

NOTICE OF SALE
(Substitute Trustee)

STATE OF TEXAS

§

§

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SAN PATRICIO

WHEREAS, BRENT TURNER and BRITTANY NICHOLE MADDOX, (jointly the "Mortgagor") executed and delivered to F-T Service Corp. Trustee for CORPUS CHRISTI TABS, LLC a certain Deed of Trust dated May 10, 2013, which instrument is recorded at File No. 628734, of the Official Records of San Patricio County, Texas, covering the hereinafter described property; and

WHEREAS, the indebtedness secured by said Deed of Trust and the liens thereof have been assigned by various Transfers recorded at File Nos. 628735 and 724765 of said Records to RMBC PROPERTIES, LLC, such that RMBC PROPERTIES, LLC is now the Beneficiary under the Deed of Trust;

WHEREAS, default has occurred in the payment of the indebtedness secured by the above-mentioned Deed of Trust, and RMBC PROPERTIES, LLC, the present Beneficiary, has instructed the undersigned Trustee to enforce the provisions of said instrument;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN THAT after the posting of this Notice in accordance with the above-mentioned Deed of Trust and the law, and after giving such other notices as required by law, the undersigned Trustee, or any successor Substitute Trustee, will sell to the highest bidder for cash, or to the Beneficiary or any other holder of said indebtedness for credit, in accordance with the terms of said Deed of Trust the hereinafter described property at the place in San Patricio County, Texas, designated by the Commissioner's Court of such County where sales are to take place, on the 6th day of September 2022, to-wit:

2954 Sunset, Ingleside, Texas 78362

Lot One (1), IRWIN ADDITION, a Subdivision of the City of Ingleside, San Patricio County, Texas, as shown by the map or plat thereof recorded in Volume 4, Page(s) 35, Map Records of San Patricio County, Texas, to which reference is here made for all pertinent purposes.

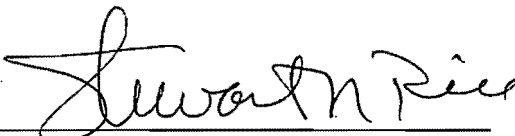
The earliest time at which the sale will occur will be 10:00 o'clock a.m., and the sale will be conducted not later than three hours after that time, such hours being between 10:00 a.m. and 1:00 p.m. Further, the sale will be held at the place designated by the Commissioners Court of such County where sales are to take place pursuant to Section 51.002 of the Texas Property Code.

This sale shall be subject to those reservations, matters and exceptions, if any, set forth in the 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 ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

EXECUTED this 15th day of August, 2022.

F-T SERVICE CORP.
Trustee
555 N. Carancahua, Suite 1510
Corpus Christi, Texas 78401
Phone: (361) 888-9201

By: 
Stewart N. Rice
President



VG-172-2022-142

San Patricio County
Gracie Alaniz-Gonzales
San Patricio County Clerk

Instrument Number: 142

Foreclosure Posting

Recorded On: August 16, 2022 12:29 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: 142
Receipt Number: 20220816000029
Recorded Date/Time: August 16, 2022 12:29 PM
User: Lina G
Station: cclerkdeeds2

Record and Return To:

WOOD BOYKIN & WOLTER
615 N UPPER BROADWAY STE 1100
CORPUS CHRISTI TX 78401-0748



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 CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

NOTICE OF NON-JUDICIAL FORECLOSURE

August 15, 2022

DEED OF TRUST ("Deed of Trust"):

Dated: March 25, 2013

Grantor: BAYPOINT AT NORTH SHORE, LLC

Original Trustee: GEORGE S. FINLEY

Substitute Trustee: W. DEREK DARBY

Lender: JGME CORPORATION, a Texas Corporation

Recorded in: County Clerk's File No. 626265, Official Public Records of San Patricio County, Texas.

Legal Description: LOTS ONE (1), TWO (2), THREE (3), FOUR (4), FIVE (5), SEVEN (7), NINE (9), TEN (10), ELEVEN (11), THIRTEEN (13), FOURTEEN (14), EIGHTEEN (18), AND NINETEEN (19), BAYPOINT AT NORTHSORE SUBDIVISION, AN ADDITION TO THE TOWN OF PORTLAND IN SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY MAP OR PLAT OF SAME RECORDED UNDER COUNTY CLERK'S FILE NO. 573527, OFFICIAL PUBLIC RECORDS AND IN ENVELOPE 1355, TUBE 12-3 OF THE MAP RECORDS, ALL IN SAN PATRICIO COUNTY, TEXAS. CORRECTION PLAT FILED JULY 22, 2008 UNDER COUNTY CLERK'S FILE NO. 582780 OF THE OFFICIAL PUBLIC RECORDS OF SAN PATRICIO COUNTY, TEXAS.

Secures: Real Estate Lien Note ("Note") in the original principal amount of \$1,500,000.00, executed by BAYPOINT AT NORTH SHORE, LLC, a Texas limited liability company ("Borrower") and payable to the order of Lender.

Modifications and Renewals:

Renewal and Extension Agreement, dated March 25, 2015, recorded in County Clerk's File No. 653927, Official Public Records of San Patricio County, Texas (as used herein, the terms "Note" and "Deed of Trust" mean the Note and Deed of Trust as so modified, renewed, and/or extended)

Original Property:

The real property, improvements, and personal property described in and mortgaged in the Deed of Trust, including the real property described in the attached **EXHIBIT "A"**, and all rights and appurtenances thereto

Released Property:
Property:

The real property described in the attached **EXHIBIT "B"**.
The Original Property, SAVE AND EXCEPT the Released Property

Foreclosure Sale:

Date:

Tuesday, September 6, 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. and not later than three hours thereafter.

Place:

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

Terms of Sale:

The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that JGME CORPORATION'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, JGME CORPORATION, the owner and holder of the Note, have requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of JGME CORPORATION's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with JGME CORPORATION'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 JGME CORPORATION pass the Foreclosure Sale, notice of the date of any rescheduled

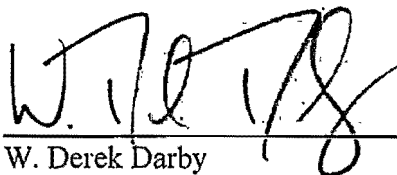
foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

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 JGME CORPORATION. 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. THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS SALE. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property. This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.

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.



W. Derek Darby

derek@darbylawpllc.com

Texas Bar No. 24049009

THE DARBY LAW GROUP, PLLC

136 W. Twohig, Suite C

San Angelo, Texas 76903

Telephone (325) 262-4777

Telecopier (325) 267-7473

Attorney and Substitute Trustee for
JGME CORPORATION

EXHIBIT "A"

ORIGINAL PROPERTY

LOTS ONE (1), TWO (2), THREE (3), FOUR (4), FIVE (5), SEVEN (7), NINE (9), TEN (10), ELEVEN (11), THIRTEEN (13), FOURTEEN (14), EIGHTEEN (18), AND NINETEEN (19), BAYPOINT AT NORTHSORE SUBDIVISION, AN ADDITION TO THE TOWN OF PORTLAND IN SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY MAP OR PLAT OF SAME RECORDED UNDER COUNTY CLERK'S FILE NO. 573527, OFFICIAL PUBLIC RECORDS AND IN ENVELOPE 1355, TUBE 12-3 OF THE MAP RECORDS, ALL IN SAN PATRICIO COUNTY, TEXAS. CORRECTION PLAT FILED JULY 22, 2008 UNDER COUNTY CLERK'S FILE NO. 582780 OF THE OFFICIAL PUBLIC RECORDS OF SAN PATRICIO COUNTY, TEXAS.

LOT FIFTEEN (15), BAYPOINT AT NORTHSORE SUBDIVISION, AN ADDITION TO THE TOWN OF PORTLAND IN SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY MAP OR PLAT OF SAME RECORDED UNDER COUNTY CLERK'S FILE NO. 573527, OFFICIAL PUBLIC RECORDS AND IN ENVELOPE 1355, TUBE 12-3 OF THE MAP RECORDS, ALL IN SAN PATRICIO COUNTY, TEXAS. CORRECTION PLAT FILED JULY 22, 2008 UNDER COUNTY CLERK'S FILE NO. 582780 OF THE OFFICIAL PUBLIC RECORDS OF SAN PATRICIO COUNTY, TEXAS.

EXHIBIT "B"

RELEASED PROPERTY

1. Lot Fourteen (14), BAYPOINT AT NORTHSORE SUBDIVISION, an Addition to the City of Portland in San Patricio County, Texas, as shown by map or plat of same recorded under Coutny Clerk's File No. 573527, Official Public Records of San Patricio County, Texas and in Envelope 1355, Tube 12-3 of the Map Records of San Patricio County, Texas. Correction Plat, filed July 22, 2008 under County Clerk's File No. 582480, Official Public Records of San Patricio County, Texas and in Envelope 1386, Tube 1-5, Map Records of San Patricio County, Texas.
2. Lot Eighteen (18), Block One (1), BAYPOINT AT NORTHSORE SUBDIVISION, an Addition to the City of Portland in San Patricio County, Texas, as shown by map or plat of same recorded under Coutny Clerk's File No. 573527, Official Public Records of San Patricio County, Texas and in Envelope 1355, Tube 12-3 of the Map Records of San Patricio County, Texas. Correction Plat, filed July 22, 2008 under County Clerk's File No. 582480, Official Public Records of San Patricio County, Texas and in Envelope 1386, Tube 1-5, Map Records of San Patricio County, Texas.
3. Lot Eleven (11), BAYPOINT AT NORTHSORE SUBDIVISION, an Addition to the City of Portland in San Patricio County, Texas, as shown by map or plat of same recorded under Coutny Clerk's File No. 573527, Official Public Records of San Patricio County, Texas and in Envelope 1355, Tube 12-3 of the Map Records of San Patricio County, Texas. Correction Plat, filed July 22, 2008 under County Clerk's File No. 582480, Official Public Records of San Patricio County, Texas and in Envelope 1386, Tube 1-5, Map Records of San Patricio County, Texas.
4. Lot Ten (10), BAYPOINT AT NORTHSORE SUBDIVISION, an Addition to the City of Portland in San Patricio County, Texas, as shown by map or plat of same recorded under Coutny Clerk's File No. 573527, Official Public Records of San Patricio County, Texas and in Envelope 1355, Tube 12-3 of the Map Records of San Patricio County, Texas. Correction Plat, filed July 22, 2008 under County Clerk's File No. 582480, Official Public Records of San Patricio County, Texas and in Envelope 1386, Tube 1-5, Map Records of San Patricio County, Texas.
5. Lot Nine (9), BAYPOINT AT NORTHSORE SUBDIVISION, an Addition to the City of Portland in San Patricio County, Texas, as shown by map or plat of same recorded under Coutny Clerk's File No. 573527, Official Public Records of San Patricio County, Texas and in Envelope 1355, Tube 12-3 of the Map Records of San Patricio County, Texas. Correction Plat, filed July 22, 2008 under County Clerk's File No. 582480, Official Public Records of San Patricio County, Texas and in Envelope 1386, Tube 1-5, Map Records of San Patricio County, Texas.
6. Lot Thirteen (13), BAYPOINT AT NORTHSORE SUBDIVISION, an Addition to the City of Portland in San Patricio County, Texas, as shown by map or plat of same recorded

under County Clerk's File No. 573527, Official Public Records of San Patricio County, Texas and in Envelope 1355, Tube 12-3 of the Map Records of San Patricio County, Texas. Correction Plat, filed July 22, 2008 under County Clerk's File No. 582480, Official Public Records of San Patricio County, Texas and in Envelope 1386, Tube 1-5, Map Records of San Patricio County, Texas.

7. The West Ten (10) feet of Lot Fifteen (15), BAYPOINT AT NORTHSORE SUBDIVISION, an Addition to the City of Portland in San Patricio County, Texas, as shown by map or plat of same recorded under County Clerk's File No. 573527, Official Public Records of San Patricio County, Texas and in Envelope 1355, Tube 12-3 of the Map Records of San Patricio County, Texas. Correction Plat, filed July 22, 2008 under County Clerk's File No. 582480, Official Public Records of San Patricio County, Texas and in Envelope 1386, Tube 1-5, Map Records of San Patricio County, Texas.
8. Lot Nineteen (19), BAYPOINT AT NORTHSORE SUBDIVISION, an Addition to the City of Portland in San Patricio County, Texas, as shown by map or plat of same recorded under County Clerk's File No. 573527, Official Public Records of San Patricio County, Texas and in Envelope 1355, Tube 12-3 of the Map Records of San Patricio County, Texas. Correction Plat, filed July 22, 2008 under County Clerk's File No. 582480, Official Public Records of San Patricio County, Texas and in Envelope 1386, Tube 1-5, Map Records of San Patricio County, Texas.
9. Lot Two (2), BAYPOINT AT NORTHSORE SUBDIVISION, an Addition to the City of Portland in San Patricio County, Texas, as shown by map or plat of same recorded under County Clerk's File No. 573527, Official Public Records of San Patricio County, Texas and in Envelope 1355, Tube 12-3 of the Map Records of San Patricio County, Texas. Correction Plat, filed July 22, 2008 under County Clerk's File No. 582480, Official Public Records of San Patricio County, Texas and in Envelope 1386, Tube 1-5, Map Records of San Patricio County, Texas.



VG-172-2022-141

San Patricio County
Gracie Alaniz-Gonzales
San Patricio County Clerk

Instrument Number: 141

Foreclosure Posting

Recorded On: August 16, 2022 11:12 AM

Number of Pages: 7

" 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: 141
Receipt Number: 20220816000020
Recorded Date/Time: August 16, 2022 11:12 AM
User: Lina G
Station: cclerkdeeds2

Record and Return To:

W DEREK DARBY - THE DARBY LAW GROUP



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: December 17, 2008
Grantor(s): Larissa Villa
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: 586683
Property County: San Patricio
Property: Lot Three (3), Block Five (5), WESTLAKE SUBDIVISION UNIT III, an addition to the City of Ingleside, San Patricio County, Texas, according to the City of Ingleside, San Patricio County, Texas, according to map or plat recorded in Envelope A-159, Tube 23-1, of the Map Records of San Patricio County, Texas.
Property Address: 2209 Westlake Court
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: September 6, 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**
Substitute Trustee: Arnold Mendoza, Susan Sandoval, Jo Woolsey, Bob Frisch, Sandra Mendoza, Jodi Steen, Leslye Evans, Janice Stoner, Mary Goldston or 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 Arnold Mendoza, Susan Sandoval, Jo Woolsey, Bob Frisch, Sandra Mendoza, Jodi Steen, Leslye Evans, Janice Stoner, Mary Goldston or Alexis Mendoza, or Michael J. Burns, Vrutti Patel, or Jonathan Smith, any to act, whose address is c/o Padgett Law Group, 5501 LBJ Freeway, Suite 925, Dallas, TX 75240 as Substitute Trustee, who shall hereafter exercise all powers and duties to set aside the said original trustee under said Deed of Trust, and further does hereby request, authorize, and instruct said Substitute Trustees to conduct and direct the execution of remedies set aside to the beneficiary therein.

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

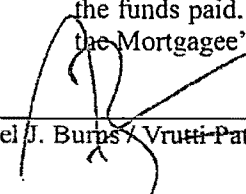
WHEREAS, a default under the Note and Deed of Trust was declared, such default was reported to not have been cured, and all sums secured by such Deed of Trust are declared immediately due and payable.

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

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

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

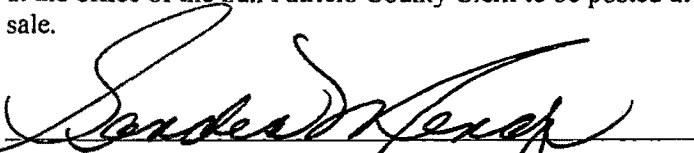
1. The maturity of the Note is hereby accelerated, and all sums secured by the Deed of Trust are declared to be immediately due and payable.
2. The herein appointed Substitute Trustees, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place,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



Michael J. Burns / Vrutti Patel / Jonathan Smith

CERTIFICATE OF POSTING

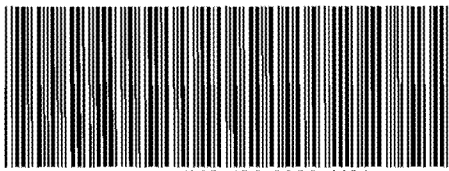
My name is Sandra Mendoza, and my address is c/o Padgett Law Group, 5501 LBJ Freeway, Suite 925, Dallas, TX 75240. I declare under penalty of perjury that on 8.11.22 I filed at the office of the San Patricio County Clerk to be posted at the San Patricio County courthouse this notice of sale.



Declarant's Name: Sandra Mendoza

Date: 8.11.22

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



VG-172-2022-137

San Patricio County
Gracie Alaniz-Gonzales
San Patricio County Clerk

Instrument Number: 137

Foreclosure Posting

Recorded On: August 11, 2022 11:59 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: 137
Receipt Number: 20220811000040
Recorded Date/Time: August 11, 2022 11:59 AM
User: Janie F
Station: cclerkdeeds1-pc

Record and Return To:

PIONEER LAND SERVICES
3737 REYNOSA ST
CORPUS CHRISTI TX 78416



STATE OF TEXAS
San Patricio County

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

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

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

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

DEED OF TRUST INFORMATION:

Date: June 1, 2010
Grantor(s): William D. Caddell
Original Mortgagee: United States of America acting through the Rural Housing Service or successor agency, United States Department of Agriculture
Original Principal: \$87,400.00
Recording Information: Instrument Number 600441, re-rerecorded 600750
Property County: San Patricio
Property: Lots Twenty-three (23) and Twenty-four (24), Irwin addition to the city of Ingleside in San Patricio County, Texas as shown by map or plat of same of record in Volume 4, page 35, Map records of San Patricio County, Texas, otherwise known as 3025 Sunset drive, Ingleside, Texas 78362.
Property Address: 3025 Sunset Drive
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: September 6, 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, if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.
Substitute Trustee: Arnold Mendoza, Susan Sandoval, Jo Woolsey, Bob Frisch, Sandra Mendoza, Jodi Steen, Leslye Evans, Janice Stoner, Mary Goldston, Alexis Mendoza, or Michael J. Burns, Vrutti Patel, or Jonathan Smith, any to act
Substitute Trustee Address: 5501 LBJ Freeway, Suite 925
Dallas, TX 75240
TXAttorney@PadgettLawGroup.com

APPOINTMENT OF SUBSTITUTE TRUSTEE:

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

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

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

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

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

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

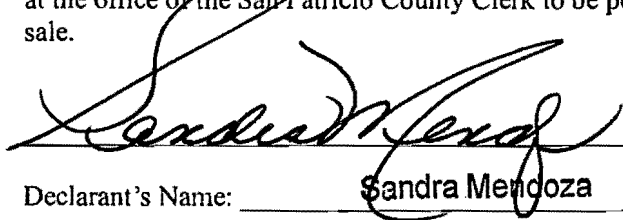
NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

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


Michael J. Burns / Vrutti Patel / Jonathan Smith

CERTIFICATE OF POSTING

My name is Sandra Mendoza, and my address is c/o Padgett Law Group, 5501 LBJ Freeway, Suite 925, Dallas, TX 75240. I declare under penalty of perjury that on 7.28.22 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: 7.28.22

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



VG-172-2022-134

San Patricio County
Gracie Alaniz-Gonzales
San Patricio County Clerk

Instrument Number: 134

Foreclosure Posting

Recorded On: July 28, 2022 11:52 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: 134
Receipt Number: 20220728000023
Recorded Date/Time: July 28, 2022 11:52 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: ALL OF LOTS NO. FOUR (4) AND NO. FIVE (5) IN BLOCK NO. SIX (6) IN THE GRIFFIN ADDITION TO THE TOWN OF MATHIS, IN ACCORDANCE WITH THE OFFICIAL MAP OR PLAT OF SAID ADDITION, WHICH SAID MAP OR PLAT IS NOW OF RECORD AMONG THE MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 06/07/2012 and recorded in Document 618777 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: 09/06/2022

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.

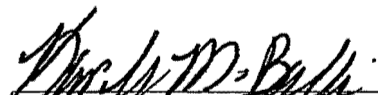
4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of 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 ISMAEL F. SALINAS AND FLORA SALINAS, provides that it secures the payment of the indebtedness in the original principal amount of \$21,026.48, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. WILMINGTON SAVINGS FUND SOCIETY, FSB AS TRUSTEE OF WV 2017-1 GRANTOR TRUST is the current mortgagee of the note and deed of trust and CARRINGTON MORTGAGE SERVICES LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is WILMINGTON SAVINGS FUND SOCIETY, FSB AS TRUSTEE OF WV 2017-1 GRANTOR TRUST c/o CARRINGTON MORTGAGE SERVICES LLC, 1600 South Douglass Road, Suite 200-A, Anaheim, CA 92806 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. Order to Foreclose. WILMINGTON SAVINGS FUND SOCIETY, FSB AS TRUSTEE OF WV 2017-1 GRANTOR TRUST obtained a Order from the 343rd District Court of San Patricio County on 07/18/2022 under Cause No. S-22-5324CV-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.

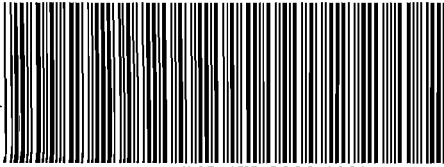
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.



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

Certificate of Posting

I am Sandra Mendoz 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 7.28.22 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-172-2022-136

San Patricio County
Gracie Alaniz-Gonzales
San Patricio County Clerk

Instrument Number: 136

Foreclosure Posting

Recorded On: July 28, 2022 11:52 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: 136
Receipt Number: 20220728000023
Recorded Date/Time: July 28, 2022 11:52 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

THE STATE OF TEXAS §
 § KNOW ALL PERSONS BY THESE PRESENTS:
COUNTY OF SAN PATRICIO §

THAT, WHEREAS, on or about **February 15, 2022** **Guadalupe Gonzales ("Borrower")**, executed and delivered to **Lee J. Schmitt**, Trustee whose address is **P O Box 870 Lancaster, Texas 75146**, for the benefit of **NEXTLOTS NOW, LLC**, a Texas limited liability company ("**Lender**"), that certain (the "**Deed of Trust**"), recorded in as **Instrument#721777** of the Official Records of **San Patricio County, Texas**, to secure payment of that certain **OF THE PROMISSORY NOTE** in the original principal amount of **\$110,000.00**, dated **February 15, 2022**, and the other indebtedness, liabilities, and obligations described in the Deed of Trust (collectively, the "**Indebtedness**");

WHEREAS, pursuant to and in accordance with the terms and conditions of the Deed of Trust, Lender hereby appoints **Lee J. Schmitt** an individual ("**Trustee**"), whose address is **P O Box 870 Lancaster, Texas 75146**, to succeed to all of the rights, powers, and estates granted and delegated in the Deed of Trust to the Original Trustee and any subsequent trustee; and

WHEREAS, the Deed of Trust creates liens on certain real property situated in **San Patricio County, Texas** more particularly described on **Exhibit A** attached hereto and made a part hereof (the "**Land**"), including any improvements located thereon (the "**Improvements**", and collectively with the Land, the "**Mortgaged Property**"); and

WHEREAS, Lender has made demand upon Borrower to pay to Lender the Indebtedness, but Lender has not been paid; and

WHEREAS, Lender has accelerated the Indebtedness and the Indebtedness is now due and payable; and

WHEREAS, Lender as owner of the Indebtedness has requested Trustee to sell the Mortgaged Property to satisfy, in whole or in part, the Indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, **September 6, 2022**, at **10:00 A.M.** or no later than three hours after that time, Trustee, or a subsequently appointed successor substitute trustee, will commence the sale of the Mortgaged Property, in parcels or as a unit, at public auction to the highest bidder for cash; such sale will be held at the area designated for such sales by Resolutions of the Commissioner's Court of **San Patricio County, Texas**, SUBJECT, HOWEVER, to all liens, exceptions to title, easements, restrictions, and encumbrances affecting any of the Mortgaged Property or title thereto which are equal or prior to the liens and security interests created by the Deed of Trust.

To the extent that any of the Mortgaged Property has been released from the lien of the Deed of Trust, this notice is not intended to cover such property, and such property will not be part of the property conveyed to the purchaser hereunder.

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.

If such sales do not result in full satisfaction of all of the Indebtedness, the liens and security interests of the Deed of Trust shall remain in full force and effect with respect to any of the Mortgaged Property not so sold and any and all items and types of real and personal property covered by the Deed of Trust and not described herein.

LENDER: NEXTLOTS NOW, LLC,
a Texas limited liability company

By: [Signature]
Name: Beatriz F. Schmitt, Manager

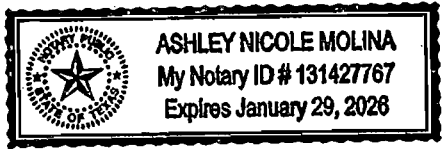
EXECUTED effective as of July 22nd, 2022

[Signature]
Lee J. Schmitt, Trustee

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on July 22nd, 2022, by
Lee J. Schmitt, in the capacity therein stated.

[SEAL]



[Signature]
Notary Public in and for the State of Texas

Exhibit A

Legal Description of the Land

Tract No 1: Acct NO. 40751 & 0666-0000-0003-000; 2.01 Acres, More Or Less, Lot 3, Lakeview Acres, Unit 1, San Patricio County, Texas, As Described In Clerk's File #370317, Deed Records Of San Patricio County, Texas.

(Address: CR 285 Prop ID 40751 Mathis, San Patricio County, Texas 78368)

Tract No. 2: Acct. NO. 3056 & 0666-0000-0003-001; 2.01 Acres, More Or Less, Lot 3, Unit 1, San Patricio County, Texas, As Described In Clerk's File #370317, Deed Records Of San Patricio County, Texas.

(Address: 24765 CR 285 Prop ID 3056 Mathis, San Patricio County, Texas 78368)



VG-172-2022-133

San Patricio County
Gracie Alaniz-Gonzales
San Patricio County Clerk

Instrument Number: 133

Foreclosure Posting

Recorded On: July 25, 2022 10:01 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: 133
Receipt Number: 20220725000021
Recorded Date/Time: July 25, 2022 10:01 AM
User: Janie F
Station: cclerkdeeds1-pc

Record and Return To:

NEW HOUSE MARKETING INC
PO BOX 865
LANCASTER TX 75146



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

22-027288

Notice of Substitute Trustee's Sale

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

Deed of Trust Date: June 29, 2021	Original Mortgagor/Grantor: JASON RICH AND TRACIE RICH
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR LAKEVIEW LOAN SERVICING, LLC., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: LAKEVIEW LOAN SERVICING, LLC
Recorded in: Volume: N/A Page: N/A Instrument No: 2021- 712392	Property County: SAN PATRICIO
Mortgage Servicer: LOANCARE LLC	Mortgage Servicer's Address: 3637 Sentara Way, Virginia Beach, Virginia 23452

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

Secures:Note in the original principal amount of \$229,117.00, executed by JASON RICH AND TRACIE RICH and payable to the order of Lender.

Property Address/Mailing Address: 1619 KENNEY LN, INGLESIDE, TX 78362

Legal Description of Property to be Sold: LOT SEVEN A (7A), BLOCK "E", BURTON AND DANFORTH, AN ADDITION TO THE CITY OF INGLESIDE IN SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY MAP OR PLAT OF SAME RECORDED IN ENVELOPE 1573, TUBE 33-5, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.

Date of Sale: September 6, 2022	Earliest time Sale will begin: 01:00 PM
--	--

Place of sale of Property: On the first floor of the San Patricio County Courthouse at the south entrance between the glass doors in the vestibule, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

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

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





Mary Goldston or Alexis Mendoza whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

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

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

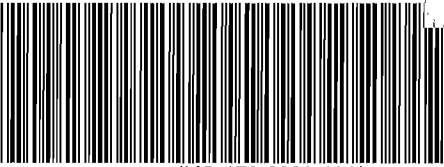
Pursuant to section 51.0075(a) of the Texas Property Code, Arnold Mendoza, Sandra Mendoza, Alexis Mendoza, Susana Sandoval whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 OR Arnold Mendoza, Susan Sandoval, Jo Woolsey, Bob Frisch, Sandra Mendoza, Jodi Steen, Leslye Evans, Janice Stoner,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

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



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

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



VG-172-2022-131

San Patricio County
Gracie Alaniz-Gonzales
San Patricio County Clerk

Instrument Number: 131

Foreclosure Posting

Recorded On: July 21, 2022 10:40 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: 131
Receipt Number: 20220721000018
Recorded Date/Time: July 21, 2022 10:40 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: 02/29/2008
Grantor(s): STACY BOYD AND HUSBAND, THOMAS BOYD
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR GMAC MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$151,200.00
Recording Information: Instrument 578293
Property County: San Patricio
Property: (See Attached Exhibit "A")
Reported Address: 1384 4TH STREET, 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: NewRez LLC d/b/a Shellpoint Mortgage Servicing
Mortgage Servicer: Shellpoint Mortgage Servicing
Current Beneficiary: NewRez LLC d/b/a Shellpoint Mortgage Servicing
Mortgage Servicer Address: 55 Beattie Place, Suite 110, Greenville, SC 29601

SALE INFORMATION:

Date of Sale: Tuesday, the 6th day of September, 2022
Time of Sale: 1:00PM or within three hours thereafter.
Place of Sale: ON THE FIRST FLOOR OF THE COURTHOUSE AT THE SOUTH ENTRANCE BETWEEN THE GLASS DOORS IN THE VESTIBULE in San Patricio County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the San Patricio County Commissioner's Court, at the area most recently designated by the San Patricio County Commissioner's Court.

WHEREAS, the above-named Grantor 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 were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and 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, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; 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 has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. 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, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, 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 and 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 of the Deed of Trust.

4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a 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 offered "AS-IS", purchasers 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 interests 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.

Substitute Trustee(s): 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, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act.

Substitute Trustee Address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

Document Prepared by:
Bonial & Associates, P.C.
14841 Dallas Parkway, Suite 425, Dallas, TX 75254
AS ATTORNEY FOR THE HEREIN
IDENTIFIED MORTGAGEE AND/OR
MORTGAGE SERVICER

Certificate of Posting

I am Sandra Mendoza whose address is 14841 Dallas Parkway, Suite 425, Dallas, TX 75254. I declare under penalty of perjury that on 7-21-22 I filed and / or recorded 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.

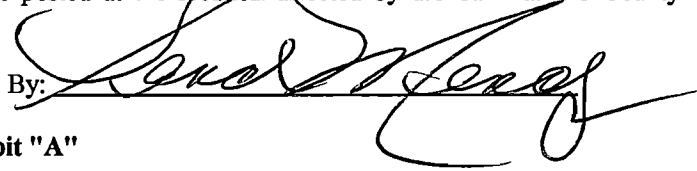
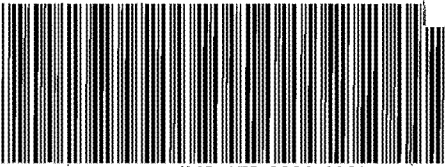
By: 

Exhibit "A"

BEING LOT ONE-A (1-A), BLOCK ONE (1), SEGOVIA ESTATES ADDITION, AN ADDITION TO THE CITY OF INGLESIDE, SAN PATRICIO COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN ENVELOPE 1330, TUBE 20-3, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.

Return to: Bonial & Associates, P.C., 14841 Dallas Parkway, Suite 425, Dallas, TX 75254



VG-172-2022-132

San Patricio County
Gracie Alaniz-Gonzales
San Patricio County Clerk

Instrument Number: 132

Foreclosure Posting

Recorded On: July 21, 2022 10:40 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: 132
Receipt Number: 20220721000018
Recorded Date/Time: July 21, 2022 10:40 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 SALE

Deed of Trust Date:
4/25/2017

Grantor(s)/Mortgagor(s):
CRISTOPHER SOUTHERS, A SINGLE PERSON

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

Current Beneficiary/Mortgagee:
LAKEVIEW LOAN SERVICING, LLC

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 666003

Property County:
SAN PATRICIO

Mortgage Servicer:
Flagstar Bank, FSB is representing the Current
Beneficiary/Mortgagee under a servicing agreement with the
Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
PO Box 660263,
Dallas, TX 75266

Legal Description: UNIT NINE (9), COASTAL RUN COTTAGES AT REDFISH BAY CONDOMINIUMS, A CONDOMINIUM LOCATED IN SAN PATRICIO COUNTY, TEXAS, AS SHOWN IN CONDOMINIUM BYLAWS ANNEX ONE, AND EXHIBITS RECORDED MAY 29, 2008 UNDER CLERK'S FILE NO. 580870 AND REFILED AND CORRECTED UNDER COUNTY CLERK'S FILE NO. 580870 IN THE OFFICIAL PUBLIC RECORDS OF SAN PATRICIO COUNTY, TEXAS.

Date of Sale: 9/6/2022

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.

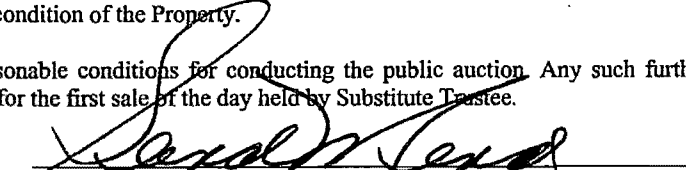
The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical 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-22-92622-POS
Loan Type: VA



VG-172-2022-127

San Patricio County
Gracie Alaniz-Gonzales
San Patricio County Clerk

Instrument Number: 127

Foreclosure Posting

Recorded On: July 11, 2022 12:42 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: 127
Receipt Number: 20220711000038
Recorded Date/Time: July 11, 2022 12:42 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

Our Case No. 22-00568-FC

**APPOINTMENT OF SUBSTITUTE TRUSTEE
and NOTICE OF TRUSTEE SALE**

THE STATE OF TEXAS
COUNTY OF SAN PATRICIO

Deed of Trust Date:
December 20, 2019

Property address:
109 FOURTH ST
ODEM, TX 78370

Grantor(s)/Mortgagor(s):
JUAN FELICIANO GARCIA, AN UNMARRIED MAN

LEGAL DESCRIPTION: Lot Thirteen (13), Replat of Block Sixteen (16), EAST ODEM ADDITION to the City of ODEM in San Patricio County, Texas, as shown by map or plat of same recorded in Envelope 1672, Tube 34-3, Map Records of San Patricia County, Texas.

Original Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR THRIVE MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS

Earliest Time Sale Will Begin: 01:00 PM

Current Mortgagee:
PENNYMAC LOAN SERVICES, LLC

Date of Sale: SEPTEMBER 6, 2022

Property County: SAN PATRICIO

Original Trustee: BARBARA JONES

Recorded on: December 20, 2019
As Clerk's File No.: 694812
Mortgage Servicer:
PENNYMAC LOAN SERVICES, LLC

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

Substitute Trustee Address:
c/o Marinosci Law Group, PC
14643 Dallas Parkway, suite 750
Dallas, TX 75254
(972) 331-2300

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 current Mortgagee and/or Mortgage Servicer under said Deed of Trust, according to the provisions therein set out does hereby remove the original trustee and all successor substitute trustees and appoints in their stead Arnold Mendoza, Sandra Mendoza, Alexis Mendoza, Marinosci Law Group PC, John Sisk, Colette Mayers, Stephen Mayers, Israel Curtis, Dana Dennen, Marcia Chapa, Dylan Ruiz, Amy Ortiz, Evan Press, Lacreacia Robinson, Beatriz Sanchez, Edward Luby, Aleena Litton, Cary Corenblum, Joshua Sanders, Matthew Hansen, Auction.com, 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 Mortgagee therein.



4753528

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, **SEPTEMBER 6, 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. 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 be conducted at the San Patricio County Courthouse, 400 West Sinton Street, Sinton, TX 78387 as 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.

PENNYMAC LOAN SERVICES, LLC, who is the Mortgagee and/or Mortgage Servicer of the Note and Deed of Trust associated with the above referenced loan. 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 debt.

ACTIVE MILITARY SERVICE NOTICE

Assert and protect your rights as a member of the armed forces of the Unites 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, July 1 2022

MARINOSCI LAW GROUP, PC

By: [Signature]
SAMMY HOODA
MANAGING ATTORNEY

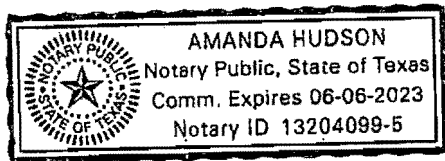
THE STATE OF TEXAS
COUNTY OF DALLAS

Before me, Amanda Hudson, the undersigned officer, on this, the 1st day of July 2022, personally appeared SAMMY HOODA, known to me, who identified herself/himself to be the MANAGING ATTORNEY of MARINOSCI LAW GROUP PC, the person and officer whose name is subscribed to the foregoing instrument, and being authorized to do so, acknowledged that (s)he had executed the foregoing instrument as the act of such corporation for the purpose and consideration described and in the capacity stated.

Witness my hand and official seal
(SEAL)

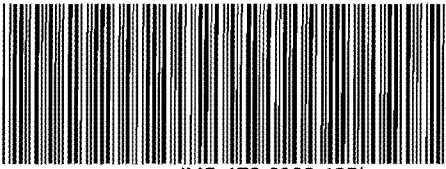
Amanda Hudson
Notary Public for the State of TEXAS

My Commission Expires: 6-6-2023
Amanda Hudson
Printed Name and Notary Public



Grantor: PENNYMAC LOAN SERVICES, LLC
3043 TOWNSGATE ROAD, #200
WESTLAKE VILLAGE, CA 91361
Our File No. 22-00568

Return to: MARINOSCI LAW GROUP, P.C.
MARINOSCI & BAXTER
14643 DALLAS PARKWAY, SUITE 750
DALLAS, TX 75254



VG-172-2022-125

San Patricio County
Gracie Alaniz-Gonzales
San Patricio County Clerk

Instrument Number: 125

Foreclosure Posting

Recorded On: July 07, 2022 04:22 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: 125
Receipt Number: 20220707000052
Recorded Date/Time: July 07, 2022 04:22 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