

on **Tuesday, November 1, 2022**. The earliest time at which the sale will occur shall be at **1:00 o'clock P.M.** and it may take place not later than three hours after said time, and the sale shall take place at the San Patricio County Courthouse 400 W. Sinton Street, Sinton, Texas, at the first floor of the Courthouse, at the South entrance, between the glass doors in the vestibule or as designated by the San Patricio County Commissioner's Court. This conveyance will be made subject to any exceptions referenced in the Deed of Trust to the extent the same are still in effect and shall not cover any part of the Property that has been released from the liens of the Deed of Trust. The Property that will be sold at the foreclosure sale includes the following described real property, together with all improvements and fixtures thereon and appurtenances thereto:

A 10.427 acre tract of land, comprised of a 4.4 acre tract of land conveyed from M. E. Richardson to William C. Conner by Warranty Deed dated January 21, 1981, and recorded in Clerk's File No. 294905 of the Real Property Records of San Patricio County, Texas; also comprised of a 5.986 acre tract of land conveyed from Martin Earl Martin to William C. Conner, et. ux, by Warranty Deed dated December 27, 1996, and recorded in Clerk's File No. 447889 of the Real Property Records of San Patricio County, Texas and being more particularly described by metes and bound in a Deed of Trust dated August 30, 2016 executed by D6 Investment Partners, LLC to David Zalman, Trustee and recorded in Clerk's File No. 659879 of the Real Property Records of San Patricio County, Texas.

THE SALE OF THE PROPERTY IS "AS-IS" AND "WHERE-IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE SUBSTITUTE TRUSTEE, EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. THE SUBSTITUTE TRUSTEE MAKES NO REPRESENTATIONS OR WARRANTIES WITH RESPECT TO THE COMPLIANCE WITH THE LAWS, RULES, AGREEMENTS OR SPECIFICATIONS, CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH ARE EXPRESSLY WAIVED BY PURCHASER.

SUBSTITUTE TRUSTEES

**NOTICE IS HEREBY PROVIDED THAT ONE OF THE FOLLOWING NAMED
SUBSTITUTE TRUSTEES WHOSE ADDRESS AND CONTACT INFORMATION FOR
PURPOSES HEREOF IS AS FOLLOWS MAY CONDUCT THE SALE**

**L. David Smith,, Arnold Mendoza,, Susan Sandoval, Jo Woolsey, Bob Frisch, Sandra
Mendoza, Jodi Steen, Leslye Evans, Janice Stoner, Mary Goldston and Alexis Mendoza**

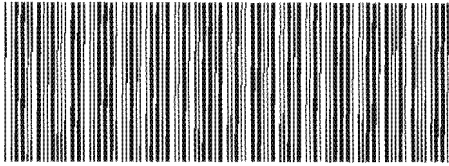
c/o L. David. Smith
2618 Kittansett Circle
Katy Texas 77450
Telephone: (281)788-3666
Email: ldslaw7@gmail.com

**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 this 6th day of October, 2022.

L. David Smith Substitute Trustee

L .David. Smith, Substitute Trustee
2618 Kittansett Circle
Katy Texas 77450
Telephone:(281) 788-3666
Email:ldslaw7@gmail.com



VG-172-2022-155

San Patricio County
Gracie Alaniz-Gonzales
San Patricio County Clerk

Instrument Number: 155

Foreclosure Posting

Recorded On: October 11, 2022 11:31 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: 155
Receipt Number: 20221011000027
Recorded Date/Time: October 11, 2022 11:31 AM
User: Janie F
Station: cclerkdeeds1-pc

Record and Return To:

PIONEER LAND SERVICES
3737 REYNOSA ST

CORPUS CHRISTI TX 78416



STATE OF TEXAS
San Patricio County

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

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

NOTICE OF 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: April 25, 2001

Grantor(s): Jose Ramiro Lamas, a married man, joined pro forma by his wife Rachael Lamas

Original Mortgagee: The United States of America acting through Rural Housing Service, United States Department of Agriculture

Original Principal: \$64,000.00

Recording Information: Instrument Number 494088

Property County: San Patricio

Property: **BEING 1.00 ACRE OF LAND OUT OF THE NORTHERLY PORTION OF FARMLOT NO. ONE (1), LANDBLOCK NO. FORTY-SIX (46), T. P. MCCAMPBELL SUBDIVISION, SAN PATRICIO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF SAID SUBDIVISION MADE BY JOHN A. MCCLURE, RECORDED IN VOLUME 11, PAGES 21-22, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS, WITH SAID 1.00 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**
BEGIN at a 5/8" steel rebar found in the Northwesterly R.O.W. line of Texas State FM Road No. 1069 from whence the centerline of a 40-foot wide County Road lying between Landblocks 45 and 46, (Robert Road) bears North 34 deg. 37' 00" East a distance of 264.0 feet with said 5/8" steel rebar being the **NORTHEAST** corner and **PLACE OF BEGINNING** of this survey;
THENCE, South 34 deg. 37' 00" West continuing along and with the Northwesterly R.O.W. line of said FM Road No. 1069 a distance of 132.0 feet to a 5/8" steel rebar found for the **SOUTHEAST** corner of this survey;
THENCE, North 55 deg. 23' 00" West a distance of 290.0 feet to a 5/8" steel rebar found in the common line between Farmlot Nos. 1 and 2 for the **SOUTHWEST** corner of this survey;
THENCE, North 34 deg. 37' 00" East along and with the common line between Farm lot Nos. 1 and 2 a distance of 132.0 feet to a 5/8" iron rod found for the **NORTHWEST** corner of this survey;
THENCE, South 55 deg. 23' 00" East a distance of 290.0 feet to the **PLACE OF BEGINNING** and containing 1.00 acres of land more or less.

Property Address: 5377 FM 1069
Aransas Pass, TX 78336

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: **United States Department of Agriculture, Rural Housing Service**
Mortgage Servicer: **USDA Rural Development**
Mortgage Servicer: **4300 Goodfellow Blvd**
Address: **Bldg. 105F, FC 215**
St. Louis, MO 63120

SALE INFORMATION:

Date of Sale: **November 1, 2022**
Time of Sale: **1:00 PM or within three hours thereafter.**
Place of Sale: **FIRST FLOOR OF THE COURTHOUSE AT THE SOUTH ENTRANCE BETWEEN THE GLASS DOORS IN THE VESTIBULE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or, if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.**
Substitute Trustee: **Arnold Mendoza, Susan Sandoval, Jo Woolsey, Bob Frisch, Sandra Mendoza, Jodi Steen, Leslye Evans, Janice Stoner, Mary Goldston, Alexis Mendoza, or Michael J. Burns, Vrutti Patel, or Jonathan Smith, any to act**
Substitute Trustee Address: **5501 LBJ Freeway, Suite 925**
Dallas, TX 75240
TXAttorney@PadgettLawGroup.com

APPOINTMENT OF SUBSTITUTE TRUSTEE:

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

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

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

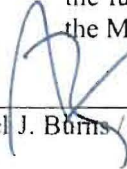
WHEREAS, a default under the Note and Deed of Trust was declared, such default was reported to not have been cured, and all sums secured by such Deed of Trust are declared immediately due and payable.

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

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

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

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

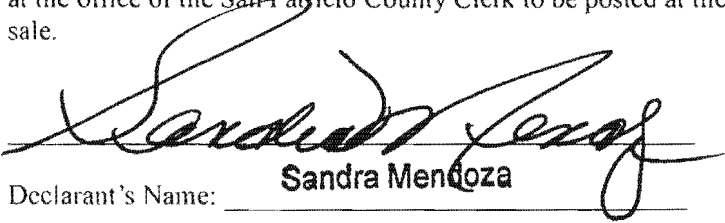


Michael J. Burns / Vrutti Patel / Jonathan Smith

CERTIFICATE OF POSTING

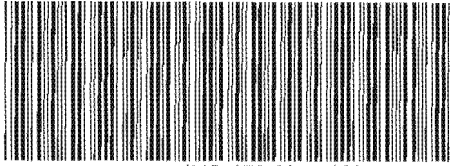
Sandra Mendoza

My name is _____, and my address is c/o Padgett Law Group, 5501 LBJ Freeway, Suite 925, Dallas, TX 75240. I declare under penalty of perjury that on 10.11.22, I filed at the office of the San Patricio County Clerk to be posted at the San Patricio County courthouse this notice of sale.


Declarant's Name: Sandra Mendoza

Date: 10.11.22

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



VG-172-2022-156

San Patricio County
Gracie Alaniz-Gonzales
San Patricio County Clerk

Instrument Number: 156

Foreclosure Posting

Recorded On: October 11, 2022 11:31 AM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$3.00

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

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

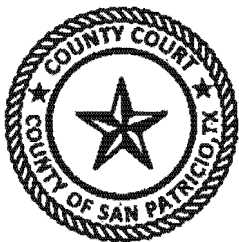
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Record and Return To:

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: November 01, 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 March 18, 2005 and recorded in Document CLERK'S FILE NO. 542232; AS AFFECTED BY LOAN MODIFICATION AGREEMENTS CLERK'S FILE NO'S. 569252, 590990, 610517, 632265, 648636, 672594, 690747 & 693340 real property records of SAN PATRICIO County, Texas, with MARTIN M ARELLANO JR, grantor(s) and PRIORITY BANK, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by MARTIN M ARELLANO JR, securing the payment of the indebtednesses in the original principal amount of \$143,500.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. PRIORITY BANK is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

6. Mortgage Servicer Information. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. PRIORITY BANK, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o PRIORITY BANK
400 WEST COMMERCIAL STREET
OZARK, AR 72949



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.

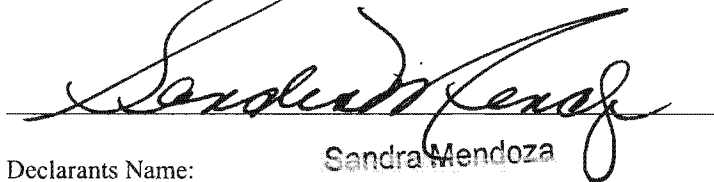
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead SANDRA MENDOZA, ARNOLD MENDOZA, ALEXIS MENDOZA, SUSAN SANDOVAL, W D LAREW OR SARAH MAYS whose address is c/o BARRETT DAFFIN FRAPPIER 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 10.6.22 I filed at the office of the SAN PATRICIO County Clerk and caused to be posted at the SAN PATRICIO County courthouse this notice of sale.



Declarants Name: Sandra Mendoza

Date: 10.6.22

EXHIBIT "A"

FIELD NOTE DESCRIPTION OF A 3.00 ACRE TRACT OF LAND OUT OF A 10.00 ACRE TRACT OF LAND DESIGNATED AS SHARE #4 AS SET ASIDE TO AMADA M. ARRELLANO IN THE PARTITION OF 42.589 ACRES OF LAND OUT OF THE NORTHERN PORTION OF AN 88.5 ACRE TRACT WHICH IN TURN BEING PART OF A 106.2 ACRE TRACT; SAID 88.5 ACRE TRACT BEING THE SAME LAND DESCRIBED IN VOLUME 132, PAGE 142, DEED RECORDS, SAN PATRICIO COUNTY, TEXAS, SAID SHARE #4 BEING OUT OF THE I. & G.N.R.R. CO. SURVEY, A-174, SAN PATRICIO COUNTY, TEXAS; SAID SHARE #4 BEING DESCRIBED IN CLERK'S FILE NO. 418167, DEED RECORDS, SAN PATRICIO, COUNTY, TEXAS; SAID 3.00 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

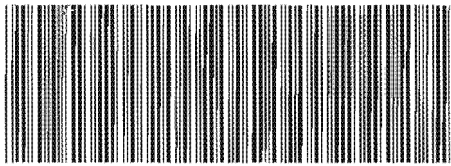
COMMENCING AT A 5/8" IRON ROD SET ON THE NORTHEAST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 37 AND ON THE SOUTHWEST LINE OF SAID SHARE #4 FOR THE POINT OF BEGINNING, THE SOUTH CORNER OF THIS 3.00 ACRE TRACT OF LAND; WHENCE A 5/8" IRON ROD FOUND ON THE NORTHEAST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 37 AT DUE INTERSECTION WITH DUE SOUTHEASTERLY LINE OF SAID 88.5 ACRE TRACT AND THE SOUTHEASTERLY LINE OF SAID 106.2 ACRE TRACT FOR THE SOUTH CORNER OF SAID SHARE #4 BEARS S. 38 DEG. 56' 20" E, A DISTANCE OF 30.67 FEET;

THENCE N 38 DEG. 56' W, WITH THE NORTHEAST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 37 AND WITH THE SOUTHWEST LINE OF SAID SHARE #4, A DISTANCE OF 324.50 FEET TO A 5/8" IRON ROD SET FOR THE WEST CORNER OF THIS 3.00 ACRE TRACT OF LAND; WHENCE A CONCRETE MONUMENT AND BRASS CAP MARKED "T.H.D.KO.W. MARKER" FOR AN ANGLE CORNER OF SHARE #4 BEARS N 38 DEG. 56' 20" W, A DISTANCE OF 72.56 FEET;

THENCE N 49 DEG. 15' 12" E, ACROSS SAID SHARE #4, A DISTANCE OF 458.57 FEET TO A 5/8" IRON ROD SET FOR THE NORTH CORNER OF THIS 3.00 ACRE TRACT OF LAND;

THENCE S 40 DEG. 44' 48" E, A DISTANCE OF 240.24 FEET TO A 5/8" IRON ROD SET FOR THE EAST CORNER OF THIS 3.00 ACRE TRACT OF LAND;

THENCE S 39 DEG. 05' 00" W, PARALLEL WITH AND 30.00 FEET NORTHWESTERLY OF A WIRE FENCE ON THE SOUTHEASTERLY LINE OF SAID 88.5 ACRE TRACT AND THE SOUTHEASTERLY LINE OF SAID 106.2 ACRE TRACT AND THE SOUTHEASTERLY LINE OF SHARE #4, A DISTANCE OF 476.29 FEET TO THE POINT OF BEGINNING, CONTAINING 3.00 ACRES OF LAND.



VG-172-2022-153

San Patricio County
Gracie Alaniz-Gonzales
San Patricio County Clerk

Instrument Number: 153

Foreclosure Posting

Recorded On: October 06, 2022 11:54 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:

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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: November 01, 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 May 05, 2017 and recorded in Document CLERK'S FILE NO. 666541; AS AFFECTED BY LOAN MODIFICATION AGREEMENT CLERK'S FILE NO. 682121 real property records of SAN PATRICIO County, Texas, with ANTHONY JACOB SANCHEZ, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., (MERS) AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by ANTHONY JACOB SANCHEZ, securing the payment of the indebtednesses in the original principal amount of \$42,450.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC. 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. ROCKET MORTGAGE, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o ROCKET MORTGAGE, LLC
635 WOODWARD AVE.
DETROIT, MI 48226



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 10.6.22 I filed at the office of the SAN PATRICIO County Clerk and caused to be posted at the SAN PATRICIO County courthouse this notice of sale.


Sandra Mendoza

Declarants Name: _____

Date: 10.6.22

2444 AVENUE C
INGLESIDE, TX 78362

0000009592874

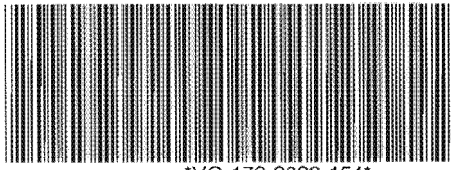
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SAN PATRICIO

EXHIBIT "A"

LAND SITUATED IN THE CITY OF INGLESIDE IN THE COUNTY OF SAN PATRICIO IN THE STATE OF TX

LOTS THREE (3) AND FOUR (4), BLOCK TWENTY-NINE (29), R.J. WILLIAMS ADDITION, A SUBDIVISION OF THE CITY OF INGLESIDE, SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 8, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.



VG-172-2022-154

San Patricio County
Gracie Alaniz-Gonzales
San Patricio County Clerk

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3737 REYNOSA ST

CORPUS CHRISTI TX 78416



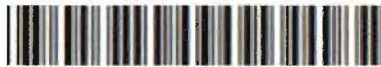
STATE OF TEXAS
San Patricio County

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

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

NOTICE OF FORECLOSURE SALE

- Property: The Property to be sold is described as follows:
- LOTS FORTY-ONE (41) AND FORTY-TWO (42), BLOCK TWENTY-NINE (29), R.J. WILLIAMS ADDITION TO THE TOWN OF INGLESIDE IN SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY MAP OR PLAT OF SAME OF RECORD IN VOLUME 3, PAGE 8, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.
- Security Instrument: Deed of Trust dated October 9, 2006 and recorded on October 13, 2006 as Instrument Number 561798 in the real property records of SAN PATRICIO County, Texas, which contains a power of sale.
- Sale Information: November 01, 2022, at 1:00 PM, or not later than three hours thereafter, at the first floor of the San Patricio County Courthouse at the south entrance between the glass doors in the vestibule, or as designated by the County Commissioners Court.
- Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.
- Obligation Secured: The Deed of Trust executed by MICHAEL MCKENZIE secures the repayment of a Note dated October 9, 2006 in the amount of \$69,360.00. JP MORGAN CHASE BANK, NATIONAL ASSOCIATION, whose address is c/o Carrington Mortgage Services, LLC, 1600 South Douglass Road, Suite 200-A, Anaheim, CA 92806, is the current mortgagee of the Deed of Trust and Note and Carrington Mortgage Services, LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.
- Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.



4759916

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

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



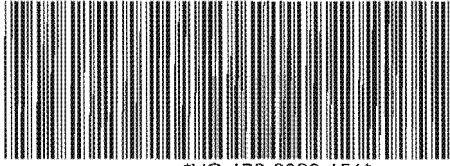
Miller, George & Suggs, PLLC
Tracey Midkiff, Attorney at Law
Jonathan Andring, Attorney at Law
5601 Democracy Drive, Suite 265
Plano, TX 75024



Substitute Trustee(s): John Sisk, Colette Mayers, Stephen Mayers, Israel Curtis, Ramon Perez, Garrett Sanders, Marcia Chapa, Dylan Ruiz, Amy Ortiz, Maryna Danielian, Megan Ysassi, Evan Press, Kathleen Adkins, Dana Dennen, Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Alexis Mendoza, Jodi Steen, Susan Sandoval, Leslye Evans, Vicki Hammonds, Janice Stoner, Mary Goldston, Susana Sandoval, Dustin George
c/o Miller, George & Suggs, PLLC
5601 Democracy Drive, Suite 265
Plano, TX 75024

Certificate of Posting

I, Sandra Mendoza, declare under penalty of perjury that on the 15 day of September, 20 22 filed and posted this Notice of Foreclosure Sale in accordance with the requirements of SAN PATRICIO County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).



VG-172-2022-151

San Patricio County
Gracie Alaniz-Gonzales
San Patricio County Clerk

Instrument Number: 151

Foreclosure Posting

Recorded On: September 15, 2022 10:21 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.

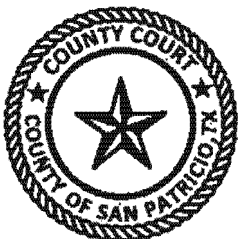
File Information:

Document Number: 151
Receipt Number: 20220915000021
Recorded Date/Time: September 15, 2022 10:21 AM
User: Janie F
Station: cclerkdeeds1-pc

Record and Return To:

PIONEER LAND SERVICES
3737 REYNOSA ST

CORPUS CHRISTI TX 78416



STATE OF TEXAS

San Patricio County

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

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

Notice of [Substitute] Trustee 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: 11/01/2022

Time: The sale will begin at 01:00 PM or not later than three hours after that time

Place: San Patricio County, Texas at the following location: **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 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**

Property Address: SUNSET DRIVE. RT. 1. BOX 401, INGLESIDE, TX 78362

2. Terms of Sale: The sale will be conducted as a public auction to the highest bidder for cash. 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. Any conveyance of the property is subject to all matters of record affecting the property.

3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 07/23/1997 and recorded 07/24/1997 in Document 453504, real property records of San Patricio County, Texas, with **DEE ANN SCHLEICHER, JOINED HEREIN PRO FORMA BY HER HUSBAND, KEVIN R. SCHLEICHER** grantor(s) and **OLD KENT MORTGAGE COMPANY** as Lender, **HSBC BANK USA, N.A., AS TRUSTEE FOR THE REGISTERED HOLDERS OF ACE SECURITIES CORP. HOME EQUITY LOAN TRUST, SERIES 2004-SD1, ASSET BACKED PASS-THROUGH CERTIFICATES** as Beneficiary.

4. Appointment of Substitute Trustee: In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent for the mortgage servicer has named and appointed, and by these presents does name and appoint **AVT Title Services, LLC**, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

5. Obligation Secured: Deed of Trust or Contract Lien executed by **DEE ANN SCHLEICHER, JOINED HEREIN PRO FORMA BY HER HUSBAND, KEVIN R. SCHLEICHER**, securing the payment of the indebtedness in the original principal amount of **\$53,200.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **HSBC BANK USA, N.A., AS TRUSTEE FOR THE REGISTERED HOLDERS OF ACE SECURITIES CORP. HOME EQUITY LOAN TRUST, SERIES 2004-SD1, ASSET BACKED PASS-THROUGH CERTIFICATES** is the current mortgagee of the note and deed of trust or contract lien.

Notice of [Substitute] Trustee Sale

6. Default: A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.

7. Property to be sold: The property to be sold is described as follows:

LOTS FOURTEEN (14). FIFTEEN (15). SIXTEEN (16) AND SEVENTEEN (17). BLOCK FORTY-FOUR (44), INGLESIDE TOWNSITE. SAN PATRICIO COUNTY. TEXAS. AS SHOWN BY THE MAP/PLAT THEREOF RECORDED IN VOLUME 5. PAGE 39. MAP RECORDS OF SAN PATRICIO COUNTY. TEXAS.

8. 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. **PHH Mortgage Corporation**, as Mortgage Servicer, is representing the current mortgagee, whose address is:

C/O PHH Mortgage Corporation

1 Mortgage Way Mt. Laurel, NJ 08054


Phone: 877-744-2506

Notice of [Substitute] Trustee Sale

9. 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 the Mortgagor, the Mortgagee, or the Mortgagee's attorney.

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

Date: September 12, 2022

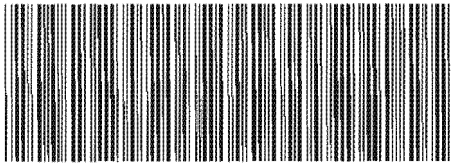


Monique Patzer, Trustee Sale Assistant

C/O Power Default Services, Inc.
2300 Lakeview Parkway, Suite 756
Alpharetta, GA 30009
Telephone: 855-427-2204
Fax: 866-960-8298

POWER DEFAULT SERVICES, INC. MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

Certificate of Posting
I am _____ whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on _____ I filed 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.



VG-172-2022-150

San Patricio County
Gracie Alaniz-Gonzales
San Patricio County Clerk

Instrument Number: 150

Foreclosure Posting

Recorded On: September 13, 2022 12:14 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: 150
Receipt Number: 20220913000024
Recorded Date/Time: September 13, 2022 12:14 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 SALE

Deed of Trust Date:
4/25/2017

Grantor(s)/Mortgagor(s):
CRISTOPHER SOUTHERS, A SINGLE PERSON

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC. ("MERS") SOLELY AS A NOMINEE FOR ELITE
FINANCING GROUP, LLC., ITS SUCCESSORS AND
ASSIGNS

Current Beneficiary/Mortgagee:
LAKEVIEW LOAN SERVICING, LLC

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 666003

Property County:
SAN PATRICIO

Mortgage Servicer:
Flagstar Bank, FSB is representing the Current
Beneficiary/Mortgagee under a servicing agreement with the
Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
PO Box 660263,
Dallas, TX 75266

Legal Description: UNIT NINE (9), COASTAL RUN COTTAGES AT REDFISH BAY CONDOMINIUMS, A CONDOMINIUM LOCATED IN SAN PATRICIO COUNTY, TEXAS, AS SHOWN IN CONDOMINIUM BYLAWS ANNEX ONE, AND EXHIBITS RECORDED MAY 29, 2008 UNDER CLERK'S FILE NO. 580870 AND REFILED AND CORRECTED UNDER COUNTY CLERK'S FILE NO. 580870 IN THE OFFICIAL PUBLIC RECORDS OF SAN PATRICIO COUNTY, TEXAS.

Date of Sale: 11/1/2022

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

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

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

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

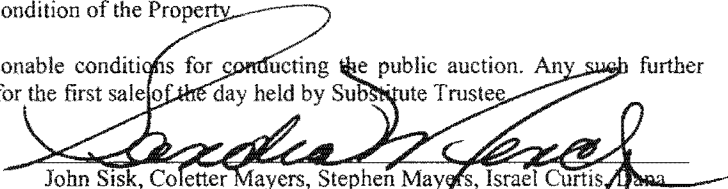
Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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

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

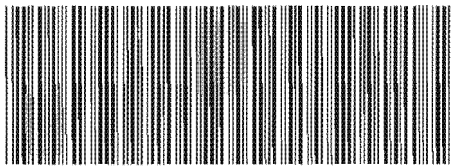
Send written notice of the active duty military

service to the sender of this notice immediately.


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

MH File Number: TX-22-92622-POS

Loan Type: VA



VG-172-2022-146

San Patricio County
Gracie Alaniz-Gonzales
San Patricio County Clerk

Instrument Number: 146

Foreclosure Posting

Recorded On: September 01, 2022 11:25 AM

Number of Pages: 2

" Examined and Charged as Follows: "

Total Recording: \$3.00

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

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

File Information:

Document Number: 146
Receipt Number: 20220901000015
Recorded Date/Time: September 01, 2022 11:25 AM
User: Janie F
Station: cclerkdeeds1-pc

Record and Return To:

PIONEER LAND SERVICES
3737 REYNOSA ST

CORPUS CHRISTI TX 78416



STATE OF TEXAS
San Patricio County

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

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

Notice of [Substitute] Trustee 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: 11/01/2022

Time: The sale will begin at 01:00 PM or not later than three hours after that time

Place: San Patricio County, Texas at the following location: **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 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**

Property Address: 730 Field St, Taft, TX 78390

2. Terms of Sale: The sale will be conducted as a public auction to the highest bidder for cash. 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. Any conveyance of the property is subject to all matters of record affecting the property.

3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 05/08/2006 and recorded 05/12/2006 in Document 556669, real property records of San Patricio County, Texas, with **Barbara L Carvajal and spouse, Matthew W Carvajal** grantor(s) and **PREMIER MORTGAGE FUNDING, INC, a FLORIDA CORPORATION** as Lender, **WELL FARGO BANK, N.A., AS TRUSTEE FOR ABFC 2006-OPT1 TRUST, ASSET BACKED FUNDING CORPORATION ASSET-BACKED CERTIFICATES, SERIES 2006-OPT1** as Beneficiary.

4. Appointment of Substitute Trustee: In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent for the mortgage servicer has named and appointed, and by these presents does name and appoint **AVT Title Services, LLC**, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

5. Obligation Secured: Deed of Trust or Contract Lien executed by **Barbara L Carvajal and spouse, Matthew W Carvajal**, securing the payment of the indebtedness in the original principal amount of **\$103,200.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **WELL FARGO BANK, N.A., AS TRUSTEE FOR ABFC 2006-OPT1 TRUST, ASSET BACKED FUNDING CORPORATION ASSET-BACKED CERTIFICATES, SERIES 2006-OPT1** is the current mortgagee of the note and deed of trust or contract lien.

Notice of [Substitute] Trustee Sale

6. Default: A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.

7. Property to be sold: The property to be sold is described as follows:

Lots Seven (7), Eight (8) and the Southerly One-Half of Lot Nine (9), Block Six (6), Second Fite Addition, an addition to the City of Taft, San Patricio County, Texas, according to map or plat thereof recorded in Volume 4, Page 13, Map Records of San Patricio County, Texas.

8. 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. **PHH Mortgage Corporation**, as Mortgage Servicer, is representing the current mortgagee, whose address is:

C/O PHH Mortgage Corporation

1 Mortgage Way Mt. Laurel, NJ 08054

Phone: 877-744-2506

Notice of [Substitute] Trustee Sale

9. 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 the Mortgagor, the Mortgagee, or the Mortgagee's attorney.

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

Date: August 26, 2022

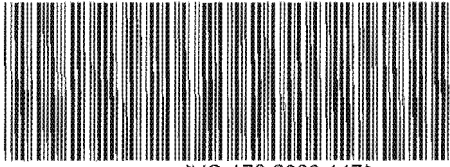


Camisha Scott, Iman Walcott, Tanesha Humphrey, Claire Buxton, **Glenda Hamilton** – Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer

C/O Power Default Services, Inc.
2300 Lakeview Parkway, Suite 756
Alpharetta, GA 30009
Telephone: 855-427-2204
Fax: 866-960-8298

POWER DEFAULT SERVICES, INC. MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

I am Sandra Mendoza ^{Certificate of Posting} whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on 9.1.22 I filed 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.



VG-172-2022-147

San Patricio County
Gracie Alaniz-Gonzales
San Patricio County Clerk

Instrument Number: 147

Foreclosure Posting

Recorded On: September 01, 2022 11:25 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.

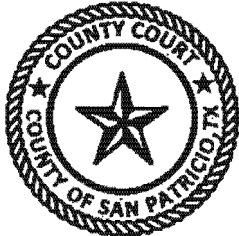
File Information:

Document Number: 147
Receipt Number: 20220901000015
Recorded Date/Time: September 01, 2022 11:25 AM
User: Janie F
Station: cclerkdeeds1-pc

Record and Return To:

PIONEER LAND SERVICES
3737 REYNOSA ST

CORPUS CHRISTI TX 78416



STATE OF TEXAS

San Patricio County

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

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