

## NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on the 16<sup>th</sup> day of March, 2005, Dahlia G. Garcia (the "Grantor"), executed a Deed of Trust conveying to F-T Service Corp., Trustee, the Property hereinafter described, to secure Speed Investments, Inc. in payment of the indebtedness therein described, said Deed of Trust was duly recorded in the Official Public Records of Real Property of San Patricio County, Texas; and

WHEREAS, the Note and Deed of Trust were assigned to Texas Funding Corporation; and

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

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 2nd day of November, 2021, between the hours of 1:00 P.M. and 4:00 P.M., I will sell the Property to the highest bidder for cash, on the first floor of the courthouse at the south entrance between the glass doors in the vestibule, where the Commissioners Court has designated such sales to take place. The courthouse is located at 400 West Sinton Street, Sinton, Texas 78387.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Grantor to warrant title to the property under the terms of the Deed of Trust, conveyance of the property shall be made "AS IS" "WHERE IS" without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the property.

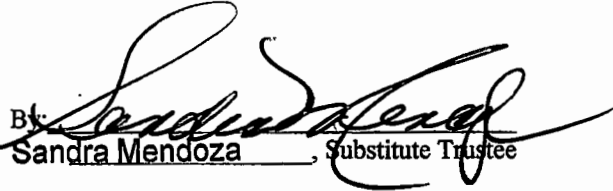
**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the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

Said Property is described as follows:

1. LOT 8, BLOCK 4, SINTON RANCH ESTATES, A SUBDIVISION IN SAN PATRICIO COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF FILED IN FILE NO 483863, REAL PROPERTY RECORDS OF SAN PATRICIO COUNTY, TEXAS, AND ENVELOPE A-273, TUBE #19-1, MAP RECORDS OF SAN PATRICIO COUNTY.
2. ALL INTEREST OF GRANTOR IN AND TO THE IMPROVEMENTS NOW OR HEREAFTER ERECTED ON THE PROPERTY AS MORE SPECIFICALLY SET FORTH IN THE ABOVE REFERENCED DEED OF TRUST.

Witness my hand this the \_\_\_ day of October, 2021.

Address of Substitute Trustee:  
8101 Boat Club Road, Suite 320  
Fort Worth, Texas 76179

By:   
Sandra Mendoza, Substitute Trustee

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

100-100000-100000

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\*VG-172-2021-29\*

San Patricio County  
Gracie Alaniz-Gonzales  
San Patricio County Clerk

**Instrument Number: 29**

Foreclosure Posting

Recorded On: October 11, 2021 01:10 PM

Number of Pages: 2

**" Examined and Charged as Follows: "**

Total Recording: \$3.00

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

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

**File Information:**

Document Number: 29  
Receipt Number: 20211011000031  
Recorded Date/Time: October 11, 2021 01:10 PM  
User: Janie F  
Station: cclerkdeeds1-pc

**Record and Return To:**

PIONEER LAND SERVICES  
3737 REYNOSA ST  
CORPUS CHRISTI TX 78416



**STATE OF TEXAS**

**San Patricio County**

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

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

## Notice of Trustee's Sale

WHEREAS, this Notice of Trustee's Sale is being given in connection with the following instrument ("*Security Instrument*"), to-wit:

*Type:* Deed of Trust  
*Date:* August 25, 2016  
*Grantor:* Sylvia Salas

WHEREAS, the Security Instrument secures the payment of an indebtedness ("*Indebtedness*") more particularly described therein, and pertains to that certain tract of real property, together with all improvements thereon, if any, ("*Property*") being more particularly described on Exhibit "A" attached hereto and made a part hereof for all purposes; and

WHEREAS, R. Gary Laws is the current owner and holder of the Indebtedness; and

WHEREAS, the following default(s) ("*Default*") have occurred in connection with the Security Instrument:

X Payment of the Indebtedness

and as a result of the Default, the Indebtedness is now due and payable, but has not been paid; and

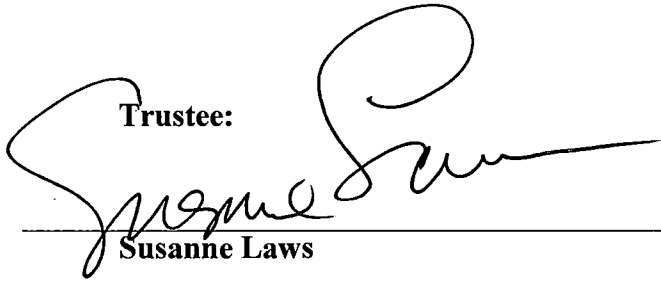
WHEREAS, the undersigned is authorized under the terms of the Security Instrument to act as Trustee, whether the undersigned was the original trustee, or has been duly appointed as substitute trustee; and

WHEREAS, R. Gary Laws has requested and instructed the undersigned as Trustee to post notice of the sale of, and to sell, the Property so as to satisfy, to the extent possible, the Indebtedness;

**NOW THEREFORE, NOTICE IS HEREBY GIVEN** that on Tuesday, 11/02/2021, at 10:00:00 AM, or at any time not more than three (3) hours thereafter, the Trustee will sell the Property in the area designated for foreclosure sales in the front of the San Patricio County Courthouse, to the highest bidder for cash. The sale will be made with the Property being sold "**AS IS**", and will subject to all matters effecting title to the Property which are superior to the liens created by the Security Instrument, including, but not limited to any ad valorem property taxes due on the Property.

**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED SERVICES 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.**

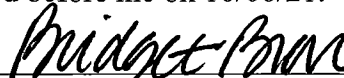
Trustee:

  
\_\_\_\_\_  
Susanne Laws

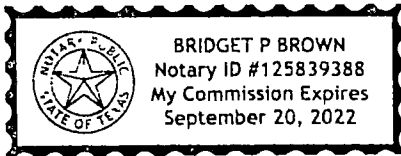
**THE STATE OF TEXAS:**

**COUNTY OF NUECES:**

This instrument was acknowledged before me on 10/06/21.

  
\_\_\_\_\_  
Notary Public in and for the State of T E X A S

My Commission Expires:

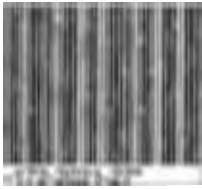


**After Recording Return To:**  
R. Gary Laws  
802 N. Carancahua, Suite 2100  
Corpus Christi, Texas 78401

**Exhibit "A"**

Lot 7, Block 12, Portland Twin Fountains #2, An Addition to the City of Portland, San Patricio County, Texas, According to the Map or Plat Recorded in Volume 12, Pages 39-40, of the Map Records of San Patricio County, Texas

also known as: 1809 Dolphin Dr, Portland, Texas 78374



\*VG

San Patricio County  
Gracie Alaniz-Gonzales  
San Patricio County Clerk

Instrument Number: 27

Foreclosure Posting

Recorded On: October 07, 2021 01:08 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: 27  
Receipt Number: 20211007000033  
Recorded Date/Time: October 07, 2021 01:08 PM  
User: Lina G  
Station: cclerkdeeds2

**Record and Return To:**

GARY LAWS



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

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

### INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated October 31, 2014 and recorded under Clerk's File No. 642284, in the real property records of SAN PATRICIO County Texas, with Brian Eugene Beard, an unmarried man as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Value Bank Mortgage, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Brian Eugene Beard, an unmarried man securing payment of the indebtedness in the original principal amount of \$65,520.00 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 Brian Eugene Beard. 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:

**LOT THREE (3), BLOCK ONE (1), OAK TERRACE ADDITION, AND ADDITION TO THE TOWN OF INGLESIDE, SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT THEREOF RECORDED IN VOLUME 12, PAGES 1-3, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR ALL PERTINENT PURPOSES.**

### SALE INFORMATION

**Date of Sale: 11/02/2021**

**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 UNIVERSITY OF CHICAGO

Department of Chemistry  
Chicago, Illinois

Dear Sirs:

I am pleased to inform you that your application for admission to the Ph.D. program in Chemistry for the fall semester has been accepted.

You will receive a letter from the Registrar regarding the registration process and the deadline for enrollment.

Please contact the Department of Chemistry at the above address if you have any questions regarding your admission.

Sincerely,  
Professor [Name]

Very truly yours,

Enclosed are the details of your admission and the names of the faculty members who will be supervising your research.

Yours faithfully,

I am sure that you will find the University of Chicago an excellent environment in which to pursue your graduate studies.

Should you have any further questions, please do not hesitate to contact the Department of Chemistry.

Yours faithfully,  
[Signature]

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



San Patricio County  
Gracie Alaniz-Gonzales  
San Patricio County Clerk

Instrument Number: 26

Foreclosure Posting

Recorded On: September 23, 2021 09:57 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: 26  
Receipt Number: 20210923000014  
Recorded Date/Time: September 23, 2021 09:57 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 TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

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

### INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated February 06, 2002 and recorded under Clerk's File No. 502765, in the real property records of SAN PATRICIO County Texas, with Maximiliano Ybanez and Mary Lou Ybanez, husband and wife as Grantor(s) and Beneficial Texas Inc. as Original Mortgagee.

Deed of Trust executed by Maximiliano Ybanez and Mary Lou Ybanez, husband and wife securing payment of the indebtedness in the original principal amount of \$66,531.11 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 Maximiliano Ybanez and Mary Lou Ybanez. Citibank, N.A., not in its individual capacity, but solely as trustee of NRZ Pass-Through Trust VI 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. Fay Servicing, LLC is acting as the Mortgage Servicer for the Mortgagee. Fay Servicing, LLC, is representing the Mortgagee, whose address is: 1601 LBJ Freeway, Suite 150, Farmers Branch, TX 75234.

#### Legal Description:

**THE SURFACE ONLY IN AND TO LOT 3 OF THE SONJA ACRES SUBDIVISION, OF SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY MAP OR PLAT OF SAME OF RECORD IN THE OFFICE OF THE COUNTY CLERK OF SAN PATRICIO COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR ALL PURPOSES, THE SAID TRACT CONTAINING FIVE (5) ACRES OF LAND, MORE OR LESS.**

### SALE INFORMATION

**Date of Sale: 11/02/2021**

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

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

### TERMS OF SALE

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. Pursuant to the Deed of Trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "AS IS,"



**"WHERE IS" condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the Deed of Trust.**

The sale will begin at the earliest time stated above, or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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

**WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I HEREBY APPOINT AND DESIGNATE Arnold Mendoza, Alexis Mendoza, Sandra Mendoza, Leslye Evans, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or ServiceLink Agency Sales And Posting, as Substitute Trustee.**

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

\_\_\_\_\_  
Aaron Demuth, Attorney at Law  
Codilis & Moody, P.C.  
400 N. Sam Houston Pkwy E, Suite 900A  
Houston, TX 77060  
(281) 925-5200

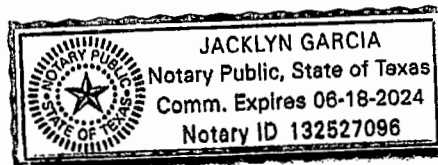
STATE OF TEXAS

COUNTY OF HARRIS

Before me, the undersigned Notary Public, on this day personally appeared Aaron Demuth as Attorney for the Mortgagee and/or Mortgage Servicer known to me or proved to me through a valid State driver's license or other official identification described as Personal Knowledge, to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he/she executed the same for the purposes and consideration therein expressed.

Executed on this the 9th day of September, 2021.

J. Garcia  
\_\_\_\_\_  
Notary Public Signature



Posted and filed by: Sandra Mendoza  
Printed Name: Sandra Mendoza

C&M No. 44-17-5706



San Patricio County  
Gracie Alaniz-Gonzales  
San Patricio County Clerk

**Instrument Number: 23**

Foreclosure Posting

Recorded On: September 14, 2021 11:49 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: 23  
Receipt Number: 20210914000041  
Recorded Date/Time: September 14, 2021 11:49 AM  
User: Janie F  
Station: cclerkdeeds1-pc

**Record and Return To:**

PIONEER LAND SERVICES  
3737 REYNOSA ST  
CORPUS CHRISTI TX 78416



STATE OF TEXAS  
San Patricio County

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

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

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**SAN PATRICIO County**

**Deed of Trust Dated:** September 6, 2013

**Amount:** \$83,460.00

**Grantor(s):** SHERRY KNIGHT and WILLIAM KNIGHT

**Original Mortgagee:** GUILD MORTGAGE COMPANY, A CALIFORNIA CORPORATION

**Current Mortgagee:** GUILD MORTGAGE COMPANY LLC

**Mortgagee Address:** GUILD MORTGAGE COMPANY LLC, 5887 COPLEY DR. FLOORS 1, 3, 4, 5 and 6, SAN DIEGO, CA 92111

**Recording Information:** Document No. 631240

**Legal Description:** ALL OF LOT TWO (2) AND THE SOUTHWEST ONE HALF (SW 1/2) OF LOT THREE (3), BLOCK THREE (3), HUMBLE ADDITION, AN ADDITION TO THE TOWN OF INGLESIDE, SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 45, MAP RECORDS, SAN PATRICIO COUNTY, TEXAS, TO WHICH MAP REFERENCE IS HERE MADE FOR ALL PERTINENT PURPOSES.

**Date of Sale:** November 2, 2021 between the hours of 11:00 AM and 2:00 PM.

**Earliest Time Sale Will Begin:** 11:00 AM


**Place of Sale:** The foreclosure sale will be conducted at public venue in the area designated by the SAN PATRICIO County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where 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.

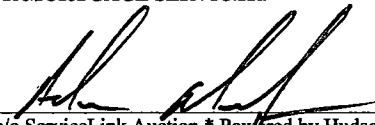
JIM RECTOR OR DENISE RECTOR, JO WOOLSEY, W.D. LAREW, LESLYE EVANS, ARNOLD MENDOZA, BOB FRISCH, VICKI HAMMONDS, JANICE STONER, SANDRA MENDOZA, JODI STEEN, SUSAN SANDOVAL, JOHN SISK, COLETTA MAYERS, STEPHEN MAYERS, ISRAEL CURTIS, DANA DENNEN, MARCIA CHAPA, DYLAN RUIZ, AMY ORTIZ, EVAN PRESS, LACRECIA ROBINSON, BEATRIZ SANCHEZ, EDWARD LUBY, ALEENA LITTON, CARY CORENBLUM, JOSHUA SANDERS, MATTHEW HANSEN OR ALEXIS MENDOZA have been appointed as Substitute Trustee(s), ("Substitute Trustee") each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. 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. 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.

**NOTICE IS FURTHER GIVEN** that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. 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.

**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.**

  
Anthony Adam Garcia, ATTORNEY AT LAW  
HUGHES, WATTERS & ASKANASE, L.L.P.  
1201 Louisiana, Suite 2800  
Houston, Texas 77002  
Reference: 2020-000550

  
c/o ServiceLink Auction \* Powered by Hudson & Marshall, LLC  
3220 El Camino Real 1<sup>st</sup> Floor  
Irvine, CA 92602



San Patricio County  
Gracie Alaniz-Gonzales  
San Patricio County Clerk

**Instrument Number: 21**

Foreclosure Posting

Recorded On: September 09, 2021 01:40 PM

Number of Pages: 2

**" Examined and Charged as Follows: "**

Total Recording: \$3.00

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

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

**File Information:**

Document Number: 21  
Receipt Number: 20210909000039  
Recorded Date/Time: September 09, 2021 01:40 PM  
User: Lina G  
Station: cclerkdeeds2

**Record and Return To:**

PIONEER LAND SERVICES  
3737 REYNOSA ST  
CORPUS CHRISTI TX 78416



**STATE OF TEXAS  
San Patricio County**

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

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