

NOTICE OF FORECLOSURE SALE

August 16, 2021

DEED OF TRUST

Date: June 30, 2020

Grantor: Hope Marie Deleon

Trustee: J. Reese Buchanan

Lender: C. Curtis Speed, III

Recorded in: Clerk’s File No.701140 of the Official Public Records of San Patricio County, Texas.

Secures: Real Estate Note/Promissory Note in the original principal amount of FIFTY-THREE THOUSAND AND NO/100 (\$53,000.00) executed by Hope Marie Deleon (“Borrower”) and payable to the order of C. Curtis Speed, III.

Property: The real property and improvements described in and mortgaged in the Deed of Trust, including the real property located at 7753 CR 2763, Sinton, Texas 78387, and 7763 CR 2763, Sinton, Texas 78387, and being more particularly described as 4.469 acres, more or less, out of Lots Four (4) and Five (5), Block Four (4), 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, to which reference is made for all pertinent purposes, and all rights and appurtenances thereto.

Substitute Trustee: Thomas E. Jackson or J. Reese Buchanan
Law Office of J. Reese Buchanan, P.C.
737 Everhart Road, Suite C
Corpus Christi, Texas 78411

Foreclosure Sale:

Date: Tuesday, September 7, 2021

Time: The earliest time at which the Foreclosure Sale will begin is 10:00 A.M. and not later than three hours thereafter.

FILED
AT 2:11pm M O’CLOCK
AUG 16 2021
GRACIE ALANIZ-GONZALES County Clerk
San Patricio County, Texas
BY *Mariposa* DEPUTY

Place: 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 51.002 of the Texas Property Code as the place where foreclosure sales are to take place or as designated by the County Commissioners.

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

Default has occurred in the payment of the Real Estate Note/Promissory Note and in the performance of the obligations of the Deed of Trust. Because of that default, C. Curtis Speed, III, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber those real and personal property. Formal notice is hereby given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with the Lender'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, THE SUBSTITUTE TRUSTEE WILL SELL THE PROPERTY IN ACCORDANCE WITH THE TERMS OF SALE DESCRIBED ABOVE, THE DEED OF TRUST AND APPLICABLE TEXAS LAW.

If the Lender passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be posted and re-filed in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

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

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

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further

conditions shall be announced before bidding opened for the first sale of the day held by Substitute Trustee.

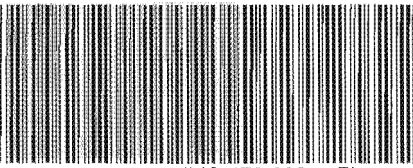
ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE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

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE 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.

EXECUTED this 16th day of May, 2021.

A handwritten signature in blue ink, appearing to read "Thomas E. Jackson", is written over a horizontal line.

Thomas E. Jackson
Law Office of J. Reese Buchanan, P.C.
737 Everhart Road, Suite C
Corpus Christi, Texas 78411



VG-172-2021-17

San Patricio County
Gracie Alaniz-Gonzales
San Patricio County Clerk

Instrument Number: 17

Foreclosure Posting

Recorded On: August 16, 2021 02:11 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: 17
Receipt Number: 20210816000082
Recorded Date/Time: August 16, 2021 02:11 PM
User: Janie F
Station: cclerkdeeds1-pc

Record and Return To:

Gracie Alaniz-Gonzales



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

**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.**

San Patricio County Texas Home Equity Security Instrument

Date of Security Instrument:	January 29, 2007
Amount:	\$54,388.83
Grantor(s):	RUFINO PEREZ MARTINEZ, ANGELITA VASQUEZ MARTINEZ, HUSBAND AND WIFE
Original Mortgagee:	CITIFINANCIAL, INC.
Current Mortgagee:	LAELIA, LLC
Original Trustee:	B EVANS
Mortgage Servicer and Address:	Land Home Financial Services, Inc. 3611 S. Harbor Blvd. #100 Santa Ana, CA 92704
Recording Information:	Recorded on 2/5/2007, as Instrument No. 565573 San Patricio County, Texas
Legal Description:	LOT 9 AND 10, BLOCK 374 ARANSAS PASS, AN ADDITION TO THE CITY OF ARANSAS PASS, SAN PATRICIO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN THE MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS, ALSO KNOWN AS 960 SOUTH WHITNEY, ARANSAS PASS, SAN PATRICIO COUNTY, TEXAS.
Date of Sale:	9/7/2021
Earliest Time Sale Will Begin:	1:00 PM

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

WHEREAS, an Final Judgment was entered on 2/22/2021, under Cause No. S-20-5265CV-A, in the 36th Judicial District Judicial District Court of San Patricio County, Texas;

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, SANDRA MENDOZA, ALEXIS MENDOZA, SUSANA SANDOVAL, PAUL A. HOEFKER, ROBERT L. NEGRIN** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of



4733654

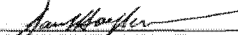
Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Aldridge Pite, LLP, 701 N. Post Oak Road, Suite 205, Houston, TX 77024. (713) 293-3618.

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 state above or within three (3) hours after that time.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Texas Home Equity Security Instrument, 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. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's Attorney.

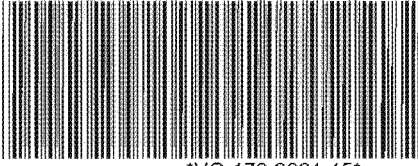
Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the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

EXECUTED in multiple originals on 8/3/2021.

By: 
Paul A. Hoefker, Attorney
Robert L. Negrin, Attorney
Aldridge Pite, LLP
701 N. Post Oak Road, Suite 205
Houston, TX 77024

Return to:
ALDRIDGE PITE, LLP
4375 JUTLAND DR., SUITE 200
P.O. BOX 17935
SAN DIEGO, CA 92177-0935
FAX #: 619-590-1385
866-931-0036

COMPLAINTS REGARDING THE SERVICING OF YOUR MORTGAGE SHOULD BE SENT TO THE DEPARTMENT OF SAVINGS AND MORTGAGE LENDING, 2601 NORTH LAMAR, SUITE 201, AUSTIN, TX 78705. A TOLL-FREE CONSUMER HOTLINE IS AVAILABLE AT 877-276-5550



VG-172-2021-15

San Patricio County
Gracie Alaniz-Gonzales
San Patricio County Clerk

Instrument Number: 15

Foreclosure Posting

Recorded On: August 16, 2021 01:04 PM

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: 15
Receipt Number: 20210816000072
Recorded Date/Time: August 16, 2021 01:04 PM
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 FORECLOSURE SALE

Notice is hereby given of a public non-judicial foreclosure sale.

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

LOT FIVE (5), HARDING ADDITION, AN ADDITION TO THE CITY OF SINTON, SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT THEREOF RECORDED IN ENVELOPE 1354, TUBE 12-3, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR ALL PERTINENT PURPOSES

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

Date: September 7, 2021

Time: The sale shall begin no earlier than 1:00 P.M. or no later than three hours thereafter. The sale shall be completed by no later than 4:00 P.M.

Place: SAN PATRICIO County, on the first floor of the San Patricio County Courthouse at the south entrance between the glass doors in the vestibule in Sinton, Texas or at the location and address designated by the Commissioners Court of said county, pursuant to 51.002 of the Texas Property Code as the location and address where the sale is to be held. The sale shall take place in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code, as the place where foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted.

3. 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. If a purchaser desires to pay with cashier's checks, they should be made payable to Anderson Vela, L.L.P. or endorsed in accordance with the instructions by the Trustee. The purchase price in a sale held by the undersigned herein is payable immediately on acceptance of the bid by the undersigned trustee or substitute trustee. 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. 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. 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 51.0075(a) of the Texas Property Code, Substitute 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 Substitute Trustee. If the Foreclosure Sale is passed, 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.

4. The Deed of Trust may encumber both real and personal property. Notice is hereby given of Holder's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with the Holder's rights and remedies under the Deed of Trust and Section 9.604 of the Texas Business and Commerce Code.

5. 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 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.

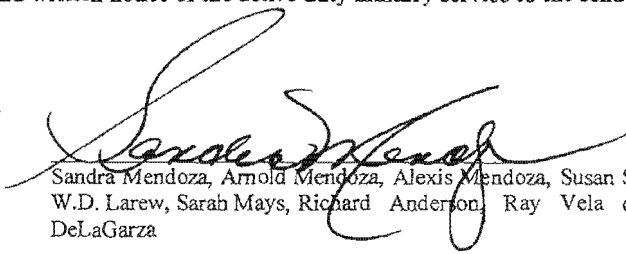
6. Type of Sale. The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust/Security Instrument ("Deed of Trust") executed by Michael W. Harvey a/k/a Mike W. Harvey and Stacy Wahl Harvey (Pro Forma) ("Debtor"). Said Deed of Trust secures a Promissory Note/Loan Agreement, and any renewals, extensions or modifications thereof, dated March 11, 2019 and executed by Debtor in the Original Principal Amount of \$54,000.00. The current beneficiary of the Deed of Trust is DRI Mortgage Opportunity Fund LP, 323 Fifth Street, Eureka, CA 95501. The Deed of Trust is dated March 11, 2019, designating Paul Kellogg, Esq., as the Original Trustee and is recorded in the office of the County Clerk of SAN PATRICIO County, Texas, under Instrument No. 686343, Of the Real Property Records of SAN PATRICIO County, Texas. The foreclosure of this mortgage is being administered by a mortgage servicer representing the mortgagee under a servicing agreement. Questions concerning the sale may be directed to the undersigned, Richard E. Anderson, 4920 Westport Drive, The Colony, Texas 75056, who sent this notice, or to the mortgage servicer, SN Servicing Corporation, 323 Fifth Street, Eureka, CA 95501.

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

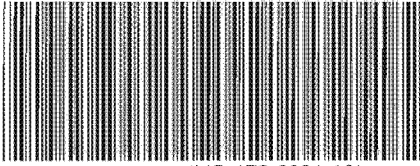
8. **Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of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

DATED

8.16.21


Sandra Mendoza, Arnold Mendoza, Alexis Mendoza, Susan Sandoval,
W.D. Larew, Sarah Mays, Richard Anderson, Ray Vela or Cesar
DeLaGarza

4920 Westport Drive
The Colony, Texas 75056
214.276.1545 - telephone
214.276.1546 - facsimile
Substitute Trustees



VG-172-2021-16

San Patricio County
Gracie Alaniz-Gonzales
San Patricio County Clerk

Instrument Number: 16

Foreclosure Posting

Recorded On: August 16, 2021 01:04 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$3.00

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

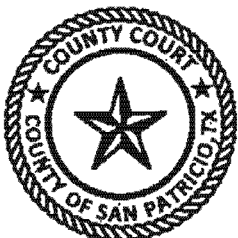
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 16
Receipt Number: 20210816000072
Recorded Date/Time: August 16, 2021 01:04 PM
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 TRUSTEE'S SALE

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

THAT, WHEREAS, on or about **December 16, 2016** **Jolue A. Diser** ("**Borrower**"), executed and delivered to **Lee J. Schmitt**, Trustee whose address is **P O Box 870 Lancaster, Texas 75146**, for the benefit of **Ocean Lots, LLC**, a Texas limited liability company ("**Lender**"), that certain (the "**Deed of Trust**"), recorded in as **Instrument# 662963** of the Official Records of **San Patricio** County, Texas, to secure payment of that certain **OF THE PROMISSORY NOTE** in the original principal amount of **\$24,400.00**, dated **December 16, 2016**, and the other indebtedness, liabilities, and obligations described in the Deed of Trust (collectively, the "**Indebtedness**");

WHEREAS, pursuant to and in accordance with the terms and conditions of the Deed of Trust, Lender hereby appoints **Lee J. Schmitt** an individual ("**Trustee**"), whose address is **P O Box 870 Lancaster, Texas 75146**, to succeed to all of the rights, powers, and estates granted and delegated in the Deed of Trust to the Original Trustee and any subsequent trustee; and

WHEREAS, the Deed of Trust creates liens on certain real property situated in **San Patricio** County, Texas more particularly described on **Exhibit A** attached hereto and made a part hereof (the "**Land**"), including any improvements located thereon (the "**Improvements**", and collectively with the Land, the "**Mortgaged Property**"); and

WHEREAS, Lender has made demand upon Borrower to pay to Lender the Indebtedness, but Lender has not been paid; and

WHEREAS, Lender has accelerated the Indebtedness and the Indebtedness is now due and payable; and

WHEREAS, Lender as owner of the Indebtedness has requested Trustee to sell the Mortgaged Property to satisfy, in whole or in part, the Indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, **September 7, 2021**, at **10:00 A.M.** or no later than three hours after that time, Trustee, or a subsequently appointed successor substitute trustee, will commence the sale of the Mortgaged Property, in parcels or as a unit, at public auction to the highest bidder for cash; such sale will be held at the area designated for such sales by Resolutions of the Commissioner's Court of **San Patricio** County, Texas, SUBJECT, HOWEVER, to all liens, exceptions to title, easements, restrictions, and encumbrances affecting any of the Mortgaged Property or title thereto which are equal or prior to the liens and security interests created by the Deed of Trust.

To the extent that any of the Mortgaged Property has been released from the lien of the Deed of Trust, this notice is not intended to cover such property, and such property will not be part of the property conveyed to the purchaser hereunder.

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.

If such sales do not result in full satisfaction of all of the Indebtedness, the liens and security interests of the Deed of Trust shall remain in full force and effect with respect to any of the Mortgaged Property not so sold and any and all items and types of real and personal property covered by the Deed of Trust and not described herein.

LENDER: **Ocean Lots, LLC**
a Texas limited liability company

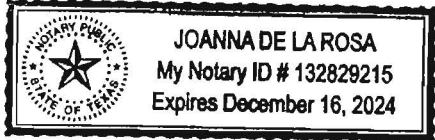
By: *[Signature]*
Name: **Boa Flores, Manager**

EXECUTED effective as of August 5, 2021
[Signature]
Lee J. Schmitt, Trustee

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on August 5, 2020, by
Lee J. Schmitt, in the capacity therein stated.

[SEAL]



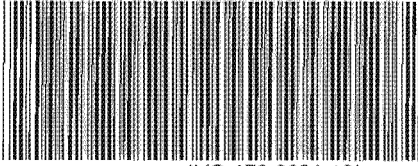
[Signature]
Notary Public in and for the State of Texas

Exhibit A

Legal Description of the Land

Acct No. 0250-0002-0001-008, Lots 4,5,6,19,20, Block 2, Felket Addition, City Of Aransas Pass, San Patricio County, Texas, According To Map Or Plat Thereof Recorded In Volume 2, Page 3, Map Records Of San Patricio County, Texas

(Address: Lamont St. (Lots 4,5,6, 19, & 20) Aransas Pass, San Patricio County, Texas 78336)



VG-172-2021-13

San Patricio County
Gracie Alaniz-Gonzales
San Patricio County Clerk

Instrument Number: 13

Foreclosure Posting

Recorded On: August 09, 2021 01:16 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: 13
Receipt Number: 20210809000047
Recorded Date/Time: August 09, 2021 01:16 PM
User: Janie F
Station: cclerkdeeds1-pc

Record and Return To:

NEW HOUSE MARKETING INC
PO BOX 865
LANCASTER TX 75146



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: 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

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 7th day of September, 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

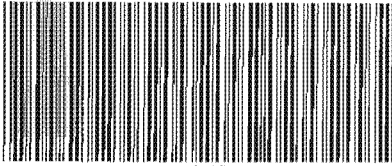
I am Sandra Mendoza whose address is 14841 Dallas Parkway, Suite 425, Dallas, TX 75254. I declare under penalty of perjury that on 6-17-21 I filed and / or recorded this Notice of Foreclosure Sale at the office of the San Patricio County Clerk and caused it to be posted at the location directed by the 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



VG-172-2021-9

San Patricio County
Gracie Alaniz-Gonzales
San Patricio County Clerk

Instrument Number: 9

Foreclosure Posting

Recorded On: June 17, 2021 12:28 PM

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: 9
Receipt Number: 20210617000032
Recorded Date/Time: June 17, 2021 12:28 PM
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