

## NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE

### Deed of Trust

**Date:** April 01, 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:** 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:** October 05, 2021

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

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

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

**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**

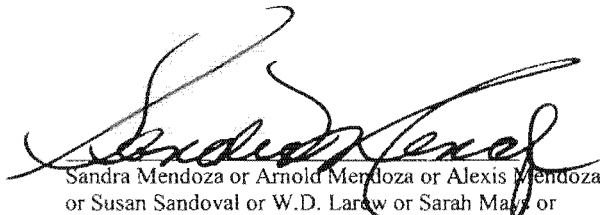
### ACTIVE MILITARY SERVICE NOTICE

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

The Mortgagee, whose address is:

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

Dated this 14th day of September, 2021



Sandra Mendoza or Arnold Mendoza or Alexis Mendoza  
or Susan Sandoval or W.D. Larow or Sarah May or  
Susana Garcia or Itzel Pulido or Christopher Apodaca or  
Leslie Galdamez or Sandra Benavides or David Cerda or Jose  
Martinez or Felix Ogbu or Renaud Ba or Lucia Mendez

**Trustee or Substitute Trustee**

6101 Southwest Fwy., Suite 400, Houston, TX 77057



\*VG-172-2021-24\*

San Patricio County  
Gracie Alaniz-Gonzales  
San Patricio County Clerk

Instrument Number: 24

Foreclosure Posting

Recorded On: September 14, 2021 11:54 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: 24  
Receipt Number: 20210914000043  
Recorded Date/Time: September 14, 2021 11:54 AM  
User: Janie F  
Station: cclerkdeeds1-pc

**Record and Return To:**

PIONEER LAND SERVICES



STATE OF TEXAS  
San Patricio County

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

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS           §  
  §  
COUNTY OF NUECES       §

WHEREAS, on the 28th day of February, 2018, Yuset Acosta and Carlos O. Pineda (the "Grantor") executed a Deed of Trust conveying to Ronald H. Park, Trustee for the benefit of CAPRO INVESTMENTS, LLC (the "Lender"), certain real property in San Patricio County, Texas, and being more particularly described on Exhibit "A" attached hereto, and incorporated herein by this reference for all purposes (the "Property"), the Deed of Trust being recorded on March 12, 2018 under Clerk's File No. 675630 in the Official Public Records of San Patricio County, Texas, to secure the payment of certain indebtedness therein described evidenced by a Promissory Note of even date therewith in the original principal amount of \$38,000.00 (the "Note");

WHEREAS, by instrument entitled Appointment of Substitute Trustee, dated August 27, 2019, the Lender, the beneficiary of the Note and Deed of Trust, appointed **DANIEL T.A. COTTS** as Substitute Trustee;

WHEREAS, (1) default has occurred in payment of the indebtedness secured by the Deed of Trust, and in the performance of the covenants, agreements and conditions set forth in the Deed of Trust, (2) the sums and indebtedness due and payable under the Deed of Trust, and or secured thereby have been accelerated, and are now wholly due and payable, and (3) the Lender, the owner and holder of the Note and Deed of Trust has required the undersigned, as Substitute Trustee, to sell the Property pursuant to the Deed of Trust and the laws of the State of Texas; and

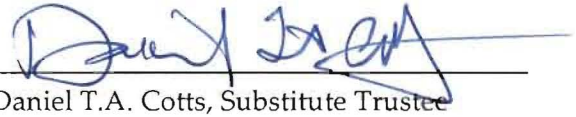
NOW, THEREFORE, notice is given that on the 5th day of October, 2021, no earlier than 10:00 a.m., nor later than 1:00 p.m., the Substitute Trustee under the Deed of Trust shall sell the Property AT THE SAN PATRICIO COUNTY COURTHOUSE, or in the area or place designated by the Commissioners Court of such County where sales are to take place pursuant to Section 51.002 of the Texas Property Code

This sale shall be subject to the reservations, matter and exceptions, if any, set forth in said Deed of Trust to the extent such are still in force and effect.

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.

EXECUTED this 10<sup>th</sup> of September, 2021



A handwritten signature in blue ink, appearing to read "Daniel T.A. Cotts", is written over a horizontal line.

Daniel T.A. Cotts, Substitute Trustee

EXHIBIT "A"

Property Description

Lot Two (2) Block (1) Westcliff Unit #3, an Addition, City of Portland, County of San Patricio County Texas, according to the map or plat thereof recorded in Volume 8, Page 35, Map Records of San Patricio County, Texas.



\*VG-172-2021-22\*

San Patricio County  
Gracie Alaniz-Gonzales  
San Patricio County Clerk

Instrument Number: 22

Foreclosure Posting

Recorded On: September 10, 2021 03:01 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$3.00

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

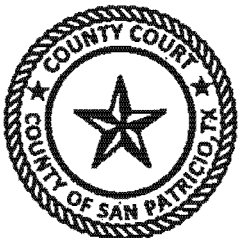
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 22  
Receipt Number: 20210910000054  
Recorded Date/Time: September 10, 2021 03:01 PM  
User: Lina G  
Station: cclerkdeeds2

Record and Return To:

CAPRO INVESTMENTS LLC



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

Our File Number: 19-07245  
Name: THOMAS BRANDESKY,

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

WHEREAS, on November 26, 2013, THOMAS BRANDESKY AND SPOUSE, PRISCILLA BARDWELL, executed a Deed of Trust/Security Instrument conveying to CALVIN C. MANN, JR., as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR OPEN MORTGAGE, LLC, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 633377 in the DEED OF TRUST OR REAL PROPERTY RECORDS of SAN PATRICIO COUNTY, TEXAS; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, OCTOBER 5, 2021** between ten o'clock AM and four o'clock PM and beginning not earlier than 01:00 PM or not later than three hours thereafter, I will sell said Real Estate at ON THE FIRST FLOOR OF THE COURTHOUSE AT THE SOUTH ENTRANCE BETWEEN THE GLASS DOORS IN THE VESTIBULE in **SAN PATRICIO** COUNTY, TEXAS to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

Said Real Estate is described as follows: LOT THREE (3), ASHLEY SUBDIVISION, A SUBDIVISION OF THE CITY OF INGLESIDE, SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY THE FINAL PLAT THEREOF RECORDED IN ENVELOPE A-372, TUBE 20-2, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR ALL PERTINENT PURPOSES.

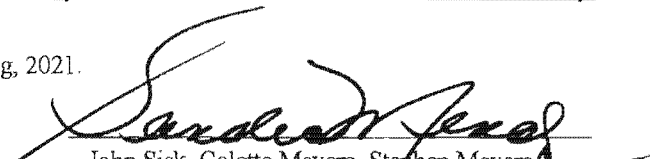
Property Address: 2567 HEWLETT, INGLESIDE, TX 78362  
Mortgage Servicer: LOANCARE  
Noteholder: LAKEVIEW LOAN SERVICING, LLC  
3637 SENTARA WAY, SUITE 303, VIRGINIA BEACH, VA  
23452

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

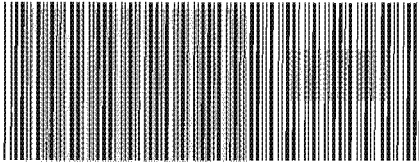
### **ACTIVE MILITARY SERVICE NOTICE**

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

WITNESS MY HAND this 30 day of Aug, 2021.

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

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



\*VG-172-2021-20\*

San Patricio County  
Gracie Alaniz-Gonzales  
San Patricio County Clerk

Instrument Number: 20

Foreclosure Posting

Recorded On: August 30, 2021 10:47 AM

Number of Pages: 2

" Examined and Charged as Follows: "

Total Recording: \$3.00

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

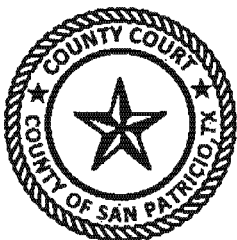
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 20  
Receipt Number: 20210830000024  
Recorded Date/Time: August 30, 2021 10:47 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, Texas



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

5965-355

### NOTICE OF FORECLOSURE SALE

**1 THE PROPERTY TO BE SOLD**

COMMONLY KNOWN AS

318 WOODHAVEN, INGLESIDE, TEXAS 78362

LEGAL DESCRIPTION

LOT NO. EIGHT (8), NINE (9), AND TEN (10), BLOCK NO. SIXTY (60), INGLESIDE TOWNSITE ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 5, PAGE 39, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.

**2 THE DEED OF TRUST TO BE FORECLOSED UPON**

RECORDED IN REAL PROPERTY RECORDS OF  
SAN PATRICIO COUNTY

RECORDED ON  
NOVEMBER 26, 2007

UNDER DOCUMENT#  
575147

**3 THE SALE IS SCHEDULED TO BE HELD**

PLACE

DATE

TIME

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

OCTOBER 5, 2021

1:00 PM - 4:00 PM

#### TERMS OF SALE

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

#### OBLIGATIONS SECURED

The Deed of Trust executed by BELEN RAMIREZ, provides that it secures the payment of the indebtedness in the original principal amount of \$127,500.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. SEATTLE BANK is the current mortgagee of the note and deed of trust and REVERSE MORTGAGE SOLUTIONS, INC. is the current mortgage servicer. A servicing agreement between the mortgager, whose address is 14405 Walters Rd., Suite 200, Houston, Texas 77014, and the mortgage service exists, TEXAS PROPERTY CODE § 51.0025 authorizes the mortgage servicer to collect the debt.

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

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

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

ATTORNEYS AT LAW

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

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

#### CERTIFICATE OF POSTING

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

POSTED

NAME

*8.12.21*  
*[Signature]*

Sandra Mendoza

TRUSTEE



\*VG-172-2021-14\*

San Patricio County  
Gracie Alaniz-Gonzales  
San Patricio County Clerk

Instrument Number: 14

Foreclosure Posting

Recorded On: August 12, 2021 12:51 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: 14  
Receipt Number: 20210812000029  
Recorded Date/Time: August 12, 2021 12:51 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