

RECEIVED

Loan No. 1036916

SEP 15 2020

NOTICE OF SALE
(Substitute Trustee)

2:20 PM
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 6th day of October, 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 15th day of September, 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 SUBSTITUTE TRUSTEE'S SALE

DATE: September 11, 2020

MORTGAGEE: Texas Department of Housing and Community Affairs, a public and official agency of the State of Texas

MORTGAGEE'S ADDRESS: P.O. Box 13941, Austin, Texas 78711

RECEIVED

DEED OF TRUST:

SEP 15 2020

Date: 6/1/2004

Grantor: Foundation of Hope, Inc.

Trustee: Edwina P. Carrington of Travis County, Texas

Mortgagee: Texas Department of Housing and Community Affairs, a public and official agency of the State of Texas.

County: San Patricio County, Texas

Recording Info: Deed of Trust dated 6/1/2004, recorded on 6/8/2004 at Document Number 532448 in the real property records of San Patricio County, Texas (the "Records"), in renewal and extension of the Deed of Trust dated August 28, 1998, executed by Foundation of Hope, Inc. to Larry Paul Manley, Trustee for the Department, recorded on 9/3/1998, at Document Number 465859 of the Records, as modified by the Loan Modification, Renewal and Extension Agreement dated 11/12/1999, and recorded on 12/7/1999, at Document Number 479716 of the Records, as further modified by the Loan Modification, Renewal and Extension Agreement No.2, dated 6/1/2004, and recorded on 6/8/2004, at Document Number 532449 of the Records.

Property: All of that certain real estate, together with all improvements thereon, situated in the County of San Patricio, State of Texas, containing a 3.98 acre tract of land, being part of a 56.835 acre tract (Tract G) described in Deed from the Presbyterian Pan American School to the City of Taft, dated May 15, 1968, and recorded in Volume 371, Page 462 of the Deed Records of San Patricio County, Texas; and being part of a 200 acre tract conveyed from Coleman Fulton Pasture Company to the Presbyterian Pan American School by Warranty Deed dated May 23, 1924, of the Deed Records of San Patricio County, Texas. Said 3.98 acre tract is comprised of a portion of the JOSE MANCHACA SURVEY, ABSTRACT NO. 187, situated in San Patricio County, Texas, inside the city limits of Taft, and is described by metes and bounds as follows:

GRACIE ALANIZ-GONZALES
COUNTY CLERK

BEGINNING at a 5/8" iron rod set in the south line of Rincon Road and in the northwest line of said 56.835 acre tract and said 200 acre tract, for the northwest corner of said 56.835 acre tract and the northwest corner of this tract, whence the northwest corner of said 200 acre tract bears N. 30° 37' 12" E., a distance of 47.02 feet;

THENCE N. 88° 52' 30" E., along the south line of said Rincon Road, the north line of said 56.835 acre tract, and the north line of this tract, a distance of 510.00 feet to a 5/8" iron rod set for the northeast corner of this tract;

THENCE S. 30° 37' 12" W., along the east line of this tract, a distance of 400.00 feet to a 5/8" iron rod set for the southeast corner of this tract;

THENCE S. 88° 52' 30" W., along the south line of this tract, a distance of 510.00 feet to a 5/8" iron rod set in the northwest line of said 56.835 acre tract and said 200 acre tract, for the southwest corner of this tract;

THENCE N. 30° 37' 12" E., along the northwest line of said 56.835 acre tract and said 200 acre tract, and the west line of this tract, a distance of 400.00 feet to the place of beginning, containing 3.98 acres of land, more or less, including all personal property secured by the security agreement included in the Deed of Trust.

NOTE:

Date: 6/1/2004
Amount: \$1,490,000.00
Debtor/Borrower: Foundation of Hope, Inc.
Holder: Texas Department of Housing and Community Affairs, a public and official agency of the State of Texas

SUBSTITUTE TRUSTEE: JIM MILLS, SUSAN MILLS, EMILY NORTHERN, GEORGE HAWTHORNE, ED HENDERSON, HARRY BRELSFORD, LAURA EATON, AND BRUCE MENKING

MAILING ADDRESS: P.O. Box 9932
Austin, Texas 78766


DATE OF SALE OF PROPERTY: October 6, 2020

EARLIEST TIME OF SALE OF PROPERTY: The earliest time at which the sale will occur is 10 o'clock a.m. and the sale shall occur no later than three hours after that time.

PLACE OF SALE OF PROPERTY: Area designated by the San Patricio County Commissioner's Court, to wit: First floor of courthouse, at south entrance, between glass doors in vestibule.

Mortgagee has appointed Substitute Trustee as Trustees under the Deed of Trust. Mortgagee has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

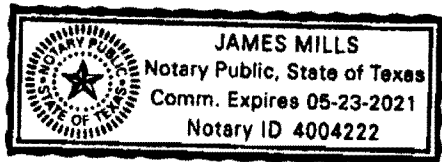
Notice is given that on the Date of Sale of Property, and because of default in performance of the obligations of the deed of trust, Substitute Trustee will offer the Property for sale by public auction to the highest bidder for cash, "AS IS", at the place and date specified to satisfy the debt secured by the deed of trust. The sale will begin at the earliest time stated above or within three hours after that time. The sale will be subject to a Land Use Restriction Agreement dated August 28, 1998, executed by Foundation of Hope, Inc. and TDHCA, recorded on September 3, 1998, at Document Number 465858 of the Records, as modified by the First Amendment to Declaration of Land Use Restriction Agreement, dated June 1, 2004, and recorded on June 8, 2004, at Document Number 532450 of the Records, as modified by the Second Amendment to Declaration of Land Use Restriction Agreement, dated August 6, 2004, and recorded on August 24, 2004 at Document Number 535243 of the Records, as modified by the Third Amendment to Declaration of Land Use Restriction Agreement, dated May 23, 2018, and recorded on May 31, 2018 at Document Number 678165 of the Records, as modified by the Fourth Amendment to Declaration of Land Use Restriction Agreement, dated August 21, 2019, and recorded on August 23, 2019 at Document Number 691403 of the Records. Noncompliance under that LURA exists and must be resolved by the purchaser.

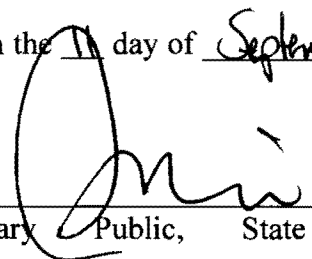


Susan Mills, Substitute Trustee

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on the 11 day of September 2020, by Susan Mills, Substitute Trustee.





Notary Public, State of Texas

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

RECEIVED

NOTICE OF SALE BY SUBSTITUTE TRUSTEE

SEP 15 2020

STATE OF TEXAS

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KNOW ALL MEN BY THESE PRESENTS THAT GRACIE ALANIZ GONZALES COUNTY CLERK

COUNTY OF SAN PATRICIO

Note: Retail Installment Contract dated June 24, 2003 executed and delivered by Manuel Reyes, Jr. and Manuel Reyes, III to Jim Walter Homes, Inc.

Security Instrument: Mechanic's Lien Contract with Power of Sale, dated June 24, 2003, executed and delivered by Manuel Reyes, Jr. and Manuel Reyes, III to Jim Walter Homes, Inc., to secure payment of that certain Retail Installment Contract, recorded as Document Number 520305, in San Patricio County, Texas.

Original Creditor: Jim Walter Homes, Inc.

Current Holder: U.S. Bank, N.A., as Trustee, successor in interest to Wachovia Bank, National Association, as Trustee, for Mid-State Trust XI

Current Owner: U.S. Bank, N.A., as Trustee, successor in interest to Wachovia Bank, National Association, as Trustee, for Mid-State Trust XI

Mortgage Servicer: New Rez LLC d/b/a Shellpoint Mortgage Servicing ("Servicer"), 75 Beattie Pl. #300, Greenville, SC 29601

Appointed Substitute Trustees: JIM MILLS, SUSAN MILLS, EMILY NORTHERN, CARLA PATTERSON, JOHN PATTERSON, HARRY BRELSFORD, MARLEY ROSS, LAURA EATON, BRUCE MENKING
9065 JOLLYVILLE, SUITE 203A, AUSTIN, TX 78759

Note: Each substitute trustee is authorized individually, to act alone without the joinder of the other trustees.

AND
ARNOLD MENDOZA, SANDRA MENDOZA, ALEXIS MENDOZA, SUSANA SANDOVAL,ARNOLD MENDOZA, SANDRA MENDOZA, ALEXIS MENDOZA, SUSANA SANDOVAL,
SERVICE LINK, 3220 EL CAMINO REAL, IRVINE, CA 92602

The Substitute Trustees are authorized to sell the Premises at public venue to the highest bidder or bidders, for cash.

AND
JO WOOLSEY, BOB FRISCH, ARNOLD MENDOZA, SANDRA MENDOZA, JODI STEEN, SUSAN SANDOVAL, LESLYE EVANS,

PROPERTY ADDRESS: 113 W. Welder Sinton, TX 78387	RP FILE NO. SHELL02-53	BORROWER: Reyes, Jr., Manuel & Manuel III
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VICKI HAMMONDS, ALEXIS MENDOZA, JANIE STONER, MARY GOLDSTON, BARBARA SANDOVAL, MARTHA BOETA, RAMON PEREZ, MEGAN YSASSI, JOHN SISK
AUCTION.COM, 1 MAUCHLY, IRVINE, CA 92618

AND

GUY WIGGS, DONNA STOCKMAN, ANGELA LEWIS, TIM LEWIS, BRENDA WIGGS, MICHELLE SCHWARTZ, KATHY ARRINGTON OR DENISE BOERNER
XOME, 750 TX-121, SUITE 100, LEWISVILLE, TX 75067

AND

T. J. RINEY, H. HOOPER, S.G. HARVEY, B.K. PACKARD, M. SANTOYO
5420 LBJ FREEWAY, SUITE 220, DALLAS, TX 75225

Property to be sold: 113 W. Welder, Sinton, TX 78387, and as further described in Exhibit A attached hereto, along with the improvements on such real property and any after acquired permanent improvements or title to such improvements and/or real property (the "Premises" as described in §9.604 of the Texas Uniform Commercial Code).

Date of Sale: **Tuesday, October 6, 2020.**

Time of Sale: The sale will begin no earlier than **10:00 AM** and no later than three (3) hours thereafter.

Location of Sale: 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 Commissioner's Court of San Patricio County, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.

Terms of Sale: The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Mechanic's Lien Contract with Power of Sale permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the Mechanic's Lien Contract with Power of Sale 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 Security Instrument, 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

PROPERTY ADDRESS: 113 W. Welder Sinton, TX 78387	RP FILE NO. SHELL02-53	BORROWER: Reyes, Jr., Manuel & Manuel III
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effect and have not been subordinated to the Security Instrument. The sale shall not cover any part of the property that has been released of public record from the lien of the Security Instrument. 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 Security Instrument, 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 Mechanic's Lien Contract with Power of Sale. 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.

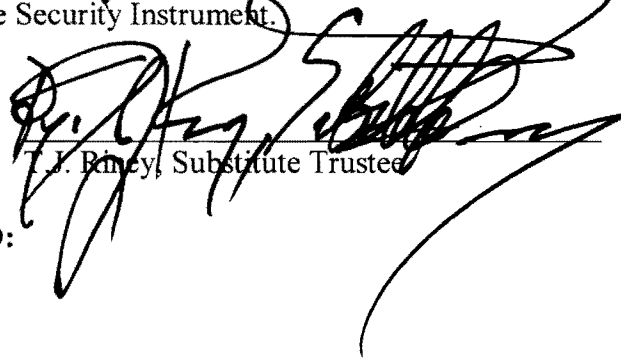
Type of Sale:

The sale is a non-judicial sale being conducted pursuant to the power of sale granted by the Security Instrument executed by Manuel Reyes, Jr. and Manuel Reyes, III.

Default and Notice:

Default has been made in payment of the Note and Security Instrument and the Note is now unpaid, delinquent and in default. All required notices have been given to Manuel Reyes, Jr. and Manuel Reyes, III and any and all other necessary parties with regard to the defaulted indebtedness. Servicer has requested the undersigned, substitute trustee, to post, file and give notice of foreclosure of the Security Instrument and the lien thereof in accordance with applicable Texas law and the terms and provisions of the Security Instrument.

Dated: August 10, 2020.



T.J. Riney, Substitute Trustee

AFTER RECORDING, PLEASE RETURN TO:

Riney Packard, PLLC
Attn: T.J. Riney
Two Lincoln Centre
5420 LBJ Freeway, Suite 220
Dallas, Texas 75240

PROPERTY ADDRESS: 113 W. Welder Sinton, TX 78387	RP FILE NO. SHELL02-53	BORROWER: Reyes, Jr., Manuel & Manuel III
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EXHIBIT "A"

Lots Three (3) and Four (4), Block Two (2), Town of Sinton in San Patricio County, Texas, according to the map or plat of record in Volume 1, Page 31, of the Map Records of said county, and being the same property described in a deed dated July 21, 1999, from Allen S. Lawrence, Jr., to Robert M. Lopez, recorded under file number 475555 in the Real Property Records of San Patricio County, Texas.

PROPERTY ADDRESS: 113 W. Welder Sinton, TX 78387	RP FILE NO. SHELL02-53	BORROWER: Reyes, Jr., Manuel & Manuel III
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RECEIVED

SEP - 4 2020

2:16 P

M
GRACIE ALANIZ-GONZALES
COUNTY CLERK

NOTICE TO SERVICE MEMBERS: A debtor who is serving on active military duty have special rights or relief related to this notice under federal law, including the Service Members Civil Relief Act (50 U.S.C. app Section 501 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 military duty service to the sender of this notice immediately.

NOTICE OF TRUSTEE'S SALE

1. Property to Be Sold. A tract of land and related property more particularly described in Exhibit "A" attached hereto and incorporated herein by reference.
2. Instrument to be Foreclosed. Deed of Trust Security Agreement - Financing Statement ("Deed of Trust") with William B. Kingman as Trustee and J.L. Barth Company as Beneficiary, dated November 13th, 2014 and recorded as Document 642744 in the Official Public Records of San Patricio County, Texas, such Deed of Trust relating to the Real Property and the Promissory Note (defined below) executed by Teresa Ramirez ("Borrower") dated November 13, 2014.
3. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

Date: October 6th, 2020

Time: Between the hours of 10:00 A.M. and 4:00 P.M. and to begin no earlier than 10:00 A.M. or no later than three hours thereafter.

Place: The place of the sale shall be: ON THE FIRST FLOOR OF THE COURTHOUSE AT THE SOUTH ENTRANCE, 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' Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended.

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 trustee's sale will be reposted and re-filed 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.

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 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 or equal matters (i.e. liens, exceptions to title, easements, restrictions and encumbrances affecting the Property or title thereto) 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 or substitute 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.

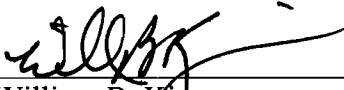
5. Type of Sale. The sale is a non-judicial deed of trust lien trustee's sale being conducted pursuant to the power of sale granted by the Deed of Trust and applicable law.

6. Obligations Secured. The Deed of Trust secures the payment of the indebtedness and obligations (collectively, the "Obligations") including but not limited to: (a) Promissory Note (the "Note") dated November 13th, 2014, executed by Borrower and payable to J.L. Barth Company ("Noteholder"), in the original amount of \$134,000.00 and relating to a tract of land and related property more particularly described in Exhibit "A" attached hereto (the "Real Property"); (b) attorneys' fees and expenses incurred by Noteholder in the collection of the indebtedness and Obligations; (c) any amounts paid by Noteholder for past due ad valorem taxes assessed upon the Property; and (d) all other indebtedness and obligations due under the Note, Deed of Trust and Modification.

Questions concerning the sale may be directed to *William B. Kingman, Law Offices of William B. Kingman, P.C., 3511 Broadway, San Antonio, Texas 78209; telephone number (210) 829-1199.*

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 as substitute trustee to conduct the sale.

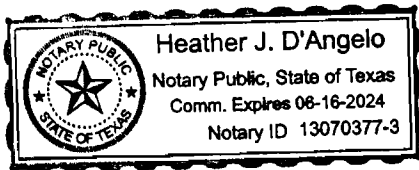
Dated September 2nd, 2020

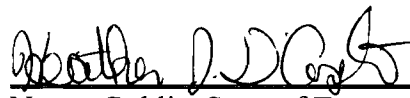


William B. Kingman
Law Offices of William B. Kingman, P.C.
3511 Broadway
San Antonio, Texas 78209
Telephone: (210) 829-1199
Facsimile: (210) 821-1114
TRUSTEE

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

This instrument was acknowledged before me on September 2nd, 2020 by William B. Kingman in his capacity as Trustee.





Notary Public, State of Texas

After Recording Return To:

William B. Kingman
Law Offices of William B. Kingman, P.C.
3511 Broadway
San Antonio, Texas 78209

EXHIBIT "A"-PROPERTY DESCRIPTION

(SURFACE ESTATE ONLY)

FIELD NOTE DESCRIPTION

NOVEMBER 18, 2014

BEING 0.709 ACRES OF LAND OUT OF FARM LOT NO. 5, LANDBLOCK NO. 207, BURTON AND DANFORTH SUBDIVISION AS SHOWN BY MAP MADE FOR BURTON AND DANFORTH BY P.L. TELFORD, SURVEYOR, TO SHOW SUBDIVISION OF FARM TRACTS, AS SHOWN BY MAP OF RECORD IN VOLUME 1, PAGES 62 AND 63, MAP RECORDS OF ARANSAS COUNTY, TEXAS, A CERTIFIED PHOTOCOPY OF WHICH IS RECORDED IN VOLUME 152, PAGE 1, DEED RECORDS OF SAN PATRICIO COUNTY, TEXAS, SAID TRACT OF LAND IS SITUATED IN SAN PATRICIO COUNTY, TEXAS, AND IS THAT SAME PROPERTY AS CONVEYED BY CLARA A. SPINNEY, A WIDOW, TO CLIFTON JOE EICHLER AND WIFE, BARBARA SUE EICHLER BY DEED OF RECORD IN VOLUME 466, PAGES 153 TO 155, DEED RECORDS OF SAN PATRICIO COUNTY, TEXAS, AND BEING BOUND ON THE EAST AND NORTH ACCORDING TO A DEED OF AGREEMENT TO PROPERTY LINES AS SHOWN OF RECORD IN VOLUME 581, PAGES 315 TO 319, DEED RECORDS OF ARANSAS COUNTY, TEXAS, WITH SAID 0.709 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCE at a ¾" iron pipe on the North R.O.W. line of Texas State Highway No. 35 (Wheeler Avenue) set by L.D. King, Surveyor, for the Southeast corner of Farm Lot No. 5, Landblock No. 207, Burton and Danforth Subdivision; thence, North 57°06'07" West along and with the North R.O.W. line of Texas State Highway No. 35 a distance of 45.25 feet to a ¾" iron pipe set by L.D. King, Surveyor, for the Southeast corner and PLACE OF BEGINNING of this survey;

THENCE, North 34°37'14" East along and with the line as established by said deed of agreement to property lines a distance of 247.63 feet to a 5/8" steel rebar found for the NORTHEAST corner of this survey;

RECEIVED

1502 CHEYENNE DRIVE
PORTLAND, TX 78374

AUG 20 2020
9:08A.M
GRACIE ALANIZ-GONZALES
COUNTY CLERK

00000007984362

NOTICE OF [SUBSTITUTE] 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.

1. **Date, Time, and Place of Sale.**

Date: October 06, 2020

Time: The sale will begin at 1:00 PM or not later than three hours after that time.

Place: THE SOUTH ENTRANCE INSIDE BUILDING ON THE FIRST FLOOR OF THE SAN PATRICIO COUNTY COURTHOUSE or as designated by the county commissioners.

2. **Terms of Sale.** Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated February 02, 2004 and recorded in Document CLERK'S FILE NO. 528122 real property records of SAN PATRICIO County, Texas, with DONNIE MIMS JR, grantor(s) and FIRST HORIZON HOME LOAN CORPORATION, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by DONNIE MIMS JR, securing the payment of the indebtednesses in the original principal amount of \$92,700.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. MIDFIRST BANK is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

6. **Mortgage Servicer 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 lien securing the Property referenced above. MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK
999 N.W. GRAND BLVD
STE 110
OKLAHOMA CITY, OK 73118-6077



1502 CHEYENNE DRIVE
PORTLAND, TX 78374

0000007984362

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

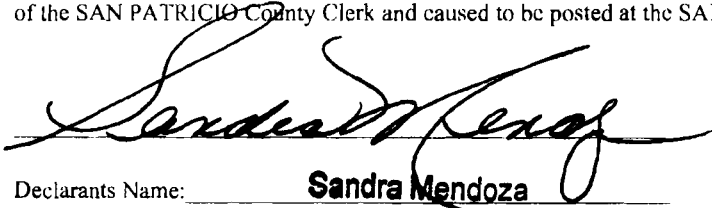
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead JOHN SISK, COLETTE MAYERS, STEPHEN MAYERS, ISRAEL CURTIS, RAMON PEREZ, GARRETT SANDERS, MARCIA CHAPA, DYLAN RUIZ, AMY ORTIZ, MARYNA DANIELIAN, MEGAN YSASSI, EVAN PRESS, KATHLEEN ADKINS, DANA DENNEN, JO WOOLSEY, BOB FRISCH, SANDRA MENDOZA, ARNOLD MENDOZA, ALEXIS MENDOZA, SUSAN SANDOVAL, LESLYE EVANS OR WILLIAM D. LAREW whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is Sandra Mendoza, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 8.20.20 I filed at the office of the SAN PATRICIO County Clerk and caused to be posted at the SAN PATRICIO County courthouse this notice of sale.



Declarants Name: Sandra Mendoza

Date: 8.20.20

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PORTLAND, TX 78374

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SAN PATRICIO

EXHIBIT "A"

LOT SIX (6), BLOCK EIGHT (8), CENTURY TERRACE UNIT 4, AN ADDITION TO THE TOWN OF PORTLAND IN SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT OF SAME OF RECORD IN VOLUME 12, PAGES 11 THRU 13, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS