

## NOTICE OF TRUSTEE'S SALE

T.S. #: 122020-00901-10TX

APR 13 2021

10:27 AM

GRACIE ALANIZ-GONZALES

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

## SALE INFORMATION:

Date: 5/4/2021  
 Time of Sale: 1:00 PM  
 Place: 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

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.

## DEED OF TRUST INFORMATION:

Date: 10/22/2001  
 Grantor(s): RUBEN E TREJO and JANIE C TREJO  
 Original Mortgagee: CITIFINANCIAL, INC.  
 Current Mortgagee: U.S. Bank Trust, National Association, as Trustee of American Homeowner Preservation Trust Series AHP Servicing  
 Original Principal Amount: \$34,347.91  
 Recording Information: 10/26/2001, as Instrument No. 499486,  
 Property County: San Patricio  
 Property Address: RT. 2 BOX 338  
 TAFT, TEXAS 78390  
 Legal Description: LOTS 39B, BEING THE SOUTH ONE HALF OF LOT 39, AND 40, BAYVIEW ESTATES, AS SHOWN BY PLAT THEREOF ON FILE WITH THE COUNTY CLERK, AND SHOWN BY PLAT ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

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. AHP Servicing, LLC, as the Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o AHP Servicing, LLC  
 440 S Lasalle St, Suite 1110 Chicago, IL 60605

**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 IF THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

The undersigned agent for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead Arnold Mendoza, Susan Sandoval, Jo Woolsey, Bob Frisch, Sandra Mendoza, Jodi Steen, Leslye Evans, Janice Stoner, Mary



Goldston or Alexis Mendoza whose address is c/o Americas Trustee Services, Coppell, Texas 75019 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 conduce and direct the execution of remedies set aside to the beneficiary therein.

America's Trustee Services, LLC

A handwritten signature in cursive script that reads "Cheryl Asher".

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Cheryl Asher, Attorney

**NOTICE OF FORECLOSURE SALE**

April 7, 2021

**RECEIVED**

APR - 8 2021

2:24 P M  
GRACIE ALANIZ-GONZALES  
COUNTY CLERK

**Deed of Trust:**

Dated: December 12, 2017

Grantor: Isai Garza

Trustee: Chester Wilson

Lender: Verde Vista, Ltd.

Recorded in: Document No. 673720 of the real property records of San Patricio County, Texas.

Secures: Note in the original principal amount of \$28,751.00, executed by Terry E. Landis and Judy L. Landis ("Borrower") and payable to the order of Lender.

Property: LOTS 16, 17, 18 BLOCK 7, VERDE VISTA, SECTION ONE, A SUBDIVISION OF RECORD IN SAN PATRICIO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDS IN FILE 511644, ENVELOPE A339-A340, TUBE 29- 3 OF THE PLAT RECORDS OF SAN PATRICIO COUNTY, TEXAS

**Foreclosure Sale:**

Date: Tuesday, May 4, 2021

Time: The sale of the Property will be held between the hours of 1:00 P.M and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10 am.

Place: San Patricio County Courthouse

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

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

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

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

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

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

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

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

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

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

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



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

**NOTICE OF 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:** 07/28/2004  
**Grantor(s):** DAVID B. KINSEY JR. AND MARTHA M. KINSEY, HUSBAND AND WIFE  
**Original Mortgagee:** WELLS FARGO BANK, N.A.  
**Original Principal:** \$132,000.00  
**Recording Information:** Instrument 534409 ; re-recorded under Instrument 538092  
**Property County:** San Patricio  
**Property:** (See Attached Exhibit "A")  
**Reported Address:** 604 GREEN AVENUE, TAFT, TX 78390

**RECEIVED**

**FEB 25 2021**

*12:10 PM*  
**GRACIE ALANIZ-GONZALES**  
COUNTY CLERK

**MORTGAGE SERVICING INFORMATION:**

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

**Current Mortgagee:** Nationstar Mortgage LLC d/b/a Champion Mortgage Company  
**Mortgage Servicer:** Nationstar Mortgage LLC d/b/a Champion Mortgage Company  
**Current Beneficiary:** Nationstar Mortgage LLC d/b/a Champion Mortgage Company  
**Mortgage Servicer Address:** 8950 Cypress Waters Blvd., Coppell, TX 75019

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 4th day of May, 2021  
**Time of Sale:** 1:00PM or within three hours thereafter.  
**Place of Sale:** ON THE FIRST FLOOR OF THE COURTHOUSE AT THE SOUTH ENTRANCE BETWEEN THE GLASS DOORS IN THE VESTIBULE in San Patricio County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the San Patricio County Commissioner's Court, at the area most recently designated by the San Patricio County Commissioner's Court.

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

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

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Arnold Mendoza, Susan Sandoval, Jo Woolsey, Bob Frisch, Sandra Mendoza, Jodi Steen, Leslye Evans, Janice Stoner, Mary Goldston or Alexis Mendoza, Braden Barnes, Michael Burns, Tori Jones, or Suzanne Suarez, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

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

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

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Arnold Mendoza, Susan Sandoval, Jo Woolsey, Bob Frisch, Sandra Mendoza, Jodi Steen, Leslye Evans, Janice Stoner, Mary Goldston or Alexis Mendoza, Braden Barnes, Michael Burns, Tori Jones, or Suzanne Suarez, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.

4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

**Substitute Trustee(s):** Arnold Mendoza, Susan Sandoval, Jo Woolsey, Bob Frisch, Sandra Mendoza, Jodi Steen, Leslye Evans, Janice Stoner, Mary Goldston or Alexis Mendoza, Braden Barnes, Michael Burns, Tori Jones, or Suzanne Suarez, any to act.

**Substitute Trustee Address:** 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

Document Prepared by:  
Bonial & Associates, P.C.  
14841 Dallas Parkway, Suite 425, Dallas, TX 75254  
AS ATTORNEY FOR THE HEREIN  
IDENTIFIED MORTGAGEE AND/OR  
MORTGAGE SERVICER

#### Certificate of Posting

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

By: \_\_\_\_\_

#### Exhibit "A"

LOT NOS. 1 AND 2, BLOCK 2, IN THE ORIGINAL TOWN OF TAFT, SAN PATRICIO COUNTY, TEXAS, AND BEING THE SAME LAND HERETOFORE CONVEYED TO DAVID B. KINSEY, ET UX, BY DEED DATED MAY 29, 1956, OF RECORD IN VOLUME 213, PAGES 378-380, OF THE DEED RECORDS OF SAN PATRICIO COUNTY, TEXAS, AND AS SHOWN ON PLAT RECORDED IN VOLUME 3, PAGE 3, OF THE MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.

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