OF THE MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.



VG-172-2022-56

San Patricio County
Gracie Alaniz-Gonzales
San Patricio County Clerk

Instrument Number: 56

Foreclosure Posting

Recorded On: January 28, 2022 02:37 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: 56
Receipt Number: 20220128000046
Recorded Date/Time: January 28, 2022 02:37 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