

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. 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 August 29, 2016 and recorded under Clerk's File No. 659714, in the real property records of SAN PATRICIO County Texas, with Matthew J. Villarreal and wife, Meagan D. Villarreal as Grantor(s) and Kleberg Bank, N.A. as Original Mortgagee.

Deed of Trust executed by Matthew J. Villarreal and wife, Meagan D. Villarreal securing payment of the indebtedness in the original principal amount of \$235,161.00 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 Matthew J. Villarreal and Meagan D. Villarreal. Citizens Bank NA f/k/a RBS Citizens NA 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. Citizens Bank, N.A. is acting as the Mortgage Servicer for the Mortgagee. Citizens Bank, N.A., is representing the Mortgagee, whose address is: PO BOX 2800, Glen Allen, VA 23058.

Legal Description:

FIELD NOTES OF A 3.98 ACRE TRACT OF LAND (BY SURVEY), BEING THE SAME TRACT DESCRIBED AS 4.00 ACRES CONVEYED FROM HOMER E. MICK TO FRANK ANDERSON JR. BY DEED OF TRUST WITH VENDOR'S LIEN DATED DECEMBER 1, 1981, AND RECORDED IN VOLUME 642, PAGE 475 OF THE DEED OF RECORDS OF SAN PATRICIO COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

SALE INFORMATION

Date of Sale: 01/04/2022

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.


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



Arnold Mendoza, Alexis Mendoza, Sandra Menloza, Leslye Evans, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or ServiceLink Agency Sales And Posting, as Substitute Trustee

EXHIBIT A

Field notes of a 3.98 acre tract of land (by survey), being the same tract described as 4.00 acres conveyed from Homer E. Mick to Frank Anderson, Jr., by Deed of Trust with Vendor's Lien dated December 1, 1931, and recorded in Volume 642, Page 475 of the Deed Records of San Patricio County, Texas;

Said 3.98 acre tract is out of Blocks 81 and 82, Section 1 of the George H. Paul Subdivision of the J. J. Welder Ranch, as shown on map recorded in Volume 1, Page 12 of the Map Records of San Patricio County, Texas;

Said 3.98 acre tract is comprised of a portion of the of the D. & J. O'Boyle Survey, Abstract 21, is situated in San Patricio County, Texas; approximately ½ mile south of the town of St. Paul, and is described by metes and bounds as follows:

Beginning at a point in the centerline of County Road 2349 (old County Road 39), the west line of said Block 82 and at the northwest corner of a 2.88 acre tract of land conveyed to Mary K. Bridges, et al, by Deed recorded in Clerk's File No. 462847 of the Real Property Records of San Patricio County, Texas; for the southwest corner of said 4.00 acre tract and the southwest corner of this tract; whence the southwest corner of said Block 82, bears S 00° 51' 32" W, a distance of 283.27 feet;

Thence N 00° 51' 32" E along the centerline of said County Road 2349 (old County Road 39), the west line of said Block 82, the west line of said 4.00 acre tract, and the west line of this tract, a distance of 204.69 feet to a point at the southwest corner of a 5.942 acre tract of land conveyed from Adan Amador to Annie M. Amador by Warranty Deed dated September 24, 1980, and recorded in Volume 625, Pages 667-668 of the Deed Records of San Patricio County, Texas; for the northwest corner of said 4.00 acre tract and the northwest corner of this tract;

Thence S 88° 45' 17" E along the south line of said 5.942 acre tract, the north line of said 4.00 acre tract, and the north line of this tract, at 33.5 feet pass a 5/8" iron rod with surveyor's cap stamped "RPLS 1967" found for a line marker, in a distance of 837.18 feet to a 5/8" iron rod with surveyor's cap stamped "RPLS 1907" found in the northerly west line of a 4.203 acre tract of land conveyed to Alan S. Maclay, et ux, by Deed recorded in Clerk's File No. 364910 of the Real Property Records of San Patricio County, Texas; and at the southeast corner of said 5.942 acre tract, for the northeast corner of said 4.00 acre tract and the northeast corner of this tract;

Thence S 02° 23' 46" W along the northerly west line of said 4.203 acre tract, the east line of said 4.00 acre tract, and the east line of this tract, a distance of 215.59 feet to a 5/8" iron rod with surveyor's cap stamped "RPLS 1907" found at an interior corner of said 4.203 acre tract, for the southeast corner of said 4.00 acre tract and the southeast corner of this tract;

Thence N 87° 26' 07" W along the westerly north line of said 4.203 acre tract, the south line of said 4.00 acre tract, and the south line of this tract, a distance of 230.52 feet to a 5/8" iron rod found at the westerly northwest corner of said 4.203 acre tract and the northeast corner of said 2.88 acre tract, for an angle corner of said 4.00 acre tract and an angle corner of this tract;

Thence N 87° 31' 16" W along the north line of said 2.88 acre tract, the south line of said 4.00 acre tract, and the south line of this tract, a distance of 178.19 feet to a 5/8" iron rod found for an interior corner of said 2.88 acre tract, an exterior corner of said 4.00 acre tract, and an exterior corner of this tract;

Thence N 00° 19' 44" E along an east line of said 2.88 acre tract, a west line of said 4.00 acre tract, and a west line of this tract, a distance of 1.11 feet to a 5/8" iron rod found, at an exterior corner of said 2.88 acre tract and an interior corner of said 4.00 acre tract, for an interior corner of this tract;

Thence N 88° 13' 15" W continuing along the north line of said 2.88 acre tract, the south line of said 4.00 acre tract, and the south line of this tract, a distance of 88.75 feet to a 5/8" iron

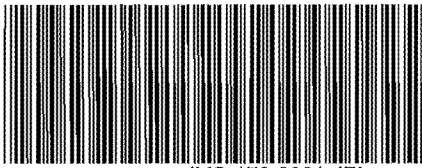
rod with surveyor's cap stamped "RPLS 2138" found for an angle corner of said 2.88 acre tract, an angle corner of said 4.00 acre tract, and an angle corner of this tract;

Thence N 89° 34' 06" W continuing along the north line of said 2.88 acre tract, the south line of said 4.00 acre tract, and the south line of this tract, a distance of 92.30 feet to a 5/8" iron rod found for an angle corner of said 2.88 acre tract, an angle corner of said 4.00 acre tract, and an angle corner of this tract;

Thence N 88° 29' 46" W continuing along the north line of said 2.88 acre tract, the south line of said 4.00 acre tract, and the south line of this tract, at 204.95 feet pass a 5/8" iron rod found for a line marker, in all a distance of 241.94 feet to the place of beginning, containing 3.98 acres of land, more or less, subject to all easements of record;

Bearings in this description were determined by a GPS Survey, NAD 27 Texas South Zone.

L. Julius L. Patruz, Jr., Registered Professional Land Surveyor of Texas, do hereby state that this description represents an actual survey made on the ground, this the 29th day of August, 2013.



VG-172-2021-47

San Patricio County
Gracie Alaniz-Gonzales
San Patricio County Clerk

Instrument Number: 47

Foreclosure Posting

Recorded On: December 14, 2021 12:23 PM

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: 47
Receipt Number: 20211214000056
Recorded Date/Time: December 14, 2021 12:23 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 Foreclosure Sale

December 10, 2021

Deed of Trust ("Deed of Trust"):

Dated: October 21, 2016

Grantor: Roberto DeLaRosa

Trustee: Wm. G. Burnett

Lender: Octavio Mendiola Aguilar

Recorded in: 660981 of the real property records of San Patricio County, Texas

Legal Description: 5.0036 acres of land in Abstracts 54 and 192, San Patricio County, Texas, more particularly described by metes and bounds in the above described deed of trust.

Secures: Note ("Note") in the original principal amount of \$40,000.00, executed by Roberto DeLaRosa ("Borrower") and payable to the order of Lender

Foreclosure Sale:

Substitute Trustee: Marvin J. Wanner

Date: Tuesday, January 4, 2022

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 and not later than three hours thereafter.

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

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 Octavio Mendiola Aguilar'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, Octavio Mendiola Aguilar, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Octavio Mendiola Aguilar's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Octavio Mendiola Aguilar'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, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Octavio Mendiola Aguilar 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 Octavio Mendiola Aguilar. 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 is 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(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.



Marvin J. Wanner
Attorney for Mortgagee
1001 Third Street, Suite 1
Corpus Christi, TX 78404
Telephone (361) 884-4981
Telecopier (361) 884-9618



VG-172-2021-46

San Patricio County
Gracie Alaniz-Gonzales
San Patricio County Clerk

Instrument Number: 46

Foreclosure Posting

Recorded On: December 10, 2021 01:30 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: 46
Receipt Number: 20211210000044
Recorded Date/Time: December 10, 2021 01:30 PM
User: Lina G
Station: cclerkdeeds2

Record and Return To:

MARVIN J WARNER



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

DEED OF TRUST INFORMATION:

Grantor(s)	Judith A. Lawrence and Lon W. Lawrence	Deed of Trust Date	September 20, 2010
Original Mortgagee	Mortgage Electronic Registration Systems, Inc. solely as nominee for Security One Lending, its successors and assigns	Original Principal	\$75,000.00
Recording Information	Instrument #: 603470 in San Patricio County, Texas	Original Trustee	William E. Trask
Property Address	103 Lee Avenue, Gregory, TX 78359	Property County	San Patricio

MORTGAGE SERVICER INFORMATION:

Current Mortgagee	Mortgage Assets Management, LLC	Mortgage Servicer	PHH Mortgage Corporation
Current Beneficiary	Mortgage Assets Management, LLC	Mortgage Servicer Address	1 Mortgage Way, Mt. Laurel, NJ 08054

SALE INFORMATION:

Date of Sale	01/04/2022
Time of Sale	01:00 PM or no later than 3 hours thereafter
Place of Sale	On the first floor of the Courthouse at the South Entrance between the glass doors in the vestible County Courthouse in San Patricio County, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the San Patricio County Commissioner's Court.
Substitute Trustees	Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Jodi Steen, Susan Sandoval, Leslye Evans, Vicki Hammonds, Alexis Mendoza, Janice Stoner, Mary Goldston, Selim Taherzadeh, Mo Taherzadeh, or Michael Linke, any to act
Substitute Trustees' Address	15851 N. Dallas Parkway, Suite 410, Addison, TX 75001

PROPERTY INFORMATION:

Legal Description as per the Deed of Trust:
LOT TEN (10), BLOCK THREE (3), MACAZE PARK, AN ADDITION TO THE CITY OF GREGORY, SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT THEREOF RECORDED IN VOLUME 4, PAGE 37, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS, TO WHICH IS HERE MADE FOR ALL PURPOSES.

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

Default has occurred under the Deed of Trust and all sums secured by the Deed of Trust were declared immediately due and payable. The Beneficiary has, or caused another to, removed the Original Trustee and appointed Substitute Trustees. On behalf of the Mortgagee, Mortgage Servicer, and Substitute Trustees, the undersigned is providing this Notice of Trustee's 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.

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 other 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. The sale shall not cover any part of the property that has been released from the lien of the Deed of Trust. Prospective bidders

NOTICE OF TRUSTEE'S SALE

are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the Deed of Trust, the Beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

Pursuant to 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. Purchasers will buy the property "at the purchaser's own risk" and "at his/her peril", and no representation is made concerning the quality of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property.

Pursuant to 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.

The Deed of Trust permits the Beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee, or any subsequently appointed Trustee, need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiled may be after the date originally scheduled for this sale.

Interested parties are encouraged to consult counsel of their choice prior to participating in the sale of the property.

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 service to the sender of this notice immediately.

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.

Dated December 7, 2021.

/s/ Selim H. Taherzadeh
Selim H. Taherzadeh
15851 N. Dallas Parkway, Suite 410
Addison, TX 75001
(469) 729-6800

Return to: TAHERZADEH, PLLC
15851 N. Dallas Parkway, Suite 410, Addison, TX 75001



VG-172-2021-44

San Patricio County
Gracie Alaniz-Gonzales
San Patricio County Clerk

Instrument Number: 44

Foreclosure Posting

Recorded On: December 09, 2021 03:39 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: 44
Receipt Number: 20211209000052
Recorded Date/Time: December 09, 2021 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 [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: January 04, 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 April 25, 2006 and recorded in Document CLERK'S FILE NO. 556456 real property records of SAN PATRICIO County, Texas, with FRANCISCO C. CORONADO AND MARIA LUCIO CORONADO, grantor(s) and BENEFICIAL TEXAS INC., mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by FRANCISCO C. CORONADO AND MARIA LUCIO CORONADO, securing the payment of the indebtednesses in the original principal amount of \$60,799.45, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF LSF10 MASTER PARTICIPATION TRUST 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. FAY SERVICING LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o FAY SERVICING LLC
425 S. FINANCIAL PLACE
SUITE 2000
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 IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

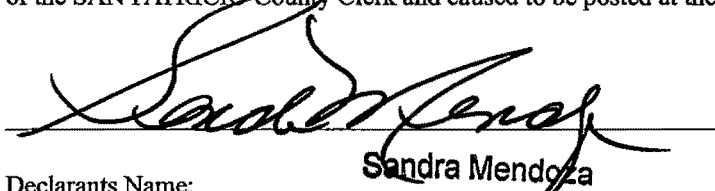
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead JOHN SISK, COLETTE MAYERS, STEPHEN MAYERS, ISRAEL CURTIS, DANA DENNEN, MARCIA CHAPA, DYLAN RUIZ, AMY ORTIZ, EVAN PRESS, LACRECIA ROBINSON, BEATRIZ SANCHEZ, EDWARD LUBY, ALEENA LITTON, CARY CORENBLUM, JOSHUA SANDERS, MATTHEW HANSEN, AUCTION.COM, SANDRA MENDOZA, ARNOLD MENDOZA, ALEXIS MENDOZA, SUSAN SANDOVAL, WILLIAM 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 12.9.21 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: 12.9.21

414 E VERBINA ST
TAFT, TX 78390

00000007252000

00000007252000

SAN PATRICIO

EXHIBIT "A"

LOT NUMBER TWENTY-THREE (23) IN BLOCK NUMBER TWELVE (12) OF THE SECOND ROOSEVELT ADDITION TO THE TOWN OF TAFT, TEXAS; AS SHOWN, NUMBERED AND DESCRIBED ON THE MAP OR PLAT OF SAID ADDITION DATED OCTOBER 29, 1949, FILED WITH THE COUNTY CLERK OF SAN PATRICIO COUNTY, TEXAS, AND RECORDED IN VOLUME 4, PAGE 15, OF THE MAP AND PLAT RECORDS OF SAID OFFICE.

4. Defendant, Cindy Maish was served with process and defendant has not filed an answer or any pleading constituting an answer and has not entered an appearance in this lawsuit. The last known address for defendant, Cindy Maish is as follows: 5963 Saddleridge Road, Roanoke, VA 24018.

5. Defendant, Korene Marie Martinez was served with process and defendant has not filed an answer or any pleading constituting an answer and has not entered an appearance in this lawsuit. The last known address for defendant, Korene Marie Martinez is as follows: 15205 S. Lamb Road, Arizona City, AZ 85123.

6. None of the defendants who were personally served are in active military service.

7. Michelle Jones was appointed as attorney ad litem according to TEX. R. CIV. P. 244 for the unknown heirs-at-law of Maria Lucio Coronado, deceased and the unknown heirs-at-law of Francisco Coronado served citation by publication. Note that Francisco Coronado was erroneously plead as deceased in the original petition and has been added to the suit as a defendant herein through the filing of the first amended petition.

8. The Loan Agreement between Maria Coronado and Frank Coronado and the plaintiff is in default and that plaintiff is the beneficiary of that agreement on the property made the basis of this lawsuit.

9. Plaintiff is entitled to the relief sought in plaintiff's original petition. Therefore it is:

ORDERED that:

All of Maria Coronado's ("Decedent") heirs-at-law have been made defendants to this suit and were immediately vested with all of Decedent's right, title and interest in the real property and improvements commonly known as 414 E. Verbina St., Taft, TX 78390 ("Property") and legally described as:

**LOT NUMBER TWENTY-THREE (23) IN BLOCK NUMBER TWELVE (12)
OF THE SECOND ROOSEVELT ADDITION TO THE TOWN OF TAFT,
TEXAS; AS SHOWN, NUMBERED AND DESCRIBED ON THE MAP OR
PLAT OF SAID ADDITION DATED OCTOBER 29, 1949, FILED WITH THE**

**COUNTY CLERK OF SAN PATRICIO COUNTY, TEXAS, AND
RECORDED IN VOLUME 4, PAGE 15, OF THE MAP AND PLAT RECORDS
OF SAID OFFICE.**

FURTHER ORDERED plaintiff has a valid lien on the Property by way of a Texas Home Equity Security Instrument dated April 25, 2006 and filed under Document No. 556456 of the Official Public Records of San Patricio County, Texas.

FURTHER ORDERED that this Judgment serves as an Order authorizing plaintiff to foreclose its lien created under TEX. CONST. art. XVI, § 50(a)(6) in compliance with the Loan Agreement and TEX. PROP. CODE § 51.002.

FURTHER ORDERED that a copy of this Judgment shall be sent to defendants with the notice of the date, time, and place of the foreclosure sale.

FURTHER ORDERED that plaintiff may communicate with the defendants and all third parties reasonably necessary to conduct the foreclosure sale.

FURTHER ORDERED that if defendants are represented by counsel, the notice of foreclosure sale also be mailed to counsel by certified mail.

FURTHER ORDERED that one of the effects of the non-judicial foreclosure shall be that defendants are divested and the purchaser of the Property at the non-judicial foreclosure sale is vested with all right, title and interest to the Property.

FURTHER ORDERED that no personal liability or deficiency for the Loan Agreement debt shall be asserted against the defendants or the putative estate of Decedent.

FURTHER ORDERED that after the non-judicial foreclosure is held, if the property remains occupied after this judgment becomes final and the plaintiff is the purchaser of the Property at the non-judicial foreclosure sale, a writ of possession shall issue against any occupant of the Property in accordance with TEX. R. CIV. P. 310.

FURTHER ORDERED that as part of the costs of court, and payable by plaintiff, Michelle L. Jones, the Attorney Ad Litem is granted the sum of \$1,800.00 and discharged as Ad Litem in this cause.

FURTHER ORDERED that all other costs of court are taxed against the party incurring same.

All relief not expressly granted is denied.

This judgment finally disposes of all parties and all claims and is appealable.

SIGNED this 29 day of October, 2019.


PRESIDING JUDGE

APPROVED AS TO FORM & SUBSTANCE:

/s/ Brian D. McGrath

Brian D. McGrath

State Bar No.: 24048649

4004 Belt Line Road, Suite 100

Addison, Texas 75001-4320

(972) 341-0602

(972) 341-0734 (Facsimile)

BrianMc@bdfgroup.com

ATTORNEY FOR PLAINTIFF



VG-172-2021-45

**San Patricio County
Gracie Alaniz-Gonzales
San Patricio County Clerk**

Instrument Number: 45

Foreclosure Posting

Recorded On: December 09, 2021 03:39 PM

Number of Pages: 8

" 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: 45
Receipt Number: 20211209000052
Recorded Date/Time: December 09, 2021 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

Carrington Foreclosure Serv
P.O. Box 3309
Anaheim, California 92803
For Sale Information: (888) 313-1969
For Reinstatement Requests: 1-866-874-5860
Pay Off Requests: 1-800-561-4567
TS#: 21-25783

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 6/14/2011, Timothy Scott, an unmarried man, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of Michael Burns, Attorney at Law, as Trustee, Mortgage Electronic Registration Systems, Inc., solely as beneficiary, as nominee for Wolfe Financial, Inc dba Integrity Mortgage Group, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$72,321.00, payable to the order of Mortgage Electronic Registration Systems, Inc., solely as beneficiary, as nominee for Wolfe Financial, Inc dba Integrity Mortgage Group, which Deed of Trust is Recorded on 6/17/2011 as Volume 609387, Book , Page , Loan Modification recorded on 3/11/2015 as Instrument No. 645343 in San Patricio County, Texas, Deed of Trust covers all of the real property, personal property, and fixtures described therein, including , but not limited to, all the following described property, rights and interests (the "Property"), to-wit;

Lots Twenty-Three (23), Twenty-Four (24), Twenty-Five (25) and Twenty-Six (26), Block Four Hundred Eighty-One (481), City of Aransas Pass in San Patricio County, Texas, as sown by Replat of a Portoin of same recorded in Volume 8, Page 38, Map records of San Patricio County, Texas.

Commonly known as: **130 N HOUSTON ST, ARANSAS PASS, TX 78336**

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Arnold Mendoza, Sandra Mendoza, Alexis Mendoza, Susana Sandoval, Arnold Mendoza, Jo Woolsey, Bob Frisch, Sandra Mendoza, Jodi Steen, Susan Sandoval, Leslye Evans, Janice Stoner, Mary Goldston or Alexis Mendoza**

or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust: and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Carrington Mortgage Services, LLC whose address is 1600 Douglass Road, Suite 200 A, Anaheim, CA 92806 is acting as the mortgage servicer for **J.P. Morgan Mortgage Acquisition Corp.**, which is the mortgagee of the Note and Deed of Trust or mortgage and the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust. Carrington Mortgage Services, LLC is authorized to represent the mortgagee by virtue of a written servicing agreement with the mortgagee. Pursuant to that agreement and Texas Property Code Section 51.0025, Carrington Mortgage Services, LLC is authorized to administer the foreclosure referenced herein.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on **1/4/2022 at 1:00 PM**, or no later than three (3) hours after such time, in **San Patricio County, Texas**, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: **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**



4738307

NOTICE IS FURTHER GIVEN, except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied.

If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit 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 THIS NOTICE IMMEDIATELY.

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.

WITNESS, my hand this 11/23/2021

WITNESS, my hand this _____

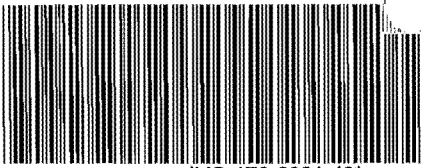
Monica Sandoval

By: Monica Sandoval, Trustee Sale Specialist,
Team Lead
Carrington Foreclosure Services, LLC as
authorized agent for Mortgagee or Mortgage
Servicer
1500 South Douglass Road, Suite 150
Anaheim, CA 92806

By: Substitute Trustee(s)
Arnold Mendoza, Sandra Mendoza, Alexis
Mendoza, Susana Sandoval, Arnold Mendoza, Jo
Woolsey, Bob Frisch, Sandra Mendoza, Jodi Steen,
Susan Sandoval, Leslye Evans, Janice Stoner, Mary
Goldston or Alexis Mendoza

C/O Carrington Foreclosure Services, LLC
1500 South Douglass Road, Suite 150
Anaheim, CA 92806

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.



VG-172-2021-43

San Patricio County
Gracie Alaniz-Gonzales
San Patricio County Clerk

Instrument Number: 43

Foreclosure Posting

Recorded On: December 02, 2021 11:08 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: 43
Receipt Number: 20211202000018
Recorded Date/Time: December 02, 2021 11:08 AM
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 [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: January 04, 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 April 24, 2006 and recorded in Document CLERK'S FILE NO. 556601 real property records of SAN PATRICIO County, Texas, with DARRELL EUGENE EAKER AND DENISE EAKER, grantor(s) and ARGENT MORTGAGE COMPANY, LLC, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by DARRELL EUGENE EAKER AND DENISE EAKER, securing the payment of the indebtednesses in the original principal amount of \$144,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. CITIGROUP MORTGAGE LOAN TRUST INC. ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-AMC2, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE 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. CENLAR FSB, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CENLAR FSB
425 PHILLIPS BLVD
EWING, NJ 08618



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.

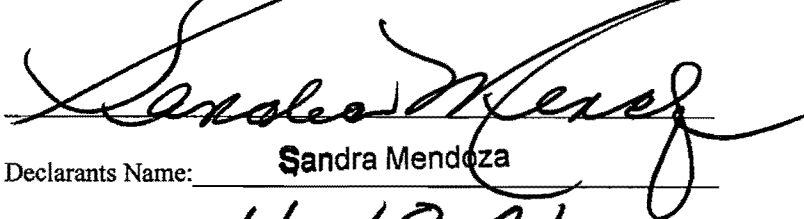
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead SANDRA MENDOZA, ARNOLD MENDOZA, ALEXIS MENDOZA, SUSAN SANDOVAL, W D LAREW OR SARAH MAYS whose address is c/o BARRETT DAFFIN FRAPPIER 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 11.18.21 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: 11.18.21

8097 COUNTY ROAD 4339
TAFT, TX 78390

0000008739385

0000008739385

SAN PATRICIO

EXHIBIT "A"

TRACT I:

LOT TWO, (2), BAILEY SUBDIVISION IN SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY MAP OR PLAT OF SAME RECORD IN ENVELOPE A 136 OF THE MAP RECORDS OF SAID COUNTY.

TRACT II:

BEING A TRACT OF LAND SITUATED IN SAN PATRICIO COUNTY, TEXAS, NORTH OF COUNTY ROAD NO 96 AND WEST OF COUNTY ROAD NO. 95-C, CONTAINING 1.673 ACRE OF LAND, MORE OR LESS, OUT OF THE NORTHERLY PORTION OF LOT 1 OF THE BAILEY SUBDIVISION, MAP OF WHICH IS RECORDED IN FILE NO. 422272, ENVELOPE A 136 OF THE MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS, SAID 1.673 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

BEGINNING AT A 3/4 INCH IRON PIPE MARKING THE NORTHWEST CORNER OF SAID LOT 1, FOR THE NORTHWEST CORNER OF THIS TRACT AND THE POINT OF BEGINNING;

THENCE S 60 DEGREES 02' 05" E, ALONG THE NORTHERLY BOUNDARY LINE OF SAID LOT 1, A DISTANCE OF 330.00 FEET TO A 5/8 INCH IRON ROD MARKING THE NORTHEAST CORNER OF SAID LOT 1 AND THE NORTHWEST CORNER OF LOT 2 OF SAID BAILEY SUBDIVISION, FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE S 30 DEGREES 00' 46" W, ALONG THE COMMON LINE BETWEEN LOT 1 AND LOT 2 OF SAID BAILEY SUBDIVISION, A DISTANCE OF 221.00 FEET TO A 5/8 INCH IRON ROD MARKING THE SOUTHWEST CORNER OF LOT 2 AND THE NORTHWEST CORNER OF LOT 3 OF SAID BAILEY SUBDIVISION FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE N 60 DEGREES 00' 06" W, A DISTANCE OF 330.00 FEET TO A POINT IN THE WESTERLY BOUNDARY LINE OF SAID LOT 1, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE N 30 DEGREES 00' 46" E, ALONG THE WESTERLY BOUNDARY LINE OF SAID LOT 1, A DISTANCE OF 220.80 FEET TO THE POINT OF BEGINNING, AND CONTAINING 1.673 ACRE OF LAND, MORE OR LESS.



VG-172-2021-42

San Patricio County
Gracie Alaniz-Gonzales
San Patricio County Clerk

Instrument Number: 42

Foreclosure Posting

Recorded On: November 18, 2021 10:10 AM

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: 42
Receipt Number: 20211118000010
Recorded Date/Time: November 18, 2021 10:10 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

20-014323

Notice of Substitute Trustee's Sale

Notice Concerning Military Duty: **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. Tex. Prop. Code § 51.002(i)**

Deed of Trust Date: December 29, 2017	Original Mortgagor/Grantor: GARY GENE COOPER JR. AND KATHY COOPER
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR EVERETT FINANCIAL, INC. D/B/A SUPREME LENDING., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
Recorded in: Volume: N/A Page: N/A Instrument No: 673469	Property County: SAN PATRICIO
Mortgage Servicer: Nationstar Mortgage LLC d/b/a/ Mr. Cooper	Mortgage Servicer's Address: 8950 Cypress Waters Blvd, Coppel, 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.

Secures:Note in the original principal amount of \$117,472.00, executed by GARY COOPER and payable to the order of Lender.

Property Address/Mailing Address: 121 SODVILLE ST, SINTON, TX 78387

Legal Description of Property to be Sold: LOT NOS. ELEVEN (11) AND TWELVE (12), BLOCK NO. ONE (1), BRANNON ADDITION, AN ADDITION TO THE CITY OF SINTON, SAN PATRICIO COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 35, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.

Date of Sale: January 04, 2022	Earliest time Sale will begin: 1:00 PM
---------------------------------------	---

Place of sale of Property: San Patricio County Courthouse, 400 West Sinton Street, Sinton, TX 78387 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE 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.

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER*, the owner and holder of the Note, has requested Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Jodi Steen, Susan Sandoval, Leslye Evans, Vicki Hammonds, Alexis Mendoza, Janie Stoner, Mary Goldston, Barbara Sandoval, Martha Boeta, Ramon Perez, Megan Ysassi, John Sisk whose address is 1 Mauchly Irvine, CA 92618 OR Arnold Mendoza, Susan Sandoval, Jo Woolsey, Bob Frisch, Sandra Mendoza, Jodi



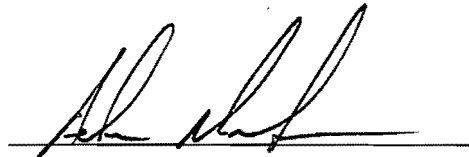
Steen, Leslye Evans, Janice Stoner, Mary Goldston or Alexis Mendoza whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

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 *NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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, Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Jodi Steen, Susan Sandoval, Leslye Evans, Vicki Hammonds, Alexis Mendoza, Janie Stoner, Mary Goldston, Barbara Sandoval, Martha Boeta, Ramon Perez, Megan Ysassi, John Sisk whose address is 1 Mauchly Irvine, CA 92618 OR Arnold Mendoza, Susan Sandoval, Jo Woolsey, Bob Frisch, Sandra Mendoza, Jodi Steen, Leslye Evans, Janice Stoner, Mary Goldston or Alexis Mendoza whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, 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 Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Jodi Steen, Susan Sandoval, Leslye Evans, Vicki Hammonds, Alexis Mendoza, Janie Stoner, Mary Goldston, Barbara Sandoval, Martha Boeta, Ramon Perez, Megan Ysassi, John Sisk whose address is 1 Mauchly Irvine, CA 92618 OR Arnold Mendoza, Susan Sandoval, Jo Woolsey, Bob Frisch, Sandra Mendoza, Jodi Steen, Leslye Evans, Janice Stoner, Mary Goldston or Alexis Mendoza whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

Limitation of Damages: 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 Mortgagor, the Mortgagee, or the Mortgagee's attorney.



SUBSTITUTE TRUSTEE

Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Jodi Steen, Susan Sandoval, Leslye Evans, Vicki Hammonds, Alexis Mendoza, Janie Stoner, Mary Goldston, Barbara Sandoval, Martha Boeta, Ramon Perez, Megan Ysassi, John Sisk OR Arnold Mendoza, Susan Sandoval, Jo Woolsey, Bob Frisch, Sandra Mendoza, Jodi Steen, Leslye Evans, Janice Stoner, Mary Goldston or Alexis Mendoza, Trustee

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,
10700 Abbott's Bridge Road, Suite 170, Duluth, Georgia
30097; PH: (470)321-7112



VG-172-2021-41

San Patricio County
Gracie Alaniz-Gonzales
San Patricio County Clerk

Instrument Number: 41

Foreclosure Posting

Recorded On: November 10, 2021 01:57 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: 41
Receipt Number: 20211110000033
Recorded Date/Time: November 10, 2021 01:57 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 [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: January 04, 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 30, 2015 and recorded in Document CLERK'S FILE NO. 2015649196 real property records of SAN PATRICIO County, Texas, with KRISTIN OLSON AND JOHN GUNNAR OLSON, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by KRISTIN OLSON AND JOHN GUNNAR OLSON, securing the payment of the indebtednesses in the original principal amount of \$176,641.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. SIWELL INC. DBA CAPITAL MORTGAGE SERVICES OF TEXAS 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. SIWELL INC. DBA CAPITAL MORTGAGE SERVICE OF TEXAS, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o SIWELL INC. DBA CAPITAL MORTGAGE SERVICE OF TEXAS
4212 50TH STREET
LUBBOCK, TX 79413



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.

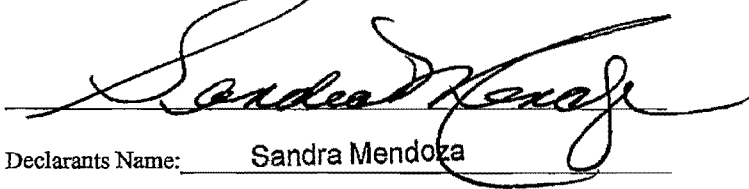
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead SANDRA MENDOZA, ARNOLD MENDOZA, ALEXIS MENDOZA, SUSAN SANDOVAL, W D LAREW OR SARAH MAYS whose address is c/o BARRETT DAFFIN FRAPPIER 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 10.28.21 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: 10.28.21

116 GEORGIA PLACE
PORTLAND, TX 78374

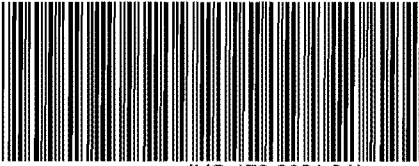
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SAN PATRICIO

EXHIBIT "A"

LOT SIXTEEN (16), BLOCK FIVE (5), EAST CLIFF NUMBER TWO, AN ADDITION TO THE CITY OF PORTLAND, SAN PATRICIO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 4, PAGE 85, OF THE MAP RECORDS OF SAN PATRICIO COUNTY TEXAS.



VG-172-2021-34

San Patricio County
Gracie Alaniz-Gonzales
San Patricio County Clerk

Instrument Number: 34

Foreclosure Posting

Recorded On: October 28, 2021 03:24 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: 34
Receipt Number: 20211028000059
Recorded Date/Time: October 28, 2021 03:24 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