

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on the 10th day of July, 2008, Ida Mae Rangel (the "Grantor"), executed a Deed of Trust conveying to William Powell, Trustee, the Property hereinafter described, to secure Texas Funding Corporation in payment of the indebtedness therein described, said Deed of Trust was duly recorded in the Official Public Records of Real Property of San Patricio County, Texas; and

WHEREAS, Texas Funding Corporation is the owner and holder of the Note secured by the Deed of Trust and has appointed the undersigned as Substitute Trustee under the Deed of Trust in the manner authorized by the Deed of Trust; and

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 6th day of December, 2022, between the hours of 1:00 P.M. and 4:00 P.M., I will sell the Property to the highest bidder for cash, on the first floor of the courthouse at the south entrance between the glass doors in the vestibule, where the Commissioners Court has designated such sales to take place. The courthouse is located at 400 West Sinton Street, Sinton, Texas 78387.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Grantor 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.

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 send of this notice immediately.

Said Property is described as follows:

1. LOT 10, BLOCK 2, SINTON RANCH ESTATES, A SUBDIVISION IN SAN PATRICIO COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF FILED IN FILE NO. 483863, REAL PROPERTY RECORDS OF SAN PATRICIO COUNTY, TEXAS, AND ENVELOPE A-273 AND A-274, TUBE #19-1, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS
2. ALL INTEREST OF GRANTOR IN AND TO THE IMPROVEMENTS NOW OR HEREAFTER ERECTED ON THE PROPERTY AS MORE SPECIFICALLY SET FORTH IN THE ABOVE REFERENCED DEED OF TRUST.

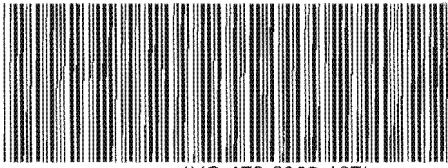
Witness my hand this the ___ day of November, 2022.

Address of Substitute Trustee:

8101 Boat Club Road, Suite 320
Fort Worth, Texas 76179

By: 
Sandra Mendoza, Substitute Trustee

Return to:
Texas Funding Corporation
P.O. Box 19562
Houston, TX 77224



VG-172-2022-167

San Patricio County
Gracie Alaniz-Gonzales
San Patricio County Clerk

Instrument Number: 167

Foreclosure Posting

Recorded On: November 14, 2022 03:39 PM

Number of Pages: 2

" Examined and Charged as Follows: "

Total Recording: \$3.00

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

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

File Information:

Document Number: 167
Receipt Number: 20221114000064
Recorded Date/Time: November 14, 2022 03:39 PM
User: Lina G
Station: cclerkdeeds2

Record and Return To:

PIONEER LAND SERVICES
3737 REYNOSA ST

CORPUS CHRISTI TX 78416



STATE OF TEXAS
San Patricio County

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

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

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

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

DEED OF TRUST INFORMATION:

Date: **November 18, 2004**
Grantor(s): **Dalia Caldera**
Original Mortgagee: **Mortgage Electronic Registration Systems, Inc., as nominee for BNC Mortgage, Inc.**
Original Principal: **\$30,600.00**
Recording Information: **538487**
Property County: **San Patricio**
Property: **THE FOLLOWING DESCRIBED PROPERTY LOCATED IN THE COUNTY OF SAN PATRICIO, STATE OF TEXAS: LOT ELEVEN (11), BLOCK THREE (3), EDGEWATER ESTATES UNIT 1, A SUBDIVISION NEAR MATHIS IN SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY MAP OR PLAT OF SAME OF RECORD IN VOLUME 5, PAGE 27 OF THE MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.**
Property Address: **24262 County Road 738
Mathis, TX 78368**

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: **Babylon Capital, LLC**
Mortgage Servicer: **Statebridge Company, LLC**
Mortgage Servicer Address: **6061 S Willow Drive
Suite 300
Greenwood Village, CO 80111**

SALE INFORMATION:

Date of Sale: **December 6, 2022**
Time of Sale: **1:00 PM or within three hours thereafter.**
Place of Sale: **FIRST FLOOR OF THE COURTHOUSE AT THE SOUTH ENTRANCE BETWEEN THE GLASS DOORS IN THE VESTIBULE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE**
Substitute Trustee: **Arnold Mendoza, Susan Sandoval, Jo Woolsey, Bob Frisch, Sandra Mendoza, Jodi Steen, Leslye Evans, Janice Stoner, Mary Goldston, Alexis Mendoza, or Michael J. Burns, Vrutti Patel, or Jonathan Smith, any to act**
Substitute Trustee Address: **5501 LBJ Freeway, Suite 925
Dallas, TX 75240
TXAttorney@PadgettLawGroup.com**

APPOINTMENT OF SUBSTITUTE TRUSTEE:

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

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

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

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

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

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

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

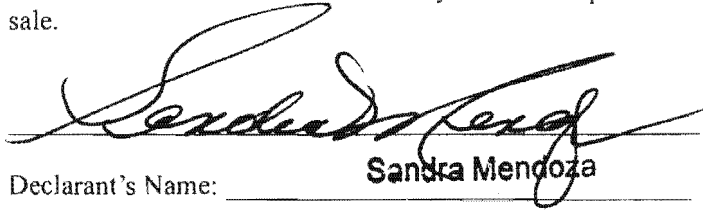
1. The maturity of the Note is hereby accelerated, and all sums secured by the Deed of Trust are declared to be immediately due and payable.
2. The herein appointed Substitute Trustees, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place,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



Michael J. Burns

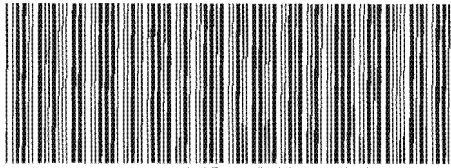
CERTIFICATE OF POSTING

My name is Sandra Mendoza, and my address is c/o Padgett Law Group, 5501 LBJ Freeway, Suite 925, Dallas, TX 75240. I declare under penalty of perjury that on 11.3.22, I filed at the office of the San Patricio County Clerk to be posted at the San Patricio County courthouse this notice of sale.


Declarant's Name: Sandra Mendoza

Date: 11.3.22

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



VG-172-2022-164

San Patricio County
Gracie Alaniz-Gonzales
San Patricio County Clerk

Instrument Number: 164

Foreclosure Posting

Recorded On: November 03, 2022 12:15 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$3.00

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

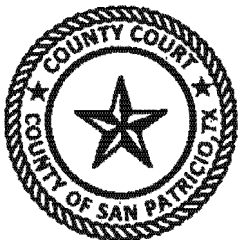
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 164
Receipt Number: 20221103000028
Recorded Date/Time: November 03, 2022 12:15 PM
User: Janie F
Station: cclerkdeeds1-pc

Record and Return To:

PIONEER LAND SERVICES



STATE OF TEXAS
San Patricio County

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

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

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Sender is: Codilis & Moody, P.C., 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated October 06, 2015 and recorded under Clerk's File No. 651110, in the real property records of SAN PATRICIO County Texas, with Michael A. Cleland joined by his wife Pamela R. Cleland signed pro forma to perfect lien only. as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for PrimeLending, A Plainscapital Company, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Michael A. Cleland joined by his wife Pamela R. Cleland signed pro forma to perfect lien only. securing payment of the indebtedness in the original principal amount of \$46,800.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Michael A. Cleland. Freedom Mortgage Corporation is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

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. Freedom Mortgage Corporation is acting as the Mortgage Servicer for the Mortgagee. Freedom Mortgage Corporation, is representing the Mortgagee, whose address is: 907 Pleasant Valley Ave, Suite 300, Mt. Laurel, NJ 08054.

Legal Description:

LOTS ONE (1) AND TWO (2), BLOCK TWO HUNDRED FORTY-SEVEN (247). CITY OF ARANSAS PASS, AN ADDITION IN THE CITY OF ARANSAS PASS, TEXAS, ACCORDING TO THE ESTABLISHED MAPS OR PLATS THEREOF ORIGINALLY FILED IN VOLUME 2, PAGE 10, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS, BEING AMENDED IN VOLUME 3, PAGE 41, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS, TO WHICH MAP REFERENCE IS HERE MADE FOR ALL PERTINENT PURPOSES.

SALE INFORMATION

Date of Sale: 12/06/2022

Earliest Time Sale Will Begin: 1:00 PM

Location of Sale: The place of the sale shall be: SAN PATRICIO County Courthouse, Texas at the following location: On the first floor of the San Patricio County Courthouse at the south entrance between the glass doors in the vestibule, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

TERMS OF SALE

A 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.

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. Pursuant to the Deed of Trust, the



mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "AS IS," "WHERE IS" condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the Deed of Trust.

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.

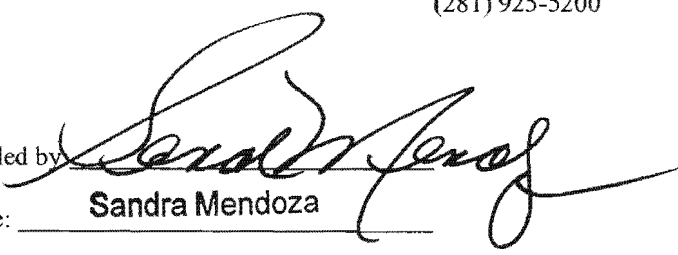
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I **HEREBY APPOINT AND DESIGNATE** Arnold Mendoza, Alexis Mendoza, Sandra Mendoza, John Sisk, Amy Ortiz, Colette Mayers, Dana Dennen, Dylan Ruiz, Evan Press, Garrett Sanders, Israel Curtis, Kathleen Adkins, Leslye Evans, Marcia Chapa, Maryna Danielian, Megan Ysassi, Ramon Perez, Stephen Mayers, Susan Sandoval, William D. Larew, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or Auction.com, as Substitute Trustee.

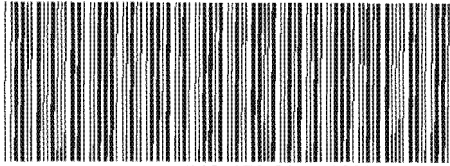
The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:
Codilis & Moody, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

Executed on 10/25/2022.

/s/ Olufunmilola Ovekan SBOT No. 24084552, Attorney at
Law
Codilis & Moody, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

Posted and filed by 
Printed Name: Sandra Mendoza

C&M No. 44-22-2105



VG-172-2022-160

San Patricio County
Gracie Alaniz-Gonzales
San Patricio County Clerk

Instrument Number: 160

Foreclosure Posting

Recorded On: October 27, 2022 11:37 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$3.00

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

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

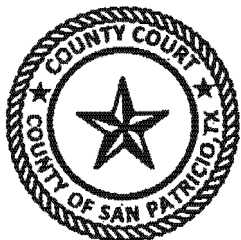
File Information:

Document Number: 160
Receipt Number: 20221027000026
Recorded Date/Time: October 27, 2022 11:37 AM
User: Lina G
Station: cclerkdeeds2

Record and Return To:

PIONEER LAND SERVICES
3737 REYNOSA ST

CORPUS CHRISTI TX 78416



STATE OF TEXAS
San Patricio County

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

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

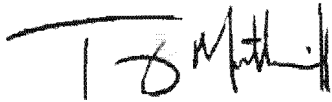
NOTICE OF FORECLOSURE SALE

- Property: The Property to be sold is described as follows:
- LOT 7, BLOCK TWO, LOMA VISTA ESTATES, A SUBDIVISION OF THE TOWN OF ODEM, SAN PATRICIO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 13 AT PAGE 7 OF THE MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS, TOGETHER WITH ALL IMPROVEMENTS LOCATED THEREON AND ALL RIGHTS AND APPURTENANCES PERTAINING THERETO INCLUDING ANY RIGHT, TITLE AND INTEREST OF GRANTOR IN AND TO ADJACENT STREETS, ALLEYS OR RIGHT-OF-WAYS.
- Security Instrument: Deed of Trust dated July 1, 2005 and recorded on July 11, 2005 as Instrument Number 546280 in the real property records of SAN PATRICIO County, Texas, which contains a power of sale.
- Sale Information: December 06, 2022, at 1:00 PM, or not later than three hours thereafter, at the first floor of the San Patricio County Courthouse at the south entrance between the glass doors in the vestibule, or as designated by the County Commissioners Court.
- Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.
- Obligation Secured: The Deed of Trust executed by GREGORY ALLEN LAUREL AND MARIBEL LAUREL secures the repayment of a Note dated July 1, 2005 in the amount of \$68,600.00. DEUTSCHE BANK NATIONAL TRUST COMPANY, AS INDENTURE TRUSTEE, FOR NEW CENTURY HOME EQUITY LOAN TRUST 2005-4, whose address is c/o Carrington Mortgage Services, LLC, 1600 South Douglass Road, Suite 200-A, Anaheim, CA 92806, is the current mortgagee of the Deed of Trust and Note and Carrington Mortgage Services, LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.
- Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.
- Court Order: A Home Equity Foreclosure Order was signed on September 30, 2022 in the 343rd District Court of San Patricio County under Cause No. S-22-5588CV-C. A copy of the Order is attached hereto.

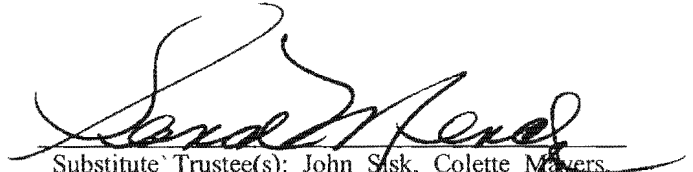


THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

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



Miller, George & Suggs, PLLC
Tracey Midkiff, Attorney at Law
Jonathan Andring, Attorney at Law
5601 Democracy Drive, Suite 265
Plano, TX 75024



Substitute Trustee(s): 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, Arnold Mendoza, Sandra Mendoza, Alexis
Mendoza, Jodi Steen, Susan Sandoval, Leslye
Evans, Vicki Hammonds, Janice Stoner, Mary
Goldston, Susana Sandoval, Dustin George
c/o Miller, George & Suggs, PLLC
5601 Democracy Drive, Suite 265
Plano, TX 75024

Certificate of Posting

I, Sandra Mendoza, declare under penalty of perjury that on the 27 day of October, 2022 filed and posted this Notice of Foreclosure Sale in accordance with the requirements of SAN PATRICIO County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

CAUSE NO. S-22-5588CV-C

IN RE: ORDER FOR FORECLOSURE
CONCERNING 512 VISTA DRIVE
ODEM, TX 78370
UNDER TEX. R. CIV. PROC. 736

IN THE DISTRICT COURT OF

PETITIONER:

DEUTSCHE BANK NATIONAL TRUST
COMPANY, AS INDENTURE TRUSTEE,
FOR NEW CENTURY HOME EQUITY
LOAN TRUST 2005-4

SAN PATRICIO COUNTY, TEXAS

RESPONDENT(S):

GREGORY ALLEN LAUREL AND
MARIBEL LAUREL

343rd JUDICIAL DISTRICT

DEFAULT ORDER

1. On this day, the Court considered Petitioner's motion for a default order granting its application for an expedited order under Rule 736. Petitioner's application complies with the requirements of Texas Rule of Civil Procedure 736.1.
2. The name and last known address of each Respondent subject to this order is:

GREGORY ALLEN LAUREL 512 VISTA DRIVE ODEM, TX 78370	MARIBEL LAUREL 512 VISTA DRIVE ODEM, TX 78370
GREGORY ALLEN LAUREL PO BOX 835 ODEM, TX 78370	MARIBEL LAUREL PO BOX 835 ODEM, TX 78370

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.

3. The Property that is the subject of this foreclosure proceeding is commonly known as 512 VISTA DRIVE, ODEM, TX 78370, with the following legal description:

FILED
AT 9:15 AM O'CLOCK
SEP. 30 2022
HEATHER B. MANN, CLERK DISTRICT COURT
SAN PATRICIO COUNTY, TEXAS
BY *[Signature]*

LOT 7, BLOCK TWO, LOMA VISTA ESTATES, A SUBDIVISION OF THE TOWN OF ODEM, SAN PATRICIO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 13 AT PAGE 7 OF THE MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS, TOGETHER WITH ALL IMPROVEMENTS LOCATED THEREON AND ALL RIGHTS AND APPURTENANCES PERTAINING THERETO INCLUDING ANY RIGHT, TITLE AND INTEREST OF GRANTOR IN AND TO ADJACENT STREETS, ALLEYS OR RIGHT-OF-WAYS.

4. The lien sought to be foreclosed is indexed or recorded at Instrument Number 546280 and recorded in the real property records of SAN PATRICIO County, Texas.
5. The material facts establishing Respondent'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.
6. Based upon 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.*
7. Therefore, the Court grants Petitioner's motion for default order under Texas Rules of Civil Procedure 736.7 and 736.8. Petitioner, or successors in interest, may proceed with foreclosure of the property described above in accordance with applicable law and the loan agreement, contract or lien sought to be foreclosed.


8. This order is not subject to a motion for rehearing, a new trial, a bill of review, or an 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 30 day of September, 2022.


JUDGE PRESIDING

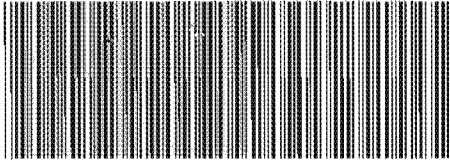
JANNA WHATLEY

Approved:



Dustin C. George
Texas Bar No. 24065287
dgeorge@mgs-legal.com
Tracey Midkiff
Texas Bar No. 24076558
tmidkiff@mgs-legal.com
MILLER, GEORGE & SUGGS, PLLC
5601 Democracy Drive, Suite 265
Plano, TX 75024
Phone: 972-532-0128
Fax: 214-291-5507

Attorneys for Petitioner



VG-172-2022-161

San Patricio County
Gracie Alaniz-Gonzales
San Patricio County Clerk

Instrument Number: 161

Foreclosure Posting

Recorded On: October 27, 2022 11:37 AM

Number of Pages: 6

" Examined and Charged as Follows: "

Total Recording: \$3.00

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

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PIONEER LAND SERVICES
3737 REYNOSA ST

CORPUS CHRISTI TX 78416



STATE OF TEXAS
San Patricio County

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

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

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:

4/12/2021

Grantor(s)/Mortgagor(s):

MICHAEL COX, A MARRIED MAN AND COURTNEY COX, HIS WIFE

Original Beneficiary/Mortgagee:

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR GUILD MORTGAGE COMPANY LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS

Current Beneficiary/Mortgagee:

Guild Mortgage Company LLC

Recorded in:

Volume: N/A

Page: N/A

Instrument No: 709301

Property County:

SAN PATRICIO

Mortgage Servicer:

Guild Mortgage Company LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:

5887 Copley Drive,
San Diego, CA 92111

Legal Description: SEE EXHIBIT "A"

Date of Sale: 12/6/2022

Earliest Time Sale Will Begin: 1:00:00 PM

Place of Sale of Property: 400 W Sinton St., Sinton, San Patricio, TX, 78387 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

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

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

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

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

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

service to the sender of this notice immediately.

John Sisk, Stephen Mayers, Israel Curtis, Dana Dennen, Marcia Chapa, Dylan Ruiz, Amy Ortiz, Evan Press, Lacreia Robinson, Beatriz Sanchez, Edward Luby, Aleena Litton, Cary Corenblum, Joshua Sanders, Matthew Hansen, Auction.com, Arnold Mendoza, Jo Woolsey, Bob Frisch, Sandra Mendoza, Jodi Steen, Susan Sandoval, Leslye Evans, Janice Stoner, Mary Goldston or Alexis Mendoza or Thuy Frazier or Cindy Mendoza or Catherine Allen-Rea or Cole Patton, Substitute Trustee
McCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

MH File Number: TX-22-94573-POS

Loan Type: FHA

EXHIBIT "A"

Tract One:

Lot Three (3), Block Six (6), Humble Addition to the town of Ingleside in San Patricio County, Texas, as shown by map or plat of same of record in Volume 3, Page 45, Map Records of San Patricio County, Texas.

Tract Two:

The South One-Half of Lot Four (S/2 of Lot 4), Block Six (6), Humble Addition to the town of Ingleside in San Patricio County, Texas, as shown by map or plat of same of record in Volume 121, Page 129, Deed Records of San Patricio County, Texas, described by metes and bounds as follows:

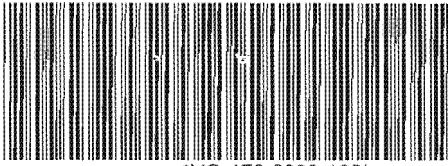
BEGINNING at the Southwest corner of said Lot No. Four (4), the same also being the Northwest corner of Lot No. Three (3) in said Block No. Six (6), for the Southwest corner of this survey;

THENCE in an Easterly direction along and with the division line between said Lots Nos. Three (3) and Four (4) a distance of 150' to a stake set at the Southeast corner of said Lot No. Four (4) and the Southwest corner of this survey; the same also being the Northeast corner of said Lot No. Three (3);

THENCE in a Northerly direction along and with the Eastern boundary line of said Lot No. Four (4) a distance of 30' to a stake set in said boundary line for the Northeast corner of the herein described tract;

THENCE in a Westerly direction and parallel with the said division line between said Lots No. Three (3) and Four (4) a distance of 150' to a stake set in the Western boundary line of said Lot No. Four (4) for the Northwest corner of the herein described tract;

THENCE in an Easterly direction along and with the West boundary line of said Lot No. Four (4) a distance of 30' to the place of BEGINNING.



VG-172-2022-162

San Patricio County
Gracie Alaniz-Gonzales
San Patricio County Clerk

Instrument Number: 162

Foreclosure Posting

Recorded On: October 27, 2022 11:37 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$3.00

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

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

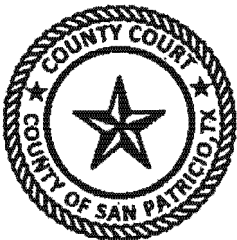
File Information:

Document Number: 162
Receipt Number: 20221027000026
Recorded Date/Time: October 27, 2022 11:37 AM
User: Lina G
Station: cclerkdeeds2

Record and Return To:

PIONEER LAND SERVICES
3737 REYNOSA ST

CORPUS CHRISTI TX 78416



STATE OF TEXAS
San Patricio County

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

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

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 October 22, 2008, executed by **HARLAN BUTTS, AN UNMARRIED PERSON**, ("Mortgagor") to Tim Williams, Trustee, for the benefit of **21ST MORTGAGE CORPORATION** ("Mortgagee"), filed for record under Instrument No. 585575, Official Public Records of San Patricio County, Texas, Mortgagee appoints K. Clifford Littlefield, Alexander J. Tiffany, Mara E. Schechter or Norma Jean Hesseltine, 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 6, 2022**, (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 2009 Oak Creek Manufactured Home, Serial No. OC010919714.

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.

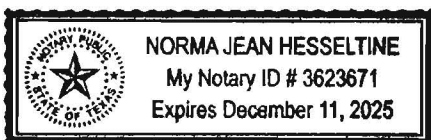
EXECUTED this 12 day of October, 2022.

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

THE STATE OF TEXAS §
COUNTY OF NUECES §

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by **K. CLIFFORD LITTLEFIELD**, this 12 day of October, 2022, to certify which witness my hand and official seal.



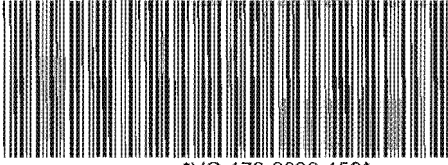
[Signature]

NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

Lots Thirty-Six (36), COLONY ESTATES OF SINTON SUBDIVISION, San Patricio County, Texas, as shown by the map or plat thereof recorded in Volume 13, Page 95, Map Records of San Patricio County, Texas, to which reference is here made for all pertinent purposes.

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



VG-172-2022-159

San Patricio County
Gracie Alaniz-Gonzales
San Patricio County Clerk

Instrument Number: 159

Foreclosure Posting

Recorded On: October 18, 2022 08:18 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$3.00

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

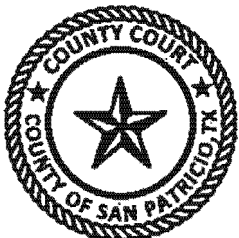
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 159
Receipt Number: 20221018000005
Recorded Date/Time: October 18, 2022 08:18 AM
User: Lina G
Station: cclerkdeeds2

Record and Return To:

UPTON MICKITS & HEYMANN LLP



STATE OF TEXAS
San Patricio County

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

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

NATIONSTAR MORTGAGE LLC (CXE)
DURLING, DAVID
1315 WEST PALM DRIVE, ARANSAS PASS, TX 78336

VA 626261396143
Firm File Number: 22-038799

NOTICE OF TRUSTEE'S SALE

WHEREAS, on December 28, 2019, DAVID DURLING AND CHYRL DURLING HUSBAND AND WIFE, as Grantor(s), executed a Deed of Trust conveying to BAXTER & SCHWARTZ P.C., as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER 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 695176, 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 6, 2022** 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 at the County Courthouse in **SAN PATRICIO COUNTY, TX** to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

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

LOT EIGHT (8), BLOCK THREE (3), WHISPERING PALMS, CITY OF ARANSAS PASS, SAN PATRICIO COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGE 16, MAP RECORDS, SAN PATRICIO COUNTY, TEXAS.

Property Address: 1315 WEST PALM DRIVE
ARANSAS PASS, TX 78336
Mortgage Servicer: NATIONSTAR MORTGAGE LLC
Mortgagee: NATIONSTAR MORTGAGE LLC
8950 CYPRESS WATERS BLVD
COPPELL, TX 75019

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.

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

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
3225 Rainbow Drive, Suite 248-B
Rainbow City, AL 35906

WITNESS MY HAND this day October 11, 2022.

By: 

H. Gray Burks IV
Texas Bar # 03418320

Ronny George
Texas Bar # 24123104
Grant Tabor

Texas Bar # 24027905

gburks@logs.com

rgeorge@logs.com

gtabor@logs.com

13105 Northwest Freeway, Suite 960

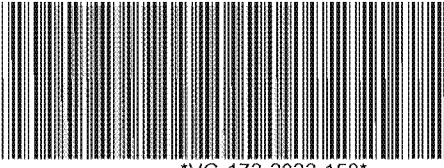
Houston, TX 77040

Telephone No: (713) 462-2565

Facsimile No: (847) 879-4823

Attorneys for Nationstar Mortgage LLC

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.



VG-172-2022-158

San Patricio County
Gracie Alaniz-Gonzales
San Patricio County Clerk

Instrument Number: 158

Foreclosure Posting

Recorded On: October 13, 2022 08:32 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$3.00

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

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

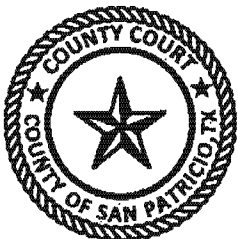
File Information:

Document Number: 158
Receipt Number: 20221013000002
Recorded Date/Time: October 13, 2022 08:32 AM
User: Janie F
Station: cclerkdeeds1-pc

Record and Return To:

PIONEER LAND SERVICES
3737 REYNOSA ST

CORPUS CHRISTI TX 78416



STATE OF TEXAS
San Patricio County

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

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

T.S. #: 2022-01912

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.

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

Date: **12/6/2022**
Time: **The earliest time the sale will begin is 1:00 PM**
Place: San Patricio County Courthouse, Texas, at the following location: San Patricio County Courthouse, 400 West Sinton Street, Sinton, TX 78387
Or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court, pursuant to section 51.002 of the Texas Property Code.

Property To Be Sold - The property to be sold is described as follows:

LOT TEN (10), BLOCK TEN (10), OAK TERRACE ADDITION UNIT 2, AN ADDITION TO THE CITY OF INGLESIDE, SAN PATRICIO COUNTY, TEXAS, ACCORDING TO MAP OR PLAT RECORDED IN ENVELOPE A-245, TUBE 31-1, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.

Commonly known as: 2601 RAINTREE TRL INGLESIDE, TX 78362

Instrument to be Foreclosed – The instrument to be foreclosed is the Deed of Trust dated **8/29/2016** and recorded in the office of the County Clerk of San Patricio County, Texas, recorded on **8/31/2016** under County Clerk's File No **659699**, in Book -- and Page -- Correction Instrument recorded 9/21/2022 under Instrument No. 726693 of the Real Property Records of San Patricio County, Texas.

Grantor(s): MATEO TORRES CUNILL, single man
Original Trustee: Patricia A. Gustafson
Substitute Trustee: Auction.com, Leslye Evans, W D Larew, Arnold Mendoza, Sandra Mendoza, Alexis Mendoza, Susan Sandoval, Sarah Mays, Jim Mills, Susan Mills, Andrew Mills-Middlebrook, George Hawthorne, Carla Patterson, Harry Brelsford, Laura Eaton, Bruce Menking, Jo Woolsey, Bob Frisch, Jodi Steen, Janice Stoner, Mary Goldston, Nestor Trustee Services, LLC
Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Hometrust Mortgage Company, its successors and assigns
Current Mortgagee: Freedom Mortgage Corporation
Mortgage Servicer: Freedom Mortgage Corporation

T.S. #: 2022-01912

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 referenced property securing the above referenced loan.

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 mortgagee thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. 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 mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. 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.

Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the promissory note in the original principal amount of \$133,536.00, executed by MATEO TORRES CUNILL, single man, and payable to the order of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Hometrust Mortgage Company, its successors and assigns; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of Trustor(s) to the current holder of the Obligations to the mortgagee under the deed of trust.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale.

Questions concerning the sale may be directed to the undersigned or to the Mortgagee:

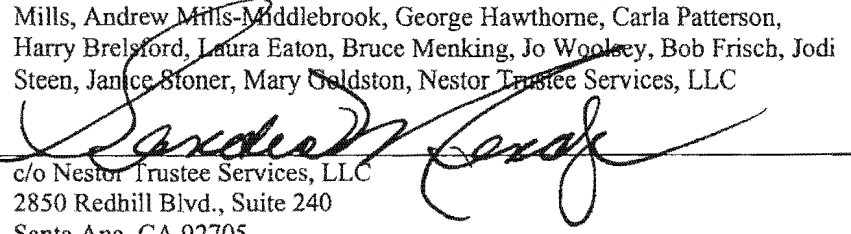
Freedom Mortgage Corporation
10500 Kincaid Drive
Fishers, IN 46037
Phone: 855-690-5900

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

T.S. #: 2022-01912

Dated: 10/11/22

Auction.com, Leslye Evans, W D Larew, Arnold Mendoza, Sandra Mendoza, Alexis Mendoza, Susan Sandoval, Sarah Mays, Jim Mills, Susan Mills, Andrew Mills-Middlebrook, George Hawthorne, Carla Patterson, Harry Brelsford, Laura Eaton, Bruce Menking, Jo Woolsey, Bob Frisch, Jodi Steen, Janice Stoner, Mary Goldston, Nestor Trustee Services, LLC


c/o Nestor Trustee Services, LLC
2850 Redhill Blvd., Suite 240
Santa Ana, CA 92705
Phone: (888) 403-4115
Fax: (888) 345-5501

For sale information visit: <https://www.auction.com> or Contact (800) 280-2832.

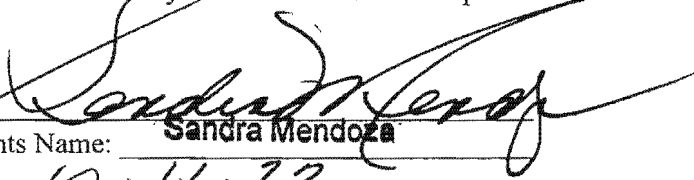
SENDER OF THIS NOTICE:
AFTER FILING, PLEASE RETURN TO:

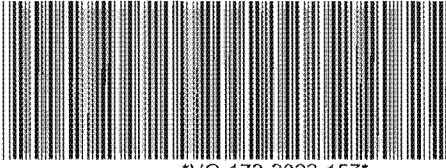
Nestor Trustee Services, LLC
2850 Redhill Avenue, Suite 240
Santa Ana, California 92705

T.S. #: 2022-01912

CERTIFICATE OF POSTING

My name is **Sandra Mendoza**, and my address is 2350 Redhill Ave, # 240. I declare under penalty of perjury that on 10.11.22 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: 10.11.22



VG-172-2022-157

San Patricio County
Gracie Alaniz-Gonzales
San Patricio County Clerk

Instrument Number: 157

Foreclosure Posting

Recorded On: October 11, 2022 11:31 AM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$3.00

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

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

File Information:

Document Number: 157
Receipt Number: 20221011000027
Recorded Date/Time: October 11, 2022 11:31 AM
User: Janie F
Station: cclerkdeeds1-pc

Record and Return To:

PIONEER LAND SERVICES
3737 REYNOSA ST
CORPUS CHRISTI TX 78416



STATE OF TEXAS
San Patricio County

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

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

NOTICE OF [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: December 06, 2022

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 July 26, 2021 and recorded in Document CLERK'S FILE NO. 2021-712990 real property records of SAN PATRICIO County, Texas, with ZACKARY SCOTT BURNS, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ('MERS') AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by ZACKARY SCOTT BURNS, securing the payment of the indebtednesses in the original principal amount of \$165,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. PENNYMAC LOAN SERVICES, LLC 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. PENNYMAC LOAN SERVICES, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o PENNYMAC LOAN SERVICES, LLC
3043 TOWNSGATE ROAD
SUITE 200
WESTLAKE VILLAGE, CA 91361



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.

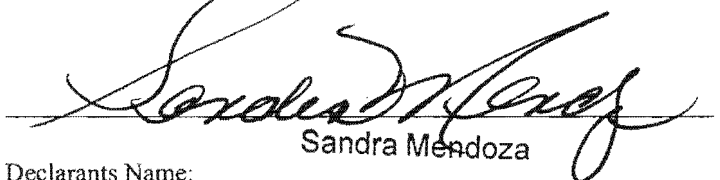
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead SANDRA MENDOZA, ARNOLD MENDOZA, ALEXIS MENDOZA, SUSAN SANDOVAL, W D LAREW OR SARAH MAYS whose address is c/o BARRETT DAFFIN FRAPPIER 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 9.29.22 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.


Sandra Mendoza

Declarants Name: _____

Date: 9.29.22

337 WOODLAWN ST
SINTON, TX 78387

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0000009606617

SAN PATRICIO

EXHIBIT "A"

LOT TEN (10), BLOCK TWO (2), WOODLAWN ADDITION, A SUBDIVISION IN THE CITY OF SINTON, SAN PATRICIO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT IN VOLUME 4, PAGE 80 OF THE MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.



VG-172-2022-152

San Patricio County
Gracie Alaniz-Gonzales
San Patricio County Clerk

Instrument Number: 152

Foreclosure Posting

Recorded On: September 29, 2022 12:40 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$3.00

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

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

File Information:

Document Number: 152
Receipt Number: 20220929000035
Recorded Date/Time: September 29, 2022 12:40 PM
User: Lina G
Station: cclerkdeeds2

Record and Return To:

PIONEER LAND SERVICES
3737 REYNOSA ST
CORPUS CHRISTI TX 78416



STATE OF TEXAS
San Patricio County

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

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