

RECEIVED

NOV 10 2020
12:32 P M
GRACIE ALANIZ-GONZALES
COUNTY CLERK

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS §
 §
COUNTY OF NUECES §

WHEREAS, on the 21st day of October, 2016, **EDWARD GARZA** (the "Borrower") executed a Deed of Trust conveying to **MICHAEL J. SHELLY, P.C.**, Trustee for the benefit of **PARK FOWLER & CO, PLLC** (the "Lender"), certain real property in Bexar County, Texas, and being more particularly described on Exhibit "A" attached hereto, and incorporated herein by this reference for all purposes (the "Property"), the Deed of Trust being recorded on November 18, 2016 under Clerk's File No. 661982 in the Official Public Records of San Patricio County, Texas, to secure the payment of certain indebtedness therein described evidenced by a Promissory Note of even date therewith in the original principal amount of \$64,000 (the "Note");

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

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

NOW, THEREFORE, notice is given that on the 1st day of December 2020, no earlier than 11:00 a.m., nor later than 2:00 p.m., the Substitute Trustee under the Deed of Trust shall sell the Property **AT THE SOUTH ENTRANCE, ON THE FIRST FLOOR OF THE SAN PATRICIO COUNTY COURHOUSE, INSIDE THE BUILDING**, or in the area or place designated by the Commissioners Court of such County where sales are to take place pursuant to Section 51.002 of the Texas Property Code

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

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A

RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

EXECUTED this 10 of November, 2020.

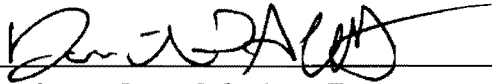

Daniel T.A. Cotts, Substitute Trustee

EXHIBIT "A"

Property Description

Lot Seven (7), SHAMBO RANCH ESTATES, a subdivision near the Town of Mathis, San Patricio County, Texas, according to the map or plat of record in Envelope A-356, Tube 3-2, Map Records of San Patricio County, Texas

NOTICE OF FORECLOSURE SALE

November 10, 2020

RECEIVED

Deed of Trust:

Dated: January 7, 2014

Grantor: Steven Zapata

Trustee: Chester Wilson

Lender: Verde Vista, Ltd.

Recorded in: Document No. 634759 of the real property records of San Patricio County, Texas.

Secures: Note in the original principal amount of \$19,750.00, executed by Steven Zapata ("Borrower") and payable to the order of Lender.

Property: LOTS 27, 28 BLOCK 1, VERDE VISTA, SECTION ONE, A SUBDIVISION OF RECORD IN SAN PATRICIO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDS IN FILE 511644, ENVELOPE A339-A340, TUBE 29- 3 OF THE PLAT RECORDS OF SAN PATRICIO COUNTY, TEXAS

NOV - 9 2020
4:17 P M
GRACIE ALANIZ-GONZALES
COUNTY CLERK

Foreclosure Sale:

Date: Tuesday, December 3, 2020

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

Place: San Patricio County Courthouse

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Verde Vista, Ltd.'s bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Verde Vista, Ltd., the owner and holder of the Note, has requested Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Verde Vista, Ltd.'s election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Verde Vista, Ltd.'s rights and remedies under the Deed

of Trust and section 9.604(a) of the Texas Business and Commerce Code.

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

If Verde Vista, Ltd. passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Verde Vista, Ltd. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

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

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

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

Verde Vista, Ltd., a Texas limited partnership, acting by
and through its general partner, Rathgeber Investment
GP, Inc



Ross M. Rathgeber, General Partner of Rathgeber
Investment GP, Inc.

NOTICE OF FORECLOSURE SALE

November 10, 2020

RECEIVED

Deed of Trust:

Dated: 10/3/2019

Grantor: Lillian Charlene Thompson

Trustee: Chester Wilson

Lender: Verde Vista, Ltd.

Recorded in: Document No. 692760 of the real property records of San Patricio County, Texas.

Secures: Note in the original principal amount of \$29,200.00, executed by Lillian Charlene Thompson ("Borrower") and payable to the order of Lender.

Property **LOTS 1D BLOCK 5**, VERDE VISTA, SECTION ONE, A SUBDIVISION OF RECORD IN SAN PATRICIO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDS IN FILE 511644, ENVELOPE A339-A340, TUBE 29- 3 OF THE PLAT RECORDS OF SAN PATRICIO COUNTY, TEXAS

NOV - 9 2020
4:17 PM
GRACIE ALANIZ-GONZALES
COUNTY CLERK

Foreclosure Sale:

Date: Tuesday, December 3, 2020

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

Place: San Patricio County Courthouse

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Verde Vista, Ltd.'s bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Verde Vista, Ltd., the owner and holder of the Note, has requested Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Verde Vista, Ltd.'s election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Verde Vista, Ltd.'s rights and remedies under the Deed

of Trust and section 9.604(a) of the Texas Business and Commerce Code.

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

If Verde Vista, Ltd. passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

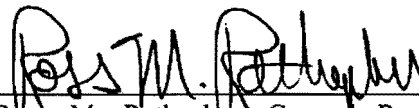
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Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct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

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Verde Vista, Ltd., a Texas limited partnership, acting by and through its general partner, Rathgeber Investment GP, Inc



Ross M. Rathgeber, General Partner of Rathgeber Investment GP, Inc.

NOTICE OF FORECLOSURE SALE

November 10, 2020

Deed of Trust:

Dated: April 4, 2017

Grantor: Rogelio Segovia

Trustee: Chester Wilson

Lender: Verde Vista, Ltd.

Recorded in: Document No. 665651 of the real property records of San Patricio County, Texas.

Secures: Note in the original principal amount of \$29,201.00, executed by Rogelio Segovia ("Borrower") and payable to the order of Lender.

Property: **LOTS 1, 2, 3 BLOCK 4**, VERDE VISTA, SECTION ONE, A SUBDIVISION OF RECORD IN SAN PATRICIO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDS IN FILE 511644, ENVELOPE A339-A340, TUBE 29- 3 OF THE PLAT RECORDS OF SAN PATRICIO COUNTY, TEXAS

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GRACIE ALANIZ-GONZALES
COUNTY CLERK

Foreclosure Sale:

Date: Tuesday, December 3, 2020

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

Place: San Patricio County Courthouse

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Verde Vista, Ltd.'s bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Verde Vista, Ltd., the owner and holder of the Note, has requested Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Verde Vista, Ltd.'s election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Verde Vista, Ltd.'s rights and remedies under the Deed

of Trust and section 9.604(a) of the Texas Business and Commerce Code.

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

If Verde Vista, Ltd. passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Verde Vista, Ltd. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

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

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

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

Verde Vista, Ltd., a Texas limited partnership, acting by
and through its general partner, Rathgeber Investment
GP, Inc



Rosa M. Rathgeber, General Partner of Rathgeber
Investment GP, Inc.

NOTICE OF FORECLOSURE SALE

November 10, 2020

RECEIVED

Deed of Trust:

Dated: December 15, 2017

Grantor: Jose Angel Guajardo
Patricia Reyes

Trustee: Chester Wilson

Lender: Verde Vista, Ltd.

Recorded in: Document No. 673722 of the real property records of San Patricio County, Texas.

Secures: Note in the original principal amount of \$44,246.00, executed by Jose Angel Guajardo and Patricia Reyes ("Borrower") and payable to the order of Lender.

Property **See Attached "EXHIBIT A"**
Also known as
2005 Pajaro Drive
Sinton, TX. 78387

NOV - 9 2020
4:17 PM
GRACIE ALANIZ-GONZALES
COUNTY CLERK

Foreclosure Sale:

Date: Tuesday, December 3, 2020

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

Place: San Patricio County Courthouse

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Verde Vista, Ltd.'s bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Verde Vista, Ltd., the owner and holder of the Note, has requested Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Verde Vista, Ltd.'s election to proceed against and sell both the real property and any personal property

described in the Deed of Trust in accordance with Verde Vista, Ltd.'s rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

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

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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.

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Verde Vista, Ltd., a Texas limited partnership, acting by
and through its general partner, Rathgeber Investment
GP, Inc



Ross M. Rathgeber, General Partner of Rathgeber
Investment GP, Inc.

STATE OF TEXAS
COUNTY OF SAN PATRICIO

TRACT 18
5.15 ACRES

Field notes of a 5.15 acre tract of land, being out of a 177.88 acre tract (Tract 2) of land described in Deed of Trust from Verde Vista, Ltd., to William H. Bingham, Trustee for the benefit of Ross M. Rathgeber dated May 15, 2003, and recorded in Clerk's File No. 518474 of the Real Property Records of San Patricio County, Texas; and part of a second 177.88 acre tract (Tract 1) of land conveyed from Edward R. Rathgeber, Jr., to Verde Vista Ltd., a Texas Limited Partnership by Special Warranty Deed with Vendor's Lien dated December 20, 2002 and recorded in Clerk's File No. 514170 of the Real Property Records of San Patricio County, Texas;

Said 5.15 acre tract is comprised of a portion of the Malcolm McAuley Survey, Abstract 13, is situated in San Patricio County, Texas; on the southwest side of the city of Sinton, and is described by metes and bounds as follows:

Beginning at a 5/8" iron rod with surveyor's cap stamped "RPLS 1907" set at the southwest corner of a 5.47 acre tract (Tract 17) of land just surveyed for the southeast corner of this tract; whence the northeast corner of said 177.88 acre tract bears S 76° 32' 04" E, a distance of 1287.16 feet, N 03° 46' 24" W, a distance of 2161.48 feet, and N 04° 03' 23" W, a distance of 1157.12 feet;

Thence N 76° 32' 01" W along the south line of this tract, a distance of 313.00 feet to a 5/8" iron rod with surveyor's cap stamped "RPLS 1907" set for the southeast corner of a 5.27 acre tract (Tract 19) of land just surveyed and the southwest corner of this tract;

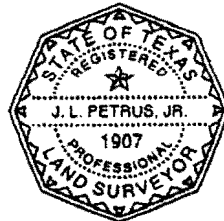
Thence N 00° 00' 00" W along the east line of said Tract 19 and the west line of this tract, a distance of 737.09 feet to a 5/8" iron rod with surveyor's cap stamped "RPLS 1907" set in the south right-of-way line of Pajaro Drive, for the northeast corner of said Tract 19 and the northwest corner of this tract;

Thence S 76° 32' 01" E along the south right-of-way line of said Pajaro Drive and the north line of this tract, a distance of 313.00 feet to a 5/8" iron rod with surveyor's cap stamped "RPLS 1907" set for the northwest corner of said Tract 17 and the northeast corner of this tract;

Thence S 00° 00' 00" E along the west line of said Tract 17 and the east line of this tract, a distance of 737.09 feet to the point of beginning, containing 5.15 acres of land more or less, subject to all easements of record;

Bearings are GPS, Texas Coordinate System of NAD 1927, South Zone.

I, Julius L. Petrus, Jr., Registered Professional Land Surveyor of Texas, do hereby state that this description represents an actual survey made on the ground this the 2nd day of January, 2012.



A handwritten signature in black ink, appearing to read "J. L. Petrus, Jr.", written in a cursive style.

RAR : 21051_Tr18

Registered Professional Land Surveyor

A plat was prepared in conjunction with this metes and bounds description Texas Registration No. 1907

CARRINGTON MORTGAGE SERVICES, LLC (CGG)
ARNOLD, ESTATE OF LYNNE
4222 FM 1069, ARANSAS PASS, TX 78336

CONVENTIONAL
Firm File Number: 16-025056

NOTICE OF TRUSTEE'S SALE

WHEREAS, on May 22, 2006, LYNNE ARNOLD, as Grantor(s), executed a Deed of Trust conveying to ELTON L. YOUNGBLOOD, as Trustee, the Real Estate hereinafter described, to HOME123 CORPORATION in payment of a debt therein described. The Deed of Trust was filed in the real property records of **SAN PATRICIO COUNTY, TX** and is recorded under Clerk's File/Instrument Number 557625, to which reference is herein made for all purposes.

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

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, December 1, 2020** between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate in the area designated by the Commissioners Court, of **San Patricio** county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

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

LOT ONE (1), BLOCK ONE (1), EVEY ADDITION UNIT 1, SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY MAP OR PLAT OF SAME OF RECORD IN VOLUME 7, PAGE 4 OF THE MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.

Property Address: 4222 FM 1069
ARANSAS PASS, TX 78336
Mortgage Servicer: CARRINGTON MORTGAGE SERVICES, LLC
Mortgagee: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS INDENTURE TRUSTEE, FOR
NEW CENTURY HOME EQUITY LOAN TRUST 2006-2
1600 SOUTH DOUGLASS ROAD
SUITE 200-A
ANAHEIM, CA 92806

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.

RECEIVED

NOV - 9 2020

9:40 A M

GRACIE ALANIZ-GONZALES
COUNTY CLERK


SUBSTITUTE TRUSTEE

Arnold Mendoza, Jo Woolsey, Bob Frisch, Sandra Mendoza, Jodi Steen, Susan Sandoval, Leslye Evans, Vicki Hammonds, Janice Stoner, Mary Goldston or Alexis Mendoza
c/o Shapiro Schwartz, LLP
13105 Northwest Freeway, Suite 1200
Houston, TX 77040
(713) 462-2565

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

**APPOINTMENT OF SUBSTITUTE TRUSTEE AND
NOTICE OF SUBSTITUTE TRUSTEE 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 AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

**APPOINTMENT OF
SUBSTITUTE TRUSTEE:**

WHEREAS, in my capacity as the attorney for the Mortgagee and/or its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I hereby name, appoint and designate Jack O'Boyle, Chris Ferguson, Travis Gray, Vicki Hammonds, Leslve Evans, Arnold Mendoza, W.D. Larew, Susan Sandoval, Alexis Mendoza, Sandra Mendoza, Travis Gray, Chris Ferguson, or Jack O'Boyle, each as Substitute Trustee, to act under and by virtue of said Deed of Trust, including posting and filing the public notice required under Section 51.002 Texas Property Code as amended, and to proceed with a foreclosure of the Deed of Trust lien securing the payment of the Note.

**SUBSTITUTE TRUSTEE'S
ADDRESS:**

c/o JACK O'BOYLE & ASSOCIATES, Mailing Address: P.O. Box 815369, Dallas, Texas 75381;
Physical Address: 12300 Ford Road, Suite 212, Dallas, TX 75234.

**NOTICE OF SUBSTITUTE
TRUSTEE SALE:**

WHEREAS, default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on December 01, 2020 between the hours of 1pm-4pm the Substitute Trustee will sell said real property at the place hereinafter set out and pursuant to the terms herein described. The sale will begin at the earliest time stated above or within three (3) hours after that time.

LOCATION OF SALE:

The place of the sale shall be: ON THE FIRST FLOOR OF THE COURTHOUSE AT THE SOUTH ENTRANCE BETWEEN THE GLASS DOORS IN THE VESTIBULE, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court in SAN PATRICIO County, Texas or as designated by the County Commissioners.

**INSTRUMENT TO BE
FORECLOSED:**

Deed of Trust or Contract Lien dated 02/06/2006 and recorded under Volume, Page or Clerk's File No. Instrument number 554724 in the real property records of San Patricio County Texas, with JESUS GARCIA JR AND MARIA LOU GARCIA as Grantor(s) and CITIFINANCIAL MORTGAGE COMPANY INC. as Original Mortgagee.

OBLIGATIONS SECURED:

Deed of Trust or Contract Lien executed by JESUS GARCIA JR AND MARIA LOU GARCIA securing the payment of the indebtedness in the original principal amount of \$39,215.58 and obligations therein described including but not limited to the promissory note and all the modifications, renewals and extensions of the promissory note (the "Note") executed by JESUS GARCIA JR AND MARIA LOU GARCIA. GC CONSULTING SERVICES, LLC is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

**MORTGAGE SERVICING
INFORMATION:**

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. Madison Management Services LLC is acting as the Mortgage Servicer for GC CONSULTING SERVICES, LLC who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. Madison Management Services LLC, as Mortgage Servicer, is representing the Mortgagee, whose address is:

GC CONSULTING SERVICES, LLC
c/o Madison Management Services LLC

RECEIVED

NOV - 9 2020

9:40 AM
GRACIE ALANZ GONZALES
COUNTY CLERK

4600 KIETZKE LN SUITE B119
RENO, NV 89502

**LEGAL DESCRIPTION OF
PROPERTY TO BE SOLD:**

LOTS 12 AND NORTH 1/2 LOT 13 BLOCK 4 COMPTON AND COOPER ADDITION, AN
ADDITION TOT HE CIT OF ODEM, SAN PATRICIO COUNTY, TEXAS ACCORDING TO THE
MAP OR PLAT RECORDED IN VOLUME 3, PAGE 14B OF THE MAP RECORDS OF SAN
PATRICIO COUNTY, TEXAS (the "Property")

**REPORTED PROPERTY
ADDRESS:**

1209 Kline, Odem, TX 78370

TERMS OF SALE: The Substitute Trustee will sell the Property by public auction at the place and date specified herein.

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 and the priority of the lien being foreclosed.

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 Mortgagee and/or Mortgage Servicer 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 priority, nature and extent of such matters, if any.

In the event of a defect or other problem with the foreclosure process is discovered that may invalidate the sale, the consideration paid will be returned to the purchaser as the sole and absolute remedy. In the event of any claim or action brought by any person including the purchaser requiring or resulting in the invalidation of the sale and rescission of the Trustee's Deed or Substitute Trustee's Deed, purchaser's damages resulting therefrom are limited to the consideration paid to the Trustee or Substitute Trustee and the sole and absolute remedy shall be the return to purchaser of the consideration paid. The purchaser shall have no further recourse against the Trustee, Substitute Trustee, Mortgagee and/or Mortgage Servicer, or its attorney(s).

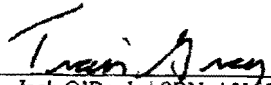
The Deed of Trust permits the Mortgagee and/or Mortgage Servicer to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee under the Deed of Trust or Substitute Trustee appointed herein need not appear at the date, time and place of a scheduled sale to announce the postponement, 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 re-filing may be after the date originally scheduled for this 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.

Signed on the 20 day of October, 2020

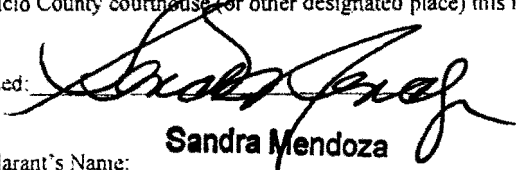
Respectfully,

JACK O'BOYLE & ASSOCIATES, PLLC


 Jack O'Boyle | SBN: 15165300
jack@jackobovle.com
 Travis H. Gray | SBN: 24044965
travis@jackobovle.com
 Chris S. Ferguson | SBN: 24069714
chris@jackobovle.com
 P.O. Box 815369
 Dallas, Texas 75381
 P: 972.247.0653 | F: 972.247.0642
 ATTORNEYS FOR MORTGAGEE AND/OR ITS MORTGAGE
 SERVICER

CERTIFICATE OF POSTING

My name is **Sandra Mendoza**, and my address is c/o 12300 Ford Rd. Ste. 212, Dallas, TX 75234. I declare under the penalty of perjury that on 11.9.20 I filed at the office of the San Patricio County Clerk and caused to be posted at the San Patricio County courthouse (or other designated place) this notice of sale.

Signed: 
Declarant's Name: **Sandra Mendoza**

Date: 11.9.20

3. Each Respondent was properly served with the citation, but none filed a response within the time required by law. The return of service for each Respondent has been on file with the court for at least ten days.

4. The property that is the subject of this foreclosure proceeding is commonly known as 1209 Kline Odem TX 78370 with the following legal description:

LOTS 12 AND NORTH 1/2 LOT 13 BLOCK 4 COMPTON AND COOPER
ADDITION, AN ADDITION TOT HE CIT OF ODEM, SAN PATRICIO
COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT RECORDED IN
VOLUME 3, PAGE 14B OF THE MAP RECORDS OF SAN PATRICIO
COUNTY, TEXAS

5. The lien to be foreclosed is indexed or recorded at Number Instrument number 554724, and recorded in the real property records of San Patricio County, Texas.

6. The material facts establishing Respondent(s)'s default are alleged in Petitioner's application and the supporting affidavit. Those facts are adopted by the Court and incorporated by reference in this order.

7. Based on the affidavit of Petitioner, no Respondent subject to this order is protected from foreclosure by the Servicemembers Civil Relief Act, 50 U.S.C. App. § 501 et seq.

8. Therefore, the Court grants Petitioner's motion for a default order under Texas Rules of Civil Procedure 736.7 and 736.8. Petitioner, its successors and assigns, may foreclose on the lien described above in accordance with applicable law and the loan agreement, contract, or lien sought to be foreclosed.

9. This order is not subject to a motion for rehearing, new trial, bill of review, or appeal. Any challenge to this order must be made in a separate, original proceeding filed in accordance with Texas Rule of Civil Procedure 736.11.

SIGNED this 16 day of Oct, 2020.


HONORABLE JUDGE PRESIDING

JANNA WHATLEY

SUBMITTED BY:

JACK O'BOYLE & ASSOCIATES

/s/ Travis H Gray

Travis H Gray

SBN: 24044965

travis@jackoboyle.com

P.O. Box 815369

Dallas, Texas 75381

P: 972.247.0653 | F: 972.247.0642

ATTORNEYS FOR PETITIONER

GC CONSULTING SERVICES, LLC

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.

NOTICE OF SALE

PURSUANT TO AUTHORITY conferred upon the Trustee by that certain Deed of Trust dated July 9, 2015, executed by **DEMENCIO A. DAVILA II AND BRITTNEY M. BLANCO, A MARRIED COUPLE** ("Mortgagor") to Tim Williams, Trustee for the benefit of **21ST MORTGAGE CORPORATION** ("Mortgagee"), filed for record under Instrument No. 648705, Official Public Records of San Patricio County, Texas, Mortgagee appoints K. Clifford Littlefield, Andrew Schuster, Alexander J. Tiffany or Norma Jean Hesseltnine, whose address is listed below, Arnold Mendoza, Susan Sandoval, Jo Woolsey, Bob Frisch, Sandra Mendoza, Jodi Steen, Leslye Evans, Janice Stoner, Mary Goldston or Alexis Mendoza, whose business address is 14800 Landmark Blvd., Suite 850, Dallas, Texas 75254, under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the covenants of the Deed of Trust, to sell on **Tuesday, December 1, 2020**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the San Patricio County Courthouse at the place designated by the Commissioner's Court for such sales in San Patricio County, Texas, (on the steps of the county courthouse or as designated by the County Commissioner), the sale to begin at 1:00 o'clock p.m. or not later than three (3) hours after such time on that date, selling all of the property as an entirety or in such parcels as the Trustee acting may elect the property offered for sale, more particularly described on Exhibit "A" attached hereto and made a part hereof, together with any and all improvements constructed upon, affixed to or located upon the above described real property, including but not limited to the 2015 Palm Harbor Momentum Manufactured Home, Serial No. PHH320TX1525058AB.

Assert and Protect Your Rights as a Member of the Armed Forces of the United States. If You Are or Your Spouse Is Serving on Active Military Duty, Including Active Military Duty as a Member of the Texas National Guard or the National Guard of Another State or as a Member of a Reserve Component of the Armed Forces of the United States, Please Send Written Notice of the Active Duty Military Service to the Sender of this Notice Immediately.

EXECUTED this **28** day of October, 2020.

RECEIVED

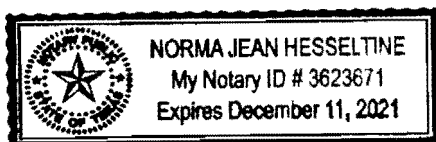
OCT 30 2020

8:25 A M
GRACIE ALANIZ-GONZALES
COUNTY CLERK

THE STATE OF TEXAS §
COUNTY OF NUECES §

K. Littlefield
K. CLIFFORD LITTLEFIELD, Mortgagee Attorney
UPTON, MICKITS & HEYMANN, L.L.P.
802 N. Carancahua, Suite 450
Corpus Christi, Texas 78401
Telephone: (361) 884-0612
Facsimile: (361) 884-5291
Email: clittlefield@umhlaw.com

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by **K. CLIFFORD LITTLEFIELD**, this **28th** day of October, 2020, to certify which witness my hand and official seal.



[Signature]
NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

METES AND BOUNDS DESCRIPTION OF A 0.4 ACRE TRACT OUT OF THE WEST 10.306 ACRES OF THE R. E. LAIRD 50 ACRE TRACT DESCRIBED IN DEED OF RECORD IN VOLUME 280, PAGE 169 OF THE DEED RECORDS OF SAN PATRICIO COUNTY, TEXAS.

Being a tract of land situated in San Patricio County, Texas, North of Bethel Road, containing 0.4 acre, more or less, out of the R. E. Laird 50 acre tract described in deed of record in Volume 280, Page 169 of the Deed Records of San Patricio County, Texas, and being more particularly described by metes and bounds as follows, to-wit:

Starting in search of the point of beginning at a 5/8 inch iron rod marking the original SW corner of said R. E. Laird 50 acre tract, also being the SE corner of the W. M. Winebrenner tract;

THENCE S 89°-37'-41" E, along the southerly boundary line of said R. E. Laird 50 acre tract, a distance of 146.53 feet to a point marked by a 5/8 inch iron rod;

THENCE N 00°-25'-00" E, along the center line of a 20 foot road easement, a distance of 1021.04 feet to a point marked by a 5/8 inch iron rod for the SW corner of this tract and the point of beginning;

THENCE N 00°-25'-00" E, along the center line of said 20 foot road easement, a distance of 127.63 feet to a point marked by a 5/8 inch iron rod for the NW corner of this tract;

THENCE S 89°-37'-11" E, at 10.0 feet pass the easterly boundary line of said 20 foot road easement, in all, a distance of 146.53 feet to a point marked by a 5/8 inch iron rod for the NE corner of this tract;

THENCE S 00°-25'-00" W a distance of 127.63 feet to a point marked by a 5/8 inch iron rod for the SE corner of this tract;

THENCE N 89°-37'-11" W, at 136.53 feet pass the easterly boundary line of said 20 foot road easement, in all, a distance of 146.53 feet to the point of beginning, and containing 0.4 acre of land, more or less.

Return to:
K. Clifford Littlefield
Upton, Mickits & Heymann, L.L.P.
802 N. Carancahua, Suite 450
Corpus Christi, Texas 78401