

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.

Substitute Trustee's Notice of Foreclosure Sale

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

Lot Twelve (12) Block Four (4), MACAZE PARK, an addition to the City of Gregory, San Patricio County, Texas, as shown by the map or plat recorded in Volume 4, Page 37, Map Records of San Patricio County, Texas. More commonly known as 106 Lee, Gregory, Texas.
2. *Deed of Trust.* The instrument to be foreclosed is the deed of trust recorded in Document No. 676469 of the Official Public Records of San Patricio County, Texas.
3. *Note.* The Deed of Trust provides that it secures the payment of that certain promissory note dated March 19, 2018 in the original principal amount of \$125,000.00, executed by Anthony Flores and Danielle Johnson, and payable to the order of S. S. Solis Properties. S. S. Solis Properties is the beneficiary under the Deed of Trust.
4. *Owner and Holder of Note and Lien being foreclosed (also referred to as "Beneficiary"):*
S. S. Solis Properties, P.O. Box 143, Gregory, Texas 78359.
5. *Attorney for Beneficiary Authorized to Appoint Substitute Trustee(s).* Bradley A. Smith
6. *Appointment of Substitute Trustee.* **THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE DEED OF TRUST IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY FOR THE MORTGAGEE/OWNER/HOLDER OF THE NOTE AND DEED OF TRUST DESCRIBED HEREIN.** In accordance with Texas Property Code Sections 51.0075 and 51.0076, the undersigned attorney for the Mortgagee has named and appointed Bradley A. Smith as Substitute Trustee, to act under and by virtue of the Deed of Trust.
7. *Date, Time, and Place of Sale.* The sale is scheduled to be held at the following date, time, and place:

Date: February 7, 2023

Time: The sale will begin no earlier than 1:00 P.M. or no later than three hours thereafter.

Place: At the County Courthouse in San Patricio County, Texas, on the first floor of the courthouse, at the south entrance between the glass doors in the vestibule unless the location of the sale has been otherwise designated to a specific location by the Commissioners Court of San Patricio, County.

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. The reposting or refiling may be after the date originally scheduled for this sale.

8. *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 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. The sale shall not cover any part of the property that has been released of public record from the lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to Section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Pursuant to Section 51.0075 of the Texas Property Code, the substitute trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the substitute trustee.

9. *Type of Sale.* The sale is a nonjudicial deed-of-trust lien foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust executed by Anthony Flores and Danielle Johnson.

10. *Default and Request to Act.* Default has occurred under the Deed of Trust, and the beneficiary has requested me, as Substitute Trustee, to conduct this sale.

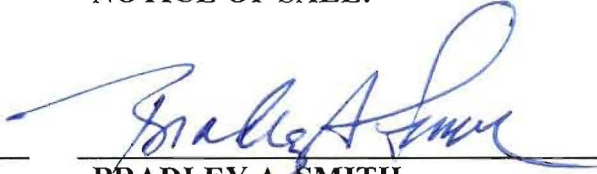
Dated: January 17, 2023

**EXECUTION OF
APPOINTMENT OF SUBSTITUTE
TRUSTEE:**



BRADLEY A. SMITH,
as attorney for Owner and Holder of the
Note and Deed of Trust
GILBREATH & SMITH, L.L.P.
5306 Holly Road, Ste A
Corpus Christi, Texas 78411
(361) 992-1754

**EXECUTION OF
NOTICE OF SALE:**

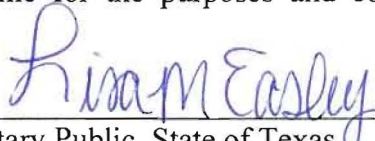


BRADLEY A. SMITH,
as Substitute Trustee
GILBREATH & SMITH, L.L.P.
5306 Holly Road, Ste A
Corpus Christi, Texas 78411
(361) 992-1754

THE STATE OF TEXAS §
COUNTY OF NUECES §

BEFORE ME, the undersigned authority, on this 17th day of January, 2023, personally appeared **Bradley A. Smith, as attorney for Owner and Holder of the Note and Deed of Trust,** known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.



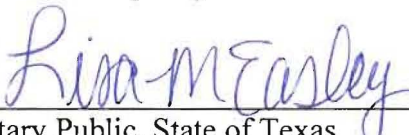


Notary Public, State of Texas

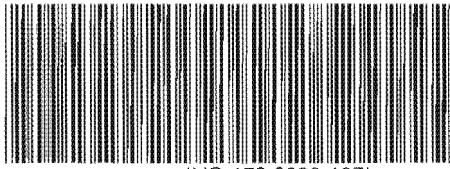
THE STATE OF TEXAS §
COUNTY OF NUECES §

BEFORE ME, the undersigned authority, on this 17th day of January, 2023, personally appeared **Bradley A. Smith, Substitute Trustee,** known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.





Notary Public, State of Texas



VG-172-2023-187

San Patricio County
Gracie Alaniz-Gonzales
San Patricio County Clerk

Instrument Number: 187

Foreclosure Posting

Recorded On: January 17, 2023 03:55 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: 187
Receipt Number: 20230117000070
Recorded Date/Time: January 17, 2023 03:55 PM
User: Lina G
Station: cclerkdeeds2

Record and Return To:

NICOLAS MORRIS GILBREATH & SMITH LLP
5306 HOLLY RD STE A
CORPUS CHRISTI TX 78411



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:

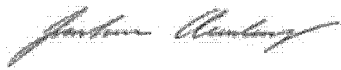
SEE EXHIBIT A
- Security Instrument: Deed of Trust dated April 28, 2004 and recorded on May 4, 2004 as Instrument Number 531167 in the real property records of SAN PATRICIO County, Texas, which contains a power of sale.
- Sale Information: February 07, 2023, at 1:00 PM, or not later than three hours 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 ELLOY CANTU AND NANCY BUTLER CANTU secures the repayment of a Note dated April 28, 2004 in the amount of \$117,000.00. THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK AS TRUSTEE FOR REGISTERED HOLDERS OF CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2004-5, whose address is c/o Carrington Mortgage Services, LLC, 1600 South Douglass Road, Suite 200-A, Anaheim, CA 92806, is the current mortgagee of the Deed of Trust and Note and Carrington Mortgage Services, LLC 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.



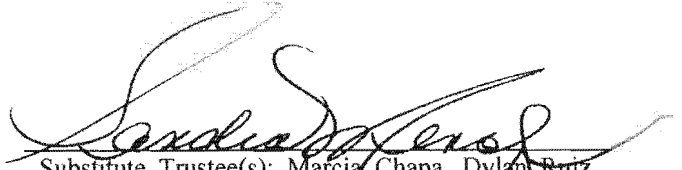
4770715

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
Tracey Midkiff, Attorney at Law
Jonathan Andring, Attorney at Law
5601 Democracy Drive, Suite 265
Plano, TX 75024



Substitute Trustee(s): Marcia Chapa, Dylan Ruiz, Amy Ortiz, Evan Press, Lacreacia Robinson, Aleena Litton, Erica Duarte Guest, Mike Hanley, Daniel McQuade, Cary Corenblum, Joshua Sanders, Matthew Hansen, John Sisk, Coletter Mayers, Stephen Mayers, Israel Curtis, Dana Dennen, Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Jodi Steen, Susan Sandoval, Leslye Evans, Alexis Mendoza, Janice Stoner, Mary Goldston, Dustin George
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 12 day of January, 2023 I 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).

FILE NO.: 395754

FILE NO.

531167

EXHIBIT "A"

BEGIN AT A 5/8" STEEL REBAR FOUND IN THE NORTH R.O.W. LINE OF TEXAS F.M. ROAD NO. 3089, AND BEING THE LOWER SOUTHEAST CORNER SAID 49.702 ACRE TRACT AND BEING ALSO THE SOUTHEAST CORNER OF A 5.0 ACRE TRACT DESCRIBED UNDER CLERK'S FILE NO. 400347, REAL PROPERTY RECORDS OF SAN PATRICIO COUNTY, TEXAS, FROM WHENCE THE SOUTHWEST CORNER OF SECTION NO. 59, OF THE GEORGE H. PAUL SUBDIVISION OF THE J.J. WELDER RANCH BEARS SOUTH 00 DEGREES 00 MINUTES 45 SECONDS EAST A DISTANCE OF 50.0 FEET AND NORTH 89 DEGREES 58 MINUTES 14 SECONDS WEST A DISTANCE OF 1942.08 FEET, WITH SAID 5/8" STEEL REBAR BEING THE SOUTHEAST CORNER AND PLACE OF BEGINNING OF THIS SURVEY;

THENCE, NORTH 89 DEGREES 59 MINUTES 14 SECONDS WEST ALONG AND WITH THE NORTH R.O.W. LINE OF TEXAS F.M. ROAD NO. 3089 A DISTANCE OF 29.8 FEET TO A 5/8" STEEL REBAR FOUND FOR THE SOUTHWEST CORNER OF THIS SURVEY;

THENCE, NORTH 00 DEGREES 00 MINUTES 45 SECONDS WEST ALONG A LINE PARALLEL AND 29.8 FEET WEST OF THE LOWER EAST LINE OF SAID 49.702 ACRE TRACT A DISTANCE OF 1020.26 FEET TO A 5/8" STEEL REBAR FOUND FOR A CORNER OF THIS SURVEY;

THENCE, NORTH 23 DEGREES 20 MINUTES 10 SECONDS EAST A DISTANCE OF 98.65 FEET TO A 5/8" STEEL REBAR SET FOR AN INTERIOR CORNER OF THIS SURVEY;

THENCE, NORTH 00 DEGREES 00 MINUTES 45 SECONDS WEST A DISTANCE OF 486.09 FEET TO A 5/8" STEEL REBAR SET FOR THE NORTHWEST CORNER OF THIS SURVEY;

THENCE, SOUTH 86 DEGREES 47 MINUTES 14 SECONDS EAST A DISTANCE OF 270.25 FEET TO A 5/8" STEEL REBAR SET FOR THE NORTHEAST CORNER OF THIS SURVEY;

THENCE, SOUTH 01 DEGREES 40 MINUTES 00 SECONDS EAST A DISTANCE OF 323.21 FEET TO A 5/8" STEEL REBAR FOR AN EXTERIOR CORNER OF THIS SURVEY;

THENCE, NORTH 89 DEGREES 56 MINUTES 34 SECONDS WEST A DISTANCE OF 249.15 FEET TO A 5/8" STEEL REBAR FOUND FOR AN INTERIOR CORNER OF THIS SURVEY;

THENCE, SOUTH 00 DEGREES 02 MINUTES 06 SECONDS WEST A DISTANCE OF 238.71 FEET TO A 5/8" STEEL REBAR FOUND IN THE COMMON LINE BETWEEN LOT NOS. 4 AND 9 OF SAID SECTION NO. 59 AND BEING AN EXTERIOR CORNER OF THIS SURVEY;

THENCE, NORTH 89 DEGREES 59 MINUTES 14 SECONDS WEST A DISTANCE OF 39.10 FEET TO A 5/8" STEEL REBAR FOUND FOR AN INTERIOR CORNER OF THIS SURVEY;

THENCE, SOUTH 00 DEGREES 00 MINUTES 45 SECONDS EAST ALONG AND WITH THE EAST BOUNDARY OF SAID 5.0 ACRE TRACT A DISTANCE OF 1020.26 FEET TO THE PLACE OF BEGINNING AND CONTAINING 2.98 ACRES OF LAND MORE OR LESS.

INITIAL
MAZ

FILE NO.

531167

COMPARSED

THE STATE OF TEXAS
COUNTY OF SAN PATRICIO
I HEREBY CERTIFY
THAT THIS INSTRUMENT WAS FILED ON THE DATE AND
TIME STAMPED HEREON BY ME AND WAS PROPERLY RECORDED
ON THE 4th DAY OF May 2004. FILE NO.
531167
OF THE REAL PROPERTY RECORDS
OF SAN PATRICIO COUNTY, TEXAS
BY Lina Castillo
GRACIE ALANIZ-GONZALES
COUNTY CLERK
SAN PATRICIO
COUNTY, TEXAS
DEPUTY

FILED FOR RECORD
at 4:25 o'clock P M

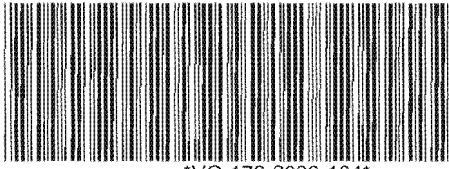
MAY - 4 2004

GRACIE ALANIZ-GONZALES
CLERK COUNTY COURT SAN PATRICIO CO., TX
By Lina Castillo Deputy

Lina Castillo

GF 240344P

Lina Castillo



VG-172-2023-184

San Patricio County
Gracie Alaniz-Gonzales
San Patricio County Clerk

Instrument Number: 184

Foreclosure Posting

Recorded On: January 12, 2023 12:12 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: 184
Receipt Number: 20230112000028
Recorded Date/Time: January 12, 2023 12:12 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 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: 06/11/2021
Grantor(s): ERNESTO GARCIA AND SOILA PINA GARCIA, HUSBAND AND WIFE
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR EVERETT FINANCIAL, INC. DBA SUPREME LENDING, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$176,739.00
Recording Information: Instrument 2021-711502
Property County: San Patricio
Property: (See Attached Exhibit "A")
Reported Address: 1727 AUSTIN ST, PORTLAND, TX 78374

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: Idaho Housing and Finance Association
Mortgage Servicer: Idaho Housing and Finance Association
Current Beneficiary: Idaho Housing and Finance Association
Mortgage Servicer Address: 565 W. Myrtle, Boise, ID 83702

SALE INFORMATION:

Date of Sale: Tuesday, the 7th day of February, 2023
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 Arnold Mendoza, Susan Sandoval, Jo Woolsey, Bob Frisch, Sandra Mendoza, Jodi Steen, Leslye Evans, Janice Stoner, Mary Goldston or Alexis Mendoza, 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. Arnold Mendoza, Susan Sandoval, Jo Woolsey, Bob Frisch, Sandra Mendoza, Jodi Steen, Leslye Evans, Janice Stoner, Mary Goldston or Alexis Mendoza, 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): Arnold Mendoza, Susan Sandoval, Jo Woolsey, Bob Frisch, Sandra Mendoza, Jodi Steen, Leslye Evans, Janice Stoner, Mary Goldston or Alexis Mendoza, 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 1-12-23 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.

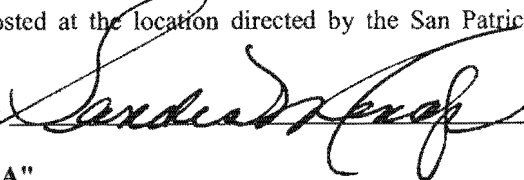
By: 

Exhibit "A"

LOT EIGHTEEN (18), BLOCK THREE (3), CENTURY TERRACE UNIT 1, A SUBDIVISION IN SAN PATRICIO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 6, PAGE 2, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.

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



VG-172-2023-186

San Patricio County
Gracie Alaniz-Gonzales
San Patricio County Clerk

Instrument Number: 186

Foreclosure Posting

Recorded On: January 12, 2023 12:12 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: 186
Receipt Number: 20230112000028
Recorded Date/Time: January 12, 2023 12:12 PM
User: Janie F
Station: cclerkdeeds1-pc

Record and Return To:

PIONEER LAND SERVICES
3737 REYNOSA ST

CORPUS CHRISTI TX 78416



STATE OF TEXAS
San Patricio County

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

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

NOTICE OF FORECLOSURE SALE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard 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. *Property to Be Sold.* The property to be sold is described as follows:

See EXHIBIT "A" attached hereto and incorporated herein as if written verbatim.

Also commonly known as: **8227 COUNTY ROAD 4339
TAFT, SAN PATRICIO COUNTY, TEXAS**

2. *Instruments to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust recorded as Document No. 688495 of the 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: February 7, 2023

Time: The sale will begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale will be completed by no later than 4:00 p.m.

Place: San Patricio County Courthouse, 400 West Sinton Street in Sinton, Texas, at the following location: ON THE FIRST FLOOR OF THE COURTHOUSE AT THE SOUTH ENTRANCE BETWEEN THE GLASS DOORS IN THE VESTIBULE at the San Patricio County Courthouse, 400 West Sinton Street in Sinton, Texas, or, if the preceding area is no longer the designated area, then 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. The reposting or refiled 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 their bid immediately in cash if their bid is accepted.

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. The sale shall not cover any part of the property that has been released of public record from the lien of the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the deed of trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

5. *Type of Sale.* The sale is a nonjudicial deed-of-trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by **MICHAEL ROWLAND**.

The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

6. *Obligations Secured.* The deed of trust provides that it secures the payment of the indebtednesses and obligations therein described (collectively, the "Obligations") including but not limited to (a) the promissory note in the original principal amount of \$150,000.00, executed by **MICHAEL ROWLAND**, and payable to the order of **EUGENE H. BOULIGNY**; and (b) any and all present and future indebtednesses of **MICHAEL ROWLAND** to **EUGENE H. BOULIGNY**. **EUGENE H. BOULIGNY** is the current owner and holder of the Obligations and the beneficiary under the deed of trust.

Questions concerning the sale may be directed to the undersigned or to the mortgagee, **EUGENE H. BOULIGNY** at 309 SANTA MONICA PLACE, CORPUS CHRISTI, TX 78411.

7. *Default and Request to Act.* Default has occurred under the deed of trust, and the beneficiary has requested me, as trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

WITNESS MY HAND THIS 10th DAY OF JANUARY, 2023.

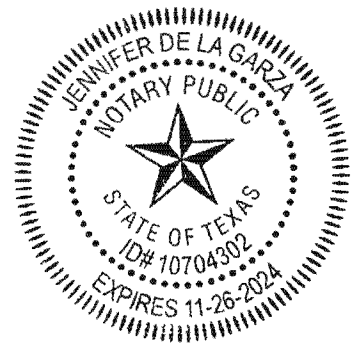
Michael D. George
MICHAEL D. GEORGE, P.C.
TRUSTEE

STATE OF TEXAS *
 *
COUNTY OF NUECES *

This instrument was acknowledged before me on this the 10th day of **JANUARY**, 2023, by **MICHAEL D. GEORGE, P.C., TRUSTEE**, to which witness my hand and official seal of office.

Jennifer De La Garza
SIGNATURE OF NOTARY PUBLIC

My commission expires: 11-26-2024



After recording return to:

Michael D. George, P.C.
Attorney At Law
902 Buffalo Street
Corpus Christi, Texas 78401

EXHIBIT "A"

FIELD NOTES OF A 9.75 ACRE TRACT OF LAND, BEING OUT OF A 29.995 ACRE TRACT OF LAND DESCRIBED IN DEED FROM DANIEL P HANLON, TO JOHN D MARTIN, ET UX AND RECORDED IN VOLUME 638, PAGE 492 OF THE DEED RECORDS OF SAN PATRICIO COUNTY, TEXAS.

SAID 9.75 ACRE TRACT IS PART OF LOT 4, SECTION 55 OF THE SIXTH ADDITION OF THE TAFT FARM LANDS, AS SHOWN ON MAP RECORDED IN VOLUME 2, PAGE 33A OF THE MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS;

SAID 9.75 ACRE TRACT IS COMPRISED OF A PORTION OF THE D.C. BURNETT SURVEY, ABSTRACT 47, IS SITUATED IN SAN PATRICIA COUNTY, TEXAS, APPROXIMATELY 11 MILES NORTHEAST OF THE TOWN OF TAFT, AND IS DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A POINT IN THE CENTERLINE OF COUNTY ROAD 4339 (OLD C.R. 95C), THE SOUTHEAST LINE OF SAID SECTION 55, AT THE SOUTH CORNER OF A 20 FOOT ACCESS EASEMENT JUST SURVEYED, THE SOUTH CORNER OF SAID 29.995 ACRE TRACT, AND THE EAST CORNER OF A 30.00 ACRE TRACT OF LAND CONVEYED FROM C.C. SPEED, ET AL, TO TIMOTHY GLYNN BY WARRANTY DEED RECORDED IN VOLUME 607, PAGE 786 OF THE DEED RECORDS OF SAN PATRICIO COUNTY, TEXAS;

THENCE N 60 DEG 02' 25" W ALONG THE NORTHEAST LINE OF SAID 30.00 ACRE TRACT, THE SOUTHWEST LINE OF SAID ACCESS EASEMENT, AND THE SOUTHWEST LINE OF SAID 29.995 ACRE TRACT, AT 30.00 FEET PASS A 5/8" IRON ROD WITH SURVEYOR'S CAP STAMPED "RPLS 1907" SET AT THE WEST CORNER OF SAID ACCESS EASEMENT, FOR THE POINT OF BEGINNING AND SOUTH CORNER OF THIS TRACT;

THENCE N 60 DEG 02' 25" W CONTINUING ALONG THE NORTHEAST LINE OF SAID 30.00 ACRE TRACT, THE SOUTHWEST LINE OF SAID 29.995 ACRE TRACT, AND THE SOUTHWEST LINE OF THIS TRACT, A DISTANCE OF 844.36 FEET TO A 5/8" IRON ROD WITH SURVEYOR'S CAP STAMPED "RPLS 1907" SET FOR THE WEST CORNER OF THIS TRACT;

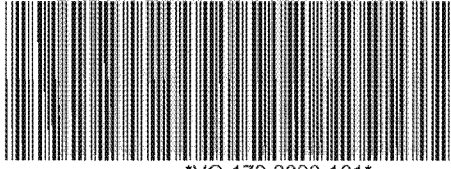
THENCE N 26 DEG 41' 21" E ACROSS SAID 29.995 ACRE TRACT AND ALONG THE NORTHWEST LINE OF THIS TRACT, A DISTANCE OF 495.31 FEET TO A 5/8" IRON ROD WITH SURVEYOR'S CAP STAMPED "RPLS 1907" SET IN THE SOUTHWEST LINE OF A 20.00 ACRE TRACT OF LAND CONVEYED FROM THE RESOLUTION TRUST COMPANY TO ROBERT R. GREEN BY SPECIAL WARRANTY DEED RECORDED IN CLERK'S FILE NO. 399019 OF THE REAL PROPERTY RECORDS OF SAN PATRICIO COUNTY, TEXAS; AND THE NORTHEAST LINE OF SAID 29.995 ACRE TRACT FOR THE NORTH CORNER OF THIS TRACT;

THENCE S 60 DEG 02' 00" E ALONG THE SOUTHWEST LINE OF SAID 20.00 ACRE TRACT, THE NORTHEAST LINE OF SAID 29.995 ACRE TRACT, AND THE NORTHEAST LINE OF THIS TRACT, A DISTANCE OF 872.85 FEET TO A 5/8" IRON ROD WITH SURVEYOR'S CAP STAMPED "RPLS 1907" SET FOR THE EAST CORNER OF THIS TRACT;

THENCE S 29 DEG 59' 10" W ACROSS SAID 29.995 ACRE TRACT AND ALONG THE SOUTHEAST LINE OF THIS TRACT, A DISTANCE OF 494.40 FEET TO THE POINT OF BEGINNING CONTAINING 9.75 ACRES OF LAND, MORE OR LESS, SUBJECT TO ALL EASEMENTS OF RECORD.

BEARINGS IN THIS DESCRIPTION WERE BASED ON DEED RECORDED IN VOLUME 638, PAGE 492 OF THE DEED RECORDS OF SAN PATRICIO COUNTY, TEXAS.

BEARINGS IN THIS DESCRIPTION WERE BASED ON DEED RECORDED IN VOLUME 638, PAGE 492 OF THE DEED RECORDS OF SAN PATRICIO COUNTY, TEXAS.



VG-172-2023-181

San Patricio County
Gracie Alaniz-Gonzales
San Patricio County Clerk

Instrument Number: 181

Foreclosure Posting

Recorded On: January 10, 2023 11:51 AM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$3.00

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

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

File Information:

Document Number: 181
Receipt Number: 20230110000023
Recorded Date/Time: January 10, 2023 11:51 AM
User: Janie F
Station: cclerkdeeds1-pc

Record and Return To:

MICHAEL D GEORGE PC
902 BUFFALO

CORPUS CHRISTI TX 78401



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

See EXHIBIT "A" and EXHIBIT "B" attached hereto and incorporated herein as if written verbatim.

2. *Instruments to be Foreclosed.* The instruments to be foreclosed is the Deeds of Trust recorded as Document No. 665239 and 665425 of the 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: February 7, 2023

Time: The sale will begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale will be completed by no later than 4:00 p.m.

Place: San Patricio County Courthouse, 400 West Sinton Street in Sinton, Texas, at the following location: ON THE FIRST FLOOR OF THE COURTHOUSE AT THE SOUTH ENTRANCE BETWEEN THE GLASS DOORS IN THE VESTIBULE at the San Patricio County Courthouse, 400 West Sinton Street in Sinton, Texas, or, if the preceding area is no longer the designated area, then 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. The reposting or refiled 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 their bid immediately in cash if their bid is accepted.

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. The sale shall not cover any part of the property that has been released of public record from the lien of the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the deed of trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

5. *Type of Sale.* The sale is a nonjudicial deed-of-trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by **MICHAEL ROWLAND AND RAQUEL M. ROWLAND**.

The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

6. *Obligations Secured.* The deed of trust provides that it secures the payment of the indebtednesses and obligations therein described (collectively, the "Obligations") including but not limited to (a) the promissory note in the original principal amount of \$280,000.00, executed by **MICHAEL ROWLAND AND RAQUEL M. ROWLAND**, and payable to the order of **EUGENE H. BOULIGNY**; (b) the promissory note in the original principal amount of \$300,000.00, executed by **MICHAEL ROWLAND**, and payable to the order of **EUGENE H. BOULIGNY**; and (c) any and all present and future indebtednesses of **MICHAEL ROWLAND AND RAQUEL M. ROWLAND** to **EUGENE H. BOULIGNY**. **EUGENE H. BOULIGNY** is the current owner and holder of the Obligations and the beneficiary under the deeds of trust.

Questions concerning the sale may be directed to the undersigned or to the mortgagee, **EUGENE H. BOULIGNY** at 309 SANTA MONICA PLACE, CORPUS CHRISTI, TX 78411.

7. *Default and Request to Act.* Default has occurred under the deed of trust, and the beneficiary has requested me, as trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

WITNESS MY HAND THIS 10th DAY OF JANUARY, 2023.

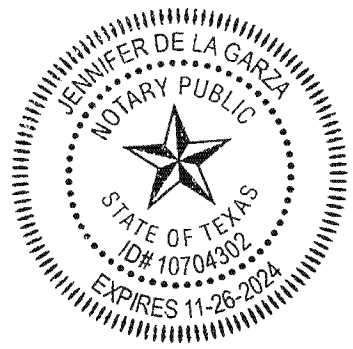
Michael D. George
MICHAEL D. GEORGE, P.C.
TRUSTEE

STATE OF TEXAS *
 *
COUNTY OF NUECES *

This instrument was acknowledged before me on this the 10th day of JANUARY, 2023, by MICHAEL D. GEORGE, P.C., TRUSTEE, to which witness my hand and official seal of office.

Jennifer De La Garza
SIGNATURE OF NOTARY PUBLIC

My commission expires: 11-26-2024



After recording return to:

Michael D. George, P.C.
Attorney At Law
902 Buffalo Street
Corpus Christi, Texas 78401

BEING THE DESCRIPTION OF 9.697 ACRES OF LAND EMBRACING ALL OF THE SOUTH ONE-HALF OF LOTS 7 AND 8, AND THE EAST ONE-HALF OF PACE AVENUE ADJACENT TO THE SOUTH ONE-HALF OF LOT 8, AS DESCRIBED IN DEED REFERENCED BELOW, BLOCK 'M', BURTON AND DANFORTH SUBDIVISION, SAN PATRICIO COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 1, PAGES 62 AND 63, PLAT RECORDS OF ARANSAS COUNTY, TEXAS, WITH A CERTIFIED PHOTOSTATIC COPY IN VOLUME 152, PAGE 1, DEED RECORDS OF SAN PATRICIO COUNTY, TEXAS, AND BEING A PORTION OF THAT SAME PROPERTY DESCRIBED IN A DEED TO MICHAEL ROWLAND AND RECORDED UNDER CLERKS FILE NUMBER 553833, OFFICIAL PUBLIC RECORDS OF SAN PATRICIO COUNTY, TEXAS, AND A DEED TO SFO INVESTMENT, L.P., RECORDED UNDER CLERKS FILE NUMBER 562873, OFFICIAL PUBLIC RECORDS OF SAN PATRICIO COUNTY, TEXAS, WITH SAID 9.697 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGIN, at a 5/8" steel rebar found in the North R.O.W. line of Sixth Street, and being the existing common corner of Lots 6 and 7, of said Block "M", and being the Southwest corner of a tract of land as conveyed to Melissa Schuerich, under Clerks File Number 602424, Official Public Records of San Patricio County, Texas, and being the SOUTHEAST corner and PLACE OF BEGINNING of this survey;

THENCE, North 55°23'00" West, along and with the North R.O.W. line of Sixth Street, at 330.0 feet pass a 5/8" steel rebar found at the common corner of said Lots 7 and 8, at 630.0 feet pass a 5/8" steel rebar found at the point of intersection of the East R.O.W. line of Pace Avenue, an unopened/unimproved County Roadway, and the North R.O.W. line of Sixth Street, and being the existing Southwest corner of said Lot 8, a total distance of 660.0 feet to a 5/8" steel rebar set in the centerline of said Pace Avenue and being the SOUTHWEST corner of this survey.

THENCE, North 34°37'00" East, along and with the centerline of said Pace Avenue, a distance of 640.0 feet to a 5/8 steel rebar set for the NORTHWEST corner of this survey;

THENCE, South 55°23'00" East, at a 30.0 feet pass a 5/8" steel rebar found in the East R.O.W. line of said Pace Avenue, and being in the South boundary line of a called 2.3515 acre tract of land as conveyed to Dry Valley Farms and recorded under Clerks File Number 535697, Official Public Records of San Patricio County, Texas, and in all a distance of 660.0 feet to a 5/8" steel rebar found for the Southeast corner of a called 5.0 acre tract as conveyed to Dry Valley Farms and recorded under Clerks File Number 465754, Official Public Records of San Patricio County, Texas, and the Southwest corner of a tract of land as conveyed to A. W. price and recorded under Clerks File Number 357220, Real Property Records of San Patricio County, Texas, and being the Northwest corner of said Schuerich tract, and being the NORTHEAST corner of this survey;

THENCE, South 34°37'00" West, along and with the common boundary of said Lots 6 and 7, a distance of 640.0 feet to the PLACE OF BEGINNING of this survey and containing 9.697 acres of land, more or less.

EXHIBIT "A"

Property (Including Any Improvements):

Being 29.995 acres, more or less, being a portion of Lot Four (4), Section Fifty-Five (55), Taft Farm Lands, a Subdivision of San Patricio County, Texas, as shown by the map or plat thereof recorded in Volume 2, Page 33A, Map Records of San Patricio County, Texas, and being part of the 239.995 acre tract conveyed by Elbert S. Cox, Trustee, et al to C. C. Speed, et al by deed dated January 19, 1979, recorded in Volume 603, Page 365, Deed Records of San Patricio County, Texas; said 29.995 acre tract comprised of a portion of the D. C. Barrett Survey Abstract 47, San Patricio County, Texas, about 11 Miles NE of Taft, Texas, and described by metes and bounds as follows, to-wit; to which reference is here made for all pertinent purposes:

BEGINNING at a 5/8 inch rod set beside an old concrete monument, the original W corner of Lot 6, Section 55 Sixth Addition of Taft Farm Lands and being also N corner of Lot 8, Section 55;

THENCE N 30 deg. 00' 35" E along the NW line of Lot 6 and Lot 4, Section 55, a distance of 1485.00 feet to a 5/8" iron rod set for the BEGINNING POINT and W corner of this tract;

THENCE N 30 deg. 00' 35" E continuing with W line of Lot 4 a distance of 494.84 feet to a 5/8" iron rod set for N. corner of this tract;

THENCE S 60 deg. 02' 34" E a distance of 2639.95 feet to a 5/8" iron rod set in the SE line of Lot 4 for the E corner of this tract;

THENCE S 30 deg. 00' 35" W along SE line of Lot 4, a distance of 494.95 feet to a 5/8" iron rod set for S corner of this tract;

THENCE N 60 deg. 02' 25" W parallel to the SW line of Lot 6, a distance of 2639.95 feet to PLACE OF BEGINNING.

Save and except:

Said none of a 9.75 acre tract of land, being out of a 29.995 acre tract of land described in deed from Daniel P. Henton, to John D. Martin, et al and recorded in Volume 638, Page 492 of the Deed Records of San Patricio County, Texas,

Said 9.75 acre tract is part of Lot 4, Section 55 of the Sixth Addition of the Taft Farm Lands, as shown on map recorded in Volume 2, Page 33A of the Map Records of San Patricio County, Texas;

Said 9.75 acre tract is comprised of a portion of the D. C. Barrett Survey, Abstract 47, is situated in San Patricio County, Texas, approximately 11 miles northeast of the town of Taft, and is described by metes and bounds as follows:

Commencing at a point in the centerline of County Road 4339 (old C.R. 91C), the southeast line of said Section 55, at the south corner of a 20 foot access easement just surveyed, the east corner of said 29.995 acre tract, and the east corner of a 30.00 acre tract of land conveyed from C. C. Speed, et al, to Timothy Glynn by Warranty Deed recorded in Volume 637, Page 736 of the Deed Records of San Patricio County, Texas;

Thence N 60° 02' 25" W along the northeast line of said 30.00 acre tract, the southwest line of said access easement, and the southwest line of said 29.995 acre tract, at 20.00 feet past a 5/8" iron rod found in the northeast right-of-way line of said County Road 4339 (old C.R. 91C), a distance of 440.33 feet to a 5/8" iron rod with surveyor's cap stamped "RPLS 1967" set at the west corner of said access easement, for the POINT OF BEGINNING and south corner of this tract;

Thence N 60° 02' 25" W continuing along the northeast line of said 30.00 acre tract, the southwest line of said 29.995 acre tract, and the southwest line of this tract, a distance of 844.36 feet to a 5/8" iron rod with surveyor's cap stamped "RPLS 1967" set at the west corner of this tract;

ENCLOSURE

Bearing N 25° 41' 21" E across said 29.995 acre tract and along the northwest line of this tract, a distance of 495.31 feet to a 3/8" iron rod with surveyor's cap stamped "RPLS 1907" set in the southwest corner of a 20.00 acre tract of land conveyed from the Resolution Trust Company to Robert R. Green by Special Warranty Deed recorded in Clark's File No. 199019 of the Real Property Records of San Patricio County, Texas; and the northwest line of said 29.995 acre tract, for the north corner of this tract.

Bearing S 60° 02' 00" E along the southwest line of said 20.00 acre tract, the northeast line of said 29.995 acre tract, and the northeast line of this tract, a distance of 672.85 feet to a 3/8" iron rod with surveyor's cap stamped "RPLS 1907" set for the west corner of this tract.

Bearing S 29° 29' 10" W across said 29.995 acre tract and along the southeast line of this tract, a distance of 484.40 feet to the POINT OF BEGINNING, containing 9.75 acres of land, more or less, subject to all encumbrances of record.

Bearings in this description were based on Deed recorded in Volume 638, Page 492 of the Deed Records of San Patricio County, Texas.

Field notes of 20 foot access easement, being out of a 29.995 acre tract of land described in deed from Daniel P. Henton, to John D. Martin, et al, and recorded in Volume 638, Page 492 of the Deed Records of San Patricio County, Texas;

Said 20 foot access easement is part of Lot 4, Section 35 of the Sixth Addition of the Tall Farm Lands, as shown on map recorded in Volume 2, Page 39A of the Map Records of San Patricio County, Texas;

Said 20 foot access easement is comprised of a portion of the D. C. Burrek Survey, Abstract #7, is situated in San Patricio County, Texas, approximately 11 miles northeast of the town of Teft, and is described by means and bounds as follows:

Beginning at a point in the centerline of County Road 4339 (old C. R. 95C), at the east corner of a 30.00 acre tract of land conveyed from C. C. Spool, et al, to Timothy Glynn by Warranty Deed recorded in Volume #67, Page 786 of the Deed Records of San Patricio County, Texas; for the south corner of said 29.995 acre tract and the south corner of this easement;

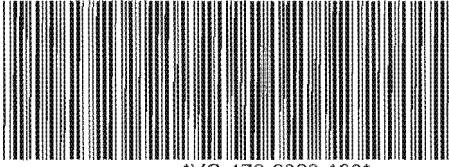
Bearing N 60° 02' 25" W along the northwest line of said 30.00 acre tract, the southwest line of said 29.995 acre tract, and the southwest line of this easement, a distance of 30.00 feet past a 3/8" iron rod found in the northwest right-of-way line of said County Road 4339 (old C. R. 95C), to set a distance of 440.33 feet to a 3/8" iron rod with surveyor's cap stamped "RPLS 1907" set at the south corner of a 9.75 acre tract of land just surveyed, for the west corner of this easement;

Bearing N 29° 59' 10" E along the southeast line of said 9.75 acre tract and the northwest line of this easement, a distance of 20.00 feet to a point for the north corner of this easement;

Bearing S 60° 02' 25" E along the northeast line of this easement, a distance of 440.33 feet to a point in the centerline of said County Road 4339 (old C. R. 95C) and the southeast line of said 29.995 acre tract, for the east corner of this easement;

Bearing S 29° 59' 10" W along the centerline of said County Road 4339 (old C. R. 95C), the southeast line of said 29.995 acre tract, and the southeast line of this easement, a distance of 20.00 feet to the place of beginning, containing 0.25 acres of land, more or less, subject to all encumbrances of record.

Bearings in this description were based on Deed Recorded in Volume 638, Page 492 of the Deed Records of San Patricio County, Texas.



VG-172-2023-182

San Patricio County
Gracie Alaniz-Gonzales
San Patricio County Clerk

Instrument Number: 182

Foreclosure Posting

Recorded On: January 10, 2023 11:51 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: 182
Receipt Number: 20230110000023
Recorded Date/Time: January 10, 2023 11:51 AM
User: Janie F
Station: cclerkdeeds1-pc

Record and Return To:

MICHAEL D GEORGE PC
902 BUFFALO

CORPUS CHRISTI TX 78401



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 **March 19, 2019** Manuel Alvarez and Jennifer Alvarez ("**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#686697** 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 **\$24,400.00**, dated **March 19, 2019**, 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, **February 7, 2023**, 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.

NOTICE OF TRUSTEE'S SALE – Page 2
Manuel Alvarez
Jennifer Alvarez
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.

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

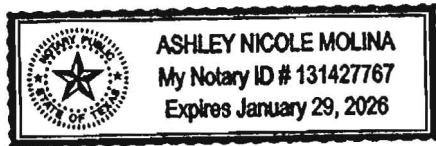
By: *Bea Schmitt*
Name: **Bea Schmitt, Manager**

EXECUTED effective as of *January 6th, 2023*
[Signature]
Lee J. Schmitt, Trustee

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on *January 6th*, 2023, 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

Property (including any improvements):

Lot 10, Block 440, City Of Aransas Pass, San Patricio County, Texas, As Described In Clerk's File #461264, Real Property Records Of San Patricio County, Texas.

(Address: 952 S. Rife Street Aransas Pass, San Patricio County, Texas 78336)

Exhibit A, Legal Description of the Land – Solo Page
Manuel Alvarez
Jennifer Alvarez
San Patricio County, Texas



VG-172-2023-180

San Patricio County
Gracie Alaniz-Gonzales
San Patricio County Clerk

Instrument Number: 180

Foreclosure Posting

Recorded On: January 09, 2023 11:18 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: 180
Receipt Number: 20230109000032
Recorded Date/Time: January 09, 2023 11:18 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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

Matter No.: 109232-TX

Date: January 3, 2023

County where Real Property is Located: San Patricio

ORIGINAL MORTGAGOR: EVAN G. LEIB, A SINGLE PERSON
ORIGINAL MORTGAGEE: NAVY ARMY COMMUNITY CREDIT UNION
CURRENT MORTGAGEE: NAVY ARMY COMMUNITY CREDIT UNION
MORTGAGE SERVICER: NAVY ARMY COMMUNITY CREDIT UNION

DEED OF TRUST DATED 5/31/2016, RECORDING INFORMATION: Recorded on 6/2/2016, as Instrument No. 657077 and later modified by a loan modification agreement recorded as Instrument 675966 on 03/22/2018

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): **LOT TWENTY-EIGHT (28), BLOCK THREE (3), UNIT ONE (1), OAK PARK SUBDIVISION UNITS 1 & 2, AN ADDITION TO THE CITY OF ARANSAS PASS, SAN PATRICIO COUNTY, TEXAS ACCORDING TO MAP OR PLAT RECORDED IN VOLUME 4, PAGE 46 OF MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.**

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **2/7/2023**, the foreclosure sale will be conducted in **San Patricio** County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than **1:00 PM**, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

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

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

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

Page 1 of 2

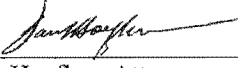


4770167

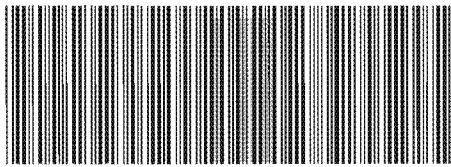
AP NOS/SOT 08212019

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

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

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

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



VG-172-2023-178

San Patricio County
Gracie Alaniz-Gonzales
San Patricio County Clerk

Instrument Number: 178

Foreclosure Posting

Recorded On: January 05, 2023 01:48 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: 178
Receipt Number: 20230105000034
Recorded Date/Time: January 05, 2023 01:48 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 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: 11/02/2017
Grantor(s): JUSTIN HARGROVE, AN UNMARRIED MAN
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR GEORGETOWN MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$147,283.00
Recording Information: Instrument 671403
Property County: San Patricio
Property: (See Attached Exhibit "A")
Reported Address: 1107 MEMORIAL PKWY, PORTLAND, TX 78374-1911

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: Idaho Housing and Finance Association
Mortgage Servicer: Idaho Housing and Finance Association
Current Beneficiary: Idaho Housing and Finance Association
Mortgage Servicer Address: 565 W. Myrtle, Boise, ID 83702

SALE INFORMATION:

Date of Sale: Tuesday, the 7th day of February, 2023
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 Arnold Mendoza, Susan Sandoval, Jo Woolsey, Bob Frisch, Sandra Mendoza, Jodi Steen, Leslye Evans, Janice Stoner, Mary Goldston or Alexis Mendoza, 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. Arnold Mendoza, Susan Sandoval, Jo Woolsey, Bob Frisch, Sandra Mendoza, Jodi Steen, Leslye Evans, Janice Stoner, Mary Goldston or Alexis Mendoza, 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): Arnold Mendoza, Susan Sandoval, Jo Woolsey, Bob Frisch, Sandra Mendoza, Jodi Steen, Leslye Evans, Janice Stoner, Mary Goldston or Alexis Mendoza, 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

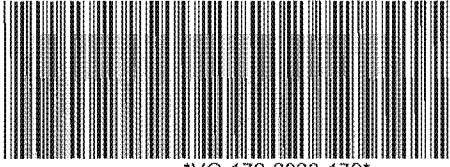
I am Sandra Mendoza whose address is 14841 Dallas Parkway, Suite 425, Dallas, TX 75254. I declare under penalty of perjury that on 1-5-23 I filed and / or recorded this Notice of Foreclosure Sale at the office of the San Patricio County Clerk and caused it to be posted at the location directed by the San Patricio County Commissioners Court.

By: 

Exhibit "A"

LOT FORTY NINE (49), BLOCK TWO (2), SECTION ONE (1), WEST CLIFF ADDITION UNIT 1, AN ADDITION TO THE CITY OF PORTLAND IN SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY MAP OR PLAT OF SAME OF RECORD IN VOLUME 6, PAGE 40 OF THE MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.

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



VG-172-2023-179

San Patricio County
Gracie Alaniz-Gonzales
San Patricio County Clerk

Instrument Number: 179

Foreclosure Posting

Recorded On: January 05, 2023 01:48 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: 179
Receipt Number: 20230105000034
Recorded Date/Time: January 05, 2023 01:48 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:

All of that certain real property located in San Patricio County, Texas, more particularly described on Exhibit "A" attached hereto and incorporated herein.

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: 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: February 7, 2023
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: First Floor of the Courthouse at the South Entrance between the glass doors in the vestibule located at 400 West Sinton Street, Sinton, Texas

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) bonds 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 GoldStar Trust Company, 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. GoldStar Trust Company, 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. 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, 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 ____ day of December, 2022.

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

By: _____


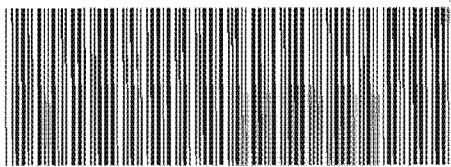

Samuel S. Karr
State Bar No. 24007466

EXHIBIT A

Lot Twelve (12), of the 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.



VG-172-2023-177

San Patricio County
Gracie Alaniz-Gonzales
San Patricio County Clerk

Instrument Number: 177

Foreclosure Posting

Recorded On: January 04, 2023 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: 177
Receipt Number: 20230104000023
Recorded Date/Time: January 04, 2023 01:13 PM
User: Janie F
Station: cclerkdeeds1-pc

Record and Return To:

JASON DAVID LESTER



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: LOTS THREE (3) AND FOUR (4), BLOCK FOUR HUNDRED FIFTY-TWO (452), ARANSAS PASS URBAN RENEWAL, IN THE CITY OF ARANSAS PASS, SAN PATRICIO COUNTY, ACCORDING TO THE MAP RECORDED IN VOLUME 8, PAGE 38, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 10/07/2015 and recorded in Document 651112 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: 02/07/2023

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 ELVA LEE GALVAN, provides that it secures the payment of the indebtedness in the original principal amount of \$136,500.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. FINANCE OF AMERICA REVERSE LLC is the current mortgagee of the note and deed of trust and FINANCE OF AMERICA REVERSE LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is FINANCE OF AMERICA REVERSE LLC c/o FINANCE OF AMERICA REVERSE LLC, 3900 Capital City Blvd., Lansing, MI 48906 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

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

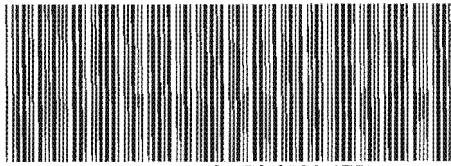
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.



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

Certificate of Posting

I am Sandra Mendoza whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on 12.18.22 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-172-2022-175

San Patricio County
Gracie Alaniz-Gonzales
San Patricio County Clerk

Instrument Number: 175

Foreclosure Posting

Recorded On: December 13, 2022 09:30 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: 175
Receipt Number: 20221213000007
Recorded Date/Time: December 13, 2022 09:30 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 FORECLOSURE SALE

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

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

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

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

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

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

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

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

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

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 04/28/2010 and recorded in Document 599751 real property records of San Patricio County, Texas.

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

Date: 02/07/2023

Time: 01:00 PM

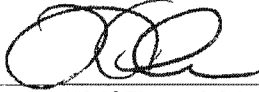
Place: San Patricio County, Texas at the following location: FIRST FLOOR OF THE COURTHOUSE AT THE SOUTH ENTRANCE BETWEEN THE GLASS DOORS IN THE VESTIBULE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

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

5. *Obligations Secured.* The Deed of Trust executed by ENOCENCIA J. YBARRA, provides that it secures the payment of the indebtedness in the original principal amount of \$135,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. BANK OF AMERICA, N.A. is the current mortgagee of the note and deed of trust and PHH MORTGAGE CORPORATION is mortgage servicer. A servicing agreement between the mortgagee, whose address is BANK OF AMERICA, N.A. c/o PHH MORTGAGE CORPORATION, 14405 Walters Road, Suite 200, Houston, TX 77014 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

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

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



Mackie Wolf Zientz & Mann, P.C.

Brandon Wolf, Attorney at Law

✓ L. Keller Mackie, Attorney at Law

Michael Zientz, Attorney at Law

Lori Liane Long, Attorney at Law

Chelsea Schneider, Attorney at Law

Ester Gonzales, Attorney at Law

Karla Balli, Attorney at Law

Parkway Office Center, Suite 900

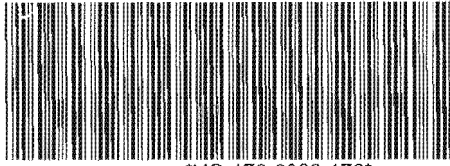
14160 Dallas Parkway

Dallas, TX 75254

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 18.13.22 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-172-2022-176

San Patricio County
Gracie Alaniz-Gonzales
San Patricio County Clerk

Instrument Number: 176

Foreclosure Posting

Recorded On: December 13, 2022 09:30 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: 176
Receipt Number: 20221213000007
Recorded Date/Time: December 13, 2022 09:30 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:
7/31/2018

Grantor(s)/Mortgagor(s):
LARRY ALDRIGE AND LUCY D. ALDRIDGE ,
HUSBAND AND WIFE
Current Beneficiary/Mortgagee:
CALIBER HOME LOANS, INC.

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

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 680063

Property County:
SAN PATRICIO

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

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

Legal Description: LOT SIX (6), BLOCK EIGHT (8), WEST WOOD ESTATES UNIT 5, A SUBDIVISION OF THE CITY OF PORTLAND, SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY THE AMENDING MAP OR PLAT THEREOF RECORDED IN ENVELOPE 1751-1752, TUBE 34-6, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR ALL PERTINENT PURPOSES.

Date of Sale: 2/7/2023

Earliest Time Sale Will Begin: 1pm

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

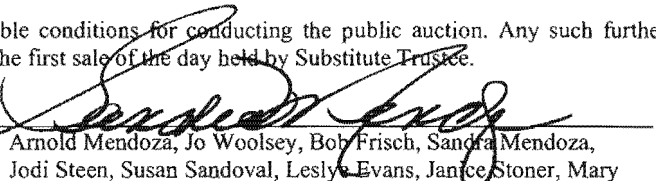
The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

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

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

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

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


Arnold Mendoza, Jo Woolsey, Bob Frisch, Sandra Mendoza,
Jodi Steen, Susan Sandoval, Lesly 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-22-94342-POS
Loan Type: VA



VG-172-2022-170

San Patricio County
Gracie Alaniz-Gonzales
San Patricio County Clerk

Instrument Number: 170

Foreclosure Posting

Recorded On: November 29, 2022 10:32 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: 170
Receipt Number: 20221129000008
Recorded Date/Time: November 29, 2022 10:32 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