

RECEIVED

Loan No. 1036916

OCT - 9 2020

NOTICE OF SALE
(Substitute Trustee)

1:13 P M
GRACIE ALANIZ-GONZALES
COUNTY CLERK

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

WHEREAS, SENOVIO BARRERA a/k/a SENOVIO VITO BARRERA and MIRELLA BARRERA, a married couple, (the "Mortgagor") executed and delivered to Sid Ridlehuber, Trustee for Charter Bank, a Deed of Trust dated May 8, 2017, which instrument was filed of record on May 10, 2017, under Doc. #666359, Official Public Records of San Patricio County, Texas, covering Tracts I, Tract II, and Tract III, more fully described on Exhibit "A," attached hereto; and

WHEREAS, Charter Bank is the present owner and holder of said note and lien;

WHEREAS, by instrument recorded in the real property records of Nueces County, Texas, Charter Bank released the property described as Tract II on the attached Exhibit "A," such that the lien now only covers Tract I and Tract III on Exhibit "A;"

WHEREAS, the undersigned, whose address is 615 N. Upper Broadway, Suite 1100, Corpus Christi, Texas 78401-0748, has been duly appointed as Substitute Trustee under the said Deed of Trust;

WHEREAS, default has occurred in the payment of the indebtedness secured by the above-mentioned Deed of Trust and/or compliance with other covenants therein, and Charter Bank, the present Beneficiary, has instructed the undersigned Substitute Trustee to enforce the provisions of said instrument;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN THAT after the posting of this Notice in accordance with the above-mentioned Deed of Trust and the law, and after giving such other notices as required by law, the undersigned Substitute Trustee, or any successor Substitute Trustee, will sell to the highest bidder for cash, or to the Beneficiary or any other holder of said indebtedness for credit, in accordance with the terms of said Deed of Trust only Tract I and Tract III on the attached Exhibit "A" at the place in San Patricio County, Texas, designated by the Commissioner's Court of such County where sales are to take place, on the 3rd day of November, 2020, to-wit:

Only Tract I and Tract III set out on Exhibit "A" hereto attached. Tract II on Exhibit "A" is no longer covered by the lien and is not subject to this Notice and sale.

The earliest time at which the sale will occur will be 12:00 p.m. (noon), and the sale will be conducted not later than three hours after that time, such hours being between 12:00 p.m. (noon) and 3:00 p.m. Further, the sale will be held at the place designated by the Commissioners Court of such County where sales are to take place pursuant to Section 51.002 of the Texas Property Code.

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

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

EXECUTED this 9th day of October, 2020.

F-T SERVICE CORP.
Substitute Trustee
615 N. Upper Broadway, Suite 1100
Corpus Christi, Texas 78401-0748


By: 
Peter E. Avots, Vice President

EXHIBIT "A"

TRACT I:

Field notes of an 1.420 acre tract of land, more or less, being part of a 4.3275 acre tract, more or less, conveyed by C. E. French and wife Alice French, to Carl S. Smith, by Warranty Deed dated October 5, 1961, recorded in Volume 270, Page 549 of the Deed Records of San Patricio County, Texas;

Said 1.420 acre tract, more or less, is comprised of a portion of the M. J. McLean Survey, Abstract 203, is situated in the Town of Portland, San Patricio County, Texas, and is described by metes and bounds, as follows:

Beginning at a 5/8" iron rod set in the west line of Wildcat Drive at the northeast corner of Lot 9, Block 8 of Portland Place-Unit 2 Subdivision (Volume 6, Page 48, Map Records, San Patricio County, Texas) for the southeast corner of this tract, whence the original southeast corner of said 4.3275 acre tract bears East, 30 feet and South 4.0 feet;

Thence West along the south line of this tract, and the north line of said Block 8 of Portland Place-Unit 2 Subdivision, a distance of 658.10 feet to a 5/8" iron rod set at the southeast corner of a 2.53 acre tract (Volume 398, Page 471, Deed Records of San Patricio County, Texas) conveyed from Carl Smith to Herbert Alexander, Trustee, for the southwest corner of this tract, whence the northwest corner of Lot 1 of said Block 8, Portland Place-Unit 2 Subdivision bears West, 1.33 feet;

Thence N 00° 01' 01" E along the west line of this tract and the east line of said 2.53 acre tract, a distance of 101.99 feet to a 5/8" iron rod found in the north line of said 4.3275 acre tract at the northeast corner of said 2.53 acre tract for the northwest corner of this tract, whence another second 5/8" iron rod found at a fence corner bears S 61° 23' 35" E, 3.59 feet;

Thence N 89° 56' 14" E along the westerly north line of this tract, and the south line of an 1.25 acre tract conveyed from Paul Tucker et ux. to L. T. Kolb et al., by Warranty Deed dated August 27, 1969, and recorded in Volume 398, Page 230 of the Deed Records of San Patricio County, Texas, at 508.13 feet pass the southeast corner of said 1.25 acre tract, in all a distance of 548.13 feet pass the southeast corner of said 1.25 acre tract, in all a distance of 548.13 feet to a + chiseled in concrete at the northwest of a 0.1263 acre tract conveyed from Carl S. Smith to United Gas Pipeline Company by Deed recorded in Volume 273, Page 510 of the Deed Records of San Patricio County, Texas, for the westerly northeast corner of this tract;

Thence S 00° 04' 23" W along the westerly east line of this tract and the west line of said 0.1263 acre tract, a distance of 50.00 feet to a 3/4" iron rod found at the southwest corner of said 0.1263 acre tract for an interior corner of this tract;

Thence S 89° 55' 37" E along the easterly north line of this tract and the south line of said 0.1263 acre tract, a distance of 110.00 feet to a 3/4" iron rod found in the west line of said

Wildcat Drive at the southeast corner of said 0.1263 acre tract for the easterly northeast corner of this tract;

Thence South along the easterly east line of this tract and the west line of said Wildcat Drive, a distance of 52.45 feet to the place of beginning, containing 1.420 acres, more or less.

Being the same property described in plat recorded in Envelope A, Page 338, Tube 32-2 in the Map Records of San Patricio County, Texas, and being known thereon as "Tract B".

TRACT II:

Lot Two (2), Block Two (2), PORTLAND PLACE - UNIT 2, an addition to the City of Portland, San Patricio County, Texas, according to map or plat recorded in Volume 6, Page 48 of the Map Records of San Patricio County, Texas.

TRACT III:

All that certain 62.50' by 100' tract of land out of the West one-half (W/2) of Block Nine (9), Tier "H", of the Town of Portland, San Patricio County, Texas, described by metes and bounds as follows:

BEGINNING at the Northwest corner of Block Nine (9), Tier "H" of the Town of Portland, Texas, as shown by the map or plat of the same record in the Office of the County Clerk of San Patricio County, Texas, reference to which is hereby made for all purposes, which is also the intersection of Dallas and Broadway Streets, in said town for place of beginning and being the Northwest corner of this tract;

THENCE East along the North line of said Block and the South line of Broadway Street, 62.50 feet of the Northeast corner of this tract;

THENCE South 100 feet for the Southeast corner of this tract;

THENCE West 62.50 feet to the East line of Dallas Street and the West line of Block 9, for the Southwest corner of this tract;

THENCE North along the West side of said Block 9, Tier "H" and the East side of said Dallas Street, 100 feet to the PLACE OF BEGINNING.

Notice of Foreclosure Sale

October 5, 2020

RECEIVED

OCT -6 2020

8:48 AM
GRACIE ALANIZ-GONZALES
COUNTY CLERK

Deed of Trust ("Deed of Trust"):

Dated: May 28, 2019

Grantor: Rene Raul Acuna

Trustee: Mathis Economic Development Corporation

Lender: First Community Bank

Recorded in: Document No. 688742 of the official public records of San Patricio County, Texas.

Legal Description: The real property, improvements, and personal property described in and mortgaged in the Deed of Trust, including the real property described as follows, and all rights and appurtenances thereto:

Lots Four (4), Five (5), Six (6), Seven (7) and Eight (8), Block Four (4), MEADOWBROOK ADDITION UNIT 2, a Subdivision to the City of Mathis, San Patricio County, Texas, according to map or plat thereof recorded in Volume 5, Page 13, Map Records of San Patricio County, Texas (the "Property").

Secures: Revolving Credit Promissory Note ("Note") in the maximum principal amount of \$150,000.00, executed by Rene Raul Acuna ("Borrower") and payable to the order of Lender and all other indebtedness of Borrower to Lender.

Modification Agreement: Modification and Extension of Promissory Note dated June 16, 2020.

Trustee's Address: Anderson, Lehrman, Barre & Maraist, LLP
Gaslight Square
1001 Third Street, Ste. 1
Corpus Christi, TX 78404

Foreclosure Sale:

Date: Tuesday, November 3, 2020

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

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

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Lender'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, Lender, the owner and holder of the Note, has requested the Trustee to sell the Property.

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

If Lender 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 Lender. 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, the 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 the 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.

Dated: October 5, 2020.

A handwritten signature in black ink, appearing to read "Kevin M. Maraist", written over a horizontal line.

Kevin M. Maraist, Trustee
1001 Third St., Ste. 1
Corpus Christi, TX 78404
361-884-4981
361-884-1286 (fax)

Mortgagee:

First Community Bank
416 N. Water Street
Corpus Christi, TX 78401

Notice of Trustee's Sale

Date: **September 23, 2020**
Trustee: **Lee J. Schmitt**
Mortgagee: **Nextlots Now LLC, a Texas Limited Liability Company**
Note: **December 27, 2019, Principal Amount \$ 24,400.00**

RECEIVED

Deed of Trust

Date: **December 27, 2019**
Grantor: **Arnulfo Lopez**
Margarita Pena
Mortgagee: **Nextlots Now LLC, a Texas Limited Liability Company**
Recording information: **Deed of Trust and Promissory Note**

SEP 24 2020
12:29 PM
GRACIE ALANIZ-GONZALES
COUNTY CLERK

Property ACCT. NO. 35617; Lot 8, Block 272, Original Townsite, City of Aransas Pass, San Patricio County, Texas, as described in Document File #441553, Real Property Records of San Patricio, Texas.

(Address: 303 N. 9th Aransas Pass, San Patricio County, Texas 783361)

County: **San Patricio County**
Trustee's/Substitute Trustee's Name: **Lee J. Schmitt**
Trustee's/Substitute Trustee's Address: **P.O. Box 865, Lancaster, Texas 75146**
Date of Sale (first Tuesday of month): **November 3rd, 2020**
Time of Sale: **10:00 am**
Place of Sale: **San Patricio County Courthouse**

Lee J. Schmitt is Trustee under the Deed of Trust/ Nextlots Now LLC, a Texas Limited Liability Company has appointed **Lee J. Schmitt** as Trustee under the Deed of Trust. Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the **November 3rd, 2020**, Trustee will offer the Property for sale at public auction at the **San Patricio County Courthouse, Sinton, Texas**, to the highest bidder for cash, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The earliest time the sale will occur is the **10:00 AM**, and sale will be conducted no later than three hours thereafter.


Lee J. Schmitt, Trustee

9-23-2020

RECEIVED

SEP 17 2020

8:15A M

GRACIE ALANIZ-GONZALES
COUNTY CLERK

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

SAN PATRICIO County

Deed of Trust Dated: March 14, 2014

Amount: \$158,650.00

Grantor(s): OSCAR R VILLARREAL and TALISHA N GARCIA

Original Mortgagee: NAVY ARMY COMMUNITY CREDIT UNION

Current Mortgagee: NAVY ARMY COMMUNITY CREDIT UNION

Mortgagee Address: NAVY ARMY COMMUNITY CREDIT UNION, 6850 MILLER ROAD, BRECKSVILLE, OH 44141

Recording Information: Document No. 635773

Legal Description: LOT FIVE (5), BLOCK SIX (6), OAK TERRACE ADDITION, AN ADDITION TO THE CITY OF INGLESIDE, SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT THEREOF RECORDED IN VOLUME 12, PAGES 1, 2 AND 3, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR ALL PERTINENT PURPOSES.

Date of Sale: November 3, 2020 between the hours of 1:00 PM and 4:00 PM.

Earliest Time Sale Will Begin: 1:00 PM

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

JIM RECTOR OR DENISE RECTOR, JO WOOLSEY, W.D. LAREW, LESLYE EVANS, ARNOLD MENDOZA, MARTHA BOETA, JIM RECTOR, BARBARA SANDOVAL, BOB FRISCH, VICKI HAMMONDS, JANICE STONER, MARY GOLDSTON, SANDRA MENDOZA, JODI STEEN, SUSAN SANDOVAL, RAMON PEREZ, MEGAN YASSI, JOHN SISK, JANIE STONER OR ALEXIS MENDOZA have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. 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. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

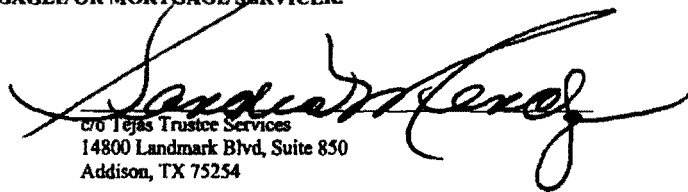
NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. 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.

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.



Anthony Adam Garcia, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2020-000289



ero Texas Trustee Services
14800 Landmark Blvd, Suite 850
Addison, TX 75254

RECEIVED

SEP 17 2020

8:15 AM
GRACIE ALANIZ-GONZALES
COUNTY CLERK

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

SAN PATRICIO County

Deed of Trust Dated: March 22, 2012

Amount: \$81,900.00

Grantor(s): KIMBERELY L LOPEZ and SANTIAGO L HERNANDEZ

Original Mortgagee: NAVY ARMY COMMUNITY CREDIT UNION

Current Mortgagee: NAVY ARMY COMMUNITY CREDIT UNION

Mortgagee Servicer and Address: c/o NAVY ARMY COMMUNITY CREDIT UNION, 1 Corporate Drive, Suite 360, Lake Zurich, IL 60047

Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property

Recording Information: Document No. 616514

Legal Description: LOT NINE (9), TEN (10), ELEVEN (11), BLOCK TWO HUNDRED EIGHTY-EIGHT (288), CITY OF ARANSAS PASS, AS, AS SHOWN BY THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 41, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR ALL PERTINENT PURPOSES.

Date of Sale: November 3, 2020 between the hours of 1:00 PM and 4:00 PM.

Earliest Time Sale Will Begin: 1:00 PM

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

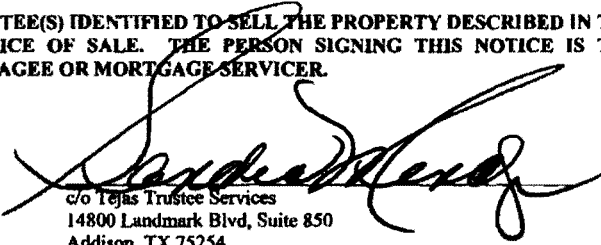
JIM RECTOR OR DENISE RECTOR, JO WOOLSEY, W.D. LAREW, LESLYE EVANS, ARNOLD MENDOZA, MARTHA BOETA, JIM RECTOR, BARBARA SANDOVAL, BOB FRISCH, VICKI HAMMONDS, JANICE STONER, MARY GOLDSTON, SANDRA MENDOZA, JODI STEEN, SUSAN SANDOVAL, RAMON PEREZ, MEGAN YASSI, JOHN SISK, JANIE STONER OR ALEXIS MENDOZA have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. 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. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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Anthony Adams Garcia, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2019-008283


c/o Texas Trustee Services
14800 Landmark Blvd, Suite 850
Addison, TX 75254