

1654 Sunspur Road, New Braunfels, TX 78130

23-012379

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: 01/02/2024

Time: Between 12:00 PM - 3:00 PM and beginning not earlier than 12:00 PM and ending not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Guadalupe County, pursuant to §51.002 of the Texas Property Code as amended: if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 09/06/2012 and recorded in the real property records of Guadalupe County, TX and is recorded under Clerk's Book 3172, Page 1008, with Lindsay A. Morgan and William S. Morgan (grantor(s)) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR WILLOW BEND MORTGAGE COMPANY, LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Lindsay A. Morgan and William S. Morgan, securing the payment of the indebtedness in the original amount of \$172,812.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Wells Fargo Bank, N.a. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. LOT 32, BLOCK 1, VOSS FARMS SUBDIVISION UNIT 2, IN THE CITY OF NEW BRAUNFELS, GUADALUPE COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 7, PAGES 231-232, MAP AND PLAT RECORDS OF GUADALUPE COUNTY, TEXAS.

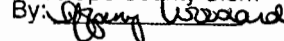
POSTED

OCT 16 2023

3:43 PM

TERESA KIEL


Guadalupe County Clerk

By: 

4799167

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 §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Wells Fargo Home Mortgage, as Mortgage Servicer, is representing the current Mortgagee whose address is:

Wells Fargo Bank, N.A.
3476 Stateview Blvd.
Fort Mill, SC 29715

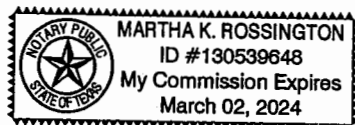


SUBSTITUTE TRUSTEE
Troy Martin, Deborah Martin, Cassie Martin, Alexis Martin, Martha Rossington, Reyn Rossington, Wayne Daughtrey, Shelby Martin, Jennyfer Sakiewicz OR AUCTION.COM OR Amy Ortiz, Aarti Patel, Dylan Ruiz, Violet Nunez, Daniel McQuade, Marcela Cantu, Vanna Ho, Cary Corenblum, Joshua Sanders, Aleena Litton, Matthew Hansen, Auction.com, Thomas Gilbraith, C Jason Spence, Bob Frisch, Wayne Daughtrey, Vicki Rodriguez OR Kirk Schwartz, Candace Sissac c/o Albertelli Law, 2201 W Royal Lane, Suite 200, Irving, TX 75038

STATE OF Texas
COUNTY OF Hendall

Before me, the undersigned authority, on this day personally appeared Reyn Rossington as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

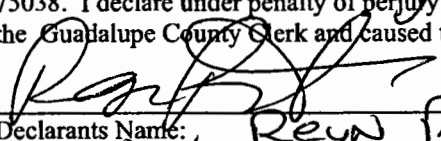
GIVEN UNDER MY HAND AND SEAL OF OFFICE this 16 day of October, 2023.



Martha K. Rossington
NOTARY PUBLIC in and for
Hendall COUNTY
My commission expires: 3-2-2024
Print Name of Notary: Martha K. Rossington

CERTIFICATE OF POSTING

My name is Reyn Rossington, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on 10-16-2023 I filed at the office of the Guadalupe County Clerk and caused to be posted at the Guadalupe County courthouse this notice of sale.


Declarants Name: Reyn Rossington
Date: 10-16-2023

Our Case No. 23-05378-FC

APPOINTMENT OF SUBSTITUTE TRUSTEE and NOTICE OF TRUSTEE SALE

THE STATE OF TEXAS
COUNTY OF GUADALUPE

Deed of Trust Date:
December 21, 2018

Property address:
220 LANDMARK OAK
CIBOLO, TX 78108

POSTED

OCT 26 2023
2:59 pm
TERESA KIEL
Guadalupe County Clerk
By: ADUK

Grantor(s)/Mortgagor(s):
CALE ESTES AND SHARLENE ESTES, HUSBAND AND
WIFE

LEGAL DESCRIPTION: LOT 284, BLOCK 010, LANDMARK POINTE SUBDIVISION, PHASE V, WITHIN THE CORPORATE LIMITS OF THE CITY OF CIBOLO, GUADALUPE COUNTY, TEXAS, ACCORDING TO A MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGE(S) 750-751, PLAT RECORDS OF GUADALUPE COUNTY, TEXAS.

Original Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR
KBHS HOME LOANS, LLC ITS SUCCESSORS AND
ASSIGNS

Earliest Time Sale Will Begin: 12:00 PM

Current Mortgagee:
LAKEVIEW LOAN SERVICING, LLC

Date of Sale: JANUARY 2, 2024

Property County: GUADALUPE

Original Trustee: RUTH W. GARNER

Recorded on: December 27, 2018
As Clerk's File No.: 201899028948
Mortgage Servicer:
LAKEVIEW LOAN SERVICING, LLC

Substitute Trustee:
Amy Ortiz, Aarti Patel, Dylan Ruiz, Violet Nunez, Daniel
McQuade, Marcela Cantu, Vanna Ho, Cary Corenblum,
Joshua Sanders, Aleena Litton, Matthew Hansen,
Auction.com, Thomas Gilbraith, C Jason Spence, Deborah
Martin, Troy Martin, Alexis Martin, Cassie Martin, Terri
Martin, Shelby Martin, Bob Frisch, Wayne Daughtrey, Vicki
Rodriguez, Marinosci Law Group PC

Substitute Trustee Address:
c/o Marinosci Law Group, PC
16415 Addison Road, Suite 725
Addison, TX 75001
(972) 331-2300

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 current Mortgagee and/or Mortgage Servicer under said Deed of Trust, according to the provisions therein set out does hereby remove the original trustee and all successor substitute trustees and appoints in their stead Amy Ortiz, Aarti Patel, Dylan Ruiz, Violet Nunez, Daniel McQuade, Marcela Cantu, Vanna Ho, Cary Corenblum, Joshua Sanders, Aleena Litton, Matthew Hansen, Auction.com, Thomas Gilbraith, C Jason Spence, Deborah Martin, Troy Martin, Alexis Martin, Cassie Martin, Terri Martin, Shelby Martin, Bob Frisch, Wayne Daughtrey, Vicki Rodriguez, Marinosci Law Group PC, 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 Mortgagee therein.

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, JANUARY 2, 2024** between ten o'clock AM and four o'clock PM and beginning not earlier than **12:00 PM** or not later than three hours thereafter. 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 be conducted at the Guadalupe County Courthouse, 101 E. Court Street, Seguin, TX 78155 as designated by the Commissioners' Court, of said county pursuant to Section 51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

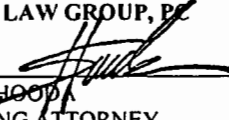
LAKEVIEW LOAN SERVICING, LLC, who is the Mortgagee and/or Mortgage Servicer of the Note and Deed of Trust associated with the above referenced loan. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement 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 debt.

ACTIVE MILITARY SERVICE NOTICE

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.

WITNESS MY HAND, *October 25, 2023*

MARINOSCI LAW GROUP, PC

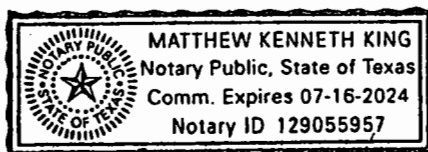
By: 
SAMMY HOODA
MANAGING ATTORNEY

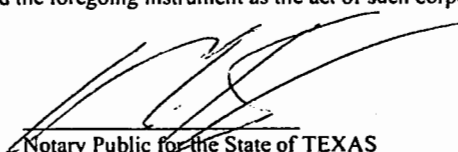
THE STATE OF TEXAS
COUNTY OF DALLAS

Before me, *Matthew Kenneth King*, the undersigned officer, on this, the *25th* day of *October* 2023, personally appeared SAMMY HOODA, ☐ known to me, who identified herself/himself to be the MANAGING ATTORNEY of MARINOSCI LAW GROUP PC, the person and officer whose name is subscribed to the foregoing instrument, and being authorized to do so, acknowledged that (s)he had executed the foregoing instrument as the act of such corporation for the purpose and consideration described and in the capacity stated.

Witness my hand and official seal

(SEAL)




Notary Public for the State of TEXAS

My Commission Expires: *07/16/2024*
Matthew Kenneth King
Printed Name and Notary Public

Grantor: LAKEVIEW LOAN SERVICING, LLC
3637 SENTARA WAY
SUITE 303
VIRGINIA BEACH, VA 23452
Our File No. 23-05378

Return to: MARINOSCI LAW GROUP, P.C.
MARINOSCI & BAXTER
16415 Addison Road, Suite 725
Addison, TX 75001

Posted *Rayn Rasmussen*
RS *10-26-2023*

POSTED

OCT 26 2023

000479

23-03177

145 CARNOUSTY DR, CIBOLO, TX 78108

3:02pm
TERESA KIEL
Guadalupe County Clerk

**NOTICE OF FORECLOSURE SALE AND
APPOINTMENT OF SUBSTITUTE TRUSTEE**

Property: The Property to be sold is described as follows:

LOT 8, BLOCK 3 OF BENTWOOD RANCH SUBDIVISION, UNIT 1A, A SUBDIVISION IN THE CITY OF CIBOLO, GUADALUPE COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 6, PAGE (S) 664-666, PLAT RECORDS OF GUADALUPE COUNTY, TEXAS.

Security Instrument: Deed of Trust dated June 30, 2016 and recorded on July 5, 2016 at Instrument Number 2016014160 in the real property records of GUADALUPE County, Texas, which contains a power of sale.

Sale Information: January 2, 2024, at 12:00 PM, or not later than three hours thereafter, at the north porch of the Guadalupe County Courthouse, 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 NICOLE ANN FLETCHER secures the repayment of a Note dated June 30, 2016 in the amount of \$220,924.00. U.S. BANK NATIONAL ASSOCIATION, whose address is c/o U.S. Bank National Association, 2800 Tamarack Road, Owensboro, KY 42301, is the current mortgagee of the Deed of Trust and Note and U.S. Bank National Association 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.

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.

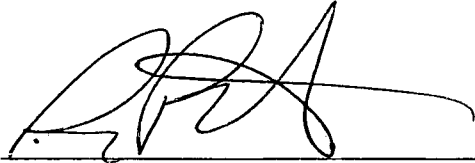
ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE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



4799860

Nicki Company

De Cubas & Lewis, P.C.
Nicki Company, Attorney at Law
14425 Torrey Chase Blvd., Suite 130,
Houston, TX 77014



Substitute Trustee(s): Amy Ortiz, Aarti Patel, Stacey Sanders, Ramon Perez, Garrett Sanders, Erika Aguirre, Beatriz Sanchez, Dylan Ruiz, Candice Shulte, Maryna Danielian, Deborah Martin, Troy Martin, Alexis Martin, Cassie Martin, Terri Martin, Shelby Martin, Elizabeth Anderson, Bob Frisch, Wayne Daughtrey, Violet Nunez, Daniel McQuade, Marcela Cantu, Vanna Ho, Cary Corenblum, Joshua Sanders, Aleena Litton, Matthew Hansen, Thomas Gilbraith, C Jason Spence, Vicki Rodriguez, Martha Rossington, Reyn Rossington, Jennyfer Sakiewicz and Auction.com employees included but not limited to those listed herein.

c/o De Cubas & Lewis, P.C.
14425 Torrey Chase Blvd., Suite 130,
Houston, TX 77014

Certificate of Posting

I, Reyn Rossington, declare under penalty of perjury that on the 26th day of OCTOBER, 2023 filed and posted this Notice of Foreclosure Sale in accordance with the requirements of GUADALUPE County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

Notice of Substitute Trustee Sale

T.S. #: 23-9723

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.

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

Date: 1/2/2024
Time: The sale will begin no earlier than 12:00 PM or no later than three hours thereafter.
 The sale will be completed by no later than 3:00 PM
Place: Guadalupe County Courthouse in Seguin, Texas, at the following location:
Guadalupe County Courthouse, 101 E. Court Street, Seguin, TX 78155 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

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

All that certain tract or parcel of land being Lot 41, Santa Clara Bend, Phase I, Josepha Leal Survey, A-211, Guadalupe County, Texas, according to plat thereof recorded in Volume 6, Page 137 of the Map or Plat Records of Guadalupe County Texas.

Instrument to be Foreclosed – The instrument to be foreclosed is the Deed of Trust is dated 9/16/2010 and is recorded in the office of the County Clerk of Guadalupe County, Texas, under County Clerk's File No 10-017122, recorded on 10/6/2010, in Book 2920, Page 0036, The subject Deed of Trust was modified by Loan Modification recorded as Instrument 202399011959 and recorded on 05/15/2023. of the Real Property Records of Guadalupe County, Texas.

Property Address: 132 BRICKELL RD MARION Texas 78124

Trustor(s): CRUZ CAMACHO TORRES

**Original
Beneficiary:**

**MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS INC
(MERS) AS NOMINEE AS
BENEFICIARY FOR
AMERIGROUP MORTGAGE
CORPORATION A DIVISION OF
MORTGAGE INVESTORS
CORPORATION, ITS
SUCCESSORS AND ASSIGNS**

POSTED

OCT 30 2023

4:15 PM

TERESA KIEL

Guadalupe County Clerk
By: *Manissa*

**Current
Beneficiary:** Planet Home Lending, LLC

Loan Servicer: Planet Home Lending, LLC

**Current
Substituted
Trustees:** Auction.com, Troy Martin, Deborah Martin, Cassie Martin, Terri Martin, Shelby Martin,
 Alexis Martin, Jennyfer Sakiewicz, Martha Rossington, Reyn Rossington, Rick Snoke,
 Wayne Daughtrey, Prestige Default Services, LLC

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

T.S. #: 23-9723

authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

Terms of Sale - The sale will be conducted as a public auction to the highest bidder for cash with funds being made payable to Prestige Default Services, LLC, 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. Prospective bidders 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 section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

Type of sale - The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of the sale granted by the deed of trust executed by CRUZ CAMACHO TORRES, A SINGLE PERSON. The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of \$85,463.00, executed by CRUZ CAMACHO TORRES, A SINGLE PERSON, and payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC (MERS) AS NOMINEE AS BENEFICIARY FOR AMERIGROUP MORTGAGE CORPORATION A DIVISION OF MORTGAGE INVESTORS CORPORATION, ITS SUCCESSORS AND ASSIGNS; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of CRUZ CAMACHO TORRES, A SINGLE PERSON to CRUZ CAMACHO TORRES. Planet Home Lending, LLC is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

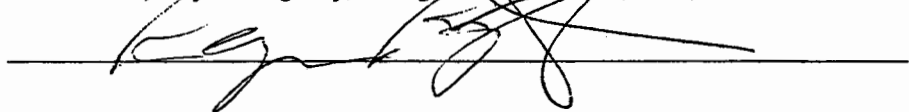
The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note and all other amounts lawfully owing under the Note, the Deed of Trust, and all of the other associated loan documents, including, without limitation, all interest, default interest, late charges, advances, attorneys' fees and other costs and expenses. **All checks must be made payable to Prestige Default Services, LLC**

Questions concerning the sale may be directed to the undersigned or to the beneficiary:

Planet Home Lending, LLC
321 Research Parkway
Meriden, Connecticut 06450-8301
(855) 884-2250

Dated: 10/30/2023

Auction.com, Troy Martin, Deborah Martin, Cassie Martin, Terri Martin, Shelby Martin, Alexis Martin, Jennyfer Sakiewicz, Martha Rossington, Reyn Rossington, Rick Snoke, Wayne Daughtrey, Prestige Default Services, LLC,



T.S. #: 23-9723

Prestige Default Services, LLC
16801 Addison Road, Suite 350
Addison, Texas 75001
Phone: (972) 893-3096 ext. 1035
Fax: (949) 427-2732
Sale Line Information: (800) 793-6107
Website: www.auction.com

AFTER RECORDING, PLEASE RETURN TO:

Prestige Default Services, LLC
16801 Addison Road, Suite 350
Addison, Texas 75001
Attn: Trustee Department

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

T.S. #: 2023-07304-TX

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.

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

Date: 1/2/2024
 Time: The earliest time the sale will begin is 11:00 AM
 Place: Guadalupe County Courthouse, Texas, at the following location: 101 East Court Street, Seguin, TX 78155 NORTH PORCH OF THE GUADALUPE COURTHOUSE

Or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court, pursuant to section 51.002 of the Texas Property Code.

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

Lot 24, Block 12, RED RIVER RANCH UNIT 3, PUD, a subdivision in Guadalupe County, Texas, according to the map or plat thereof recorded in Volume 9, Pages 142-143 of the Deed and Plat Records of Guadalupe County, Texas.

Commonly known as: 402 SABINE RIVER CIBOLO, TX 78108

Instrument to be Foreclosed - The instrument to be foreclosed is the Deed of Trust dated 3/5/2021 and recorded in the office of the County Clerk of Guadalupe County, Texas, recorded on 3/9/2021 under County Clerk's File No 202199007896, in Book - and Page - of the Real Property Records of Guadalupe County, Texas.

Grantor(s):	Renata Williams and Dekenderick Derrell Williams, wife and husband
Original Trustee:	Michael Burns, attorney at law
Substitute Trustee:	Auction.com, Alexis Martin, Shelby Martin, Bob Frisch, Wayne Daughtrey, Vicki Rodriguez, Troy Martin, Deborah Martin, Cassie Martin, Terri Martin, Shelby Martin, Jim Mills, Susan Mills, Andrew Mills-Middlebrook, George Hawthorne, Ed Henderson, Kyle Walker, Justin Holliday, Martha Rossington, Reyn Rossington, Nestor Solutions, LLC
Original Mortgagee:	Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for American Pacific Mortgage Corporation, its successors and assigns
Current Mortgagee:	Freedom Mortgage Corporation
Mortgage Servicer:	Freedom Mortgage Corporation

POSTED

NOV 02 2023
 11:45AM
 TERESA KIEL
 Guadalupe County Clerk
 By: Marcia

T.S. #: 2023-07304-TX

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 referenced property securing the above referenced loan.

Terms of Sale - The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the mortgagee thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. Prospective bidders 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 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. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the promissory note in the original principal amount of \$292,066.00, executed by Renata Williams and Dekenderick Derrell Williams, wife and husband, and payable to the order of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for American Pacific Mortgage Corporation, its successors and assigns; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of Trustor(s) to the current holder of the Obligations to the mortgagee under the deed of trust.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale.

Questions concerning the sale may be directed to the undersigned or to the Mortgagee:

Freedom Mortgage Corporation
10500 Kincaid Drive
Fishers, IN 46037
Phone: 855-690-5900

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

T.S. #: 2023-07304-TX

Dated: 11/2/2023

Auction.com, Alexis Martin, Shelby Martin, Bob Frisch, Wayne Daughtrey, Vicki Rodriguez, Troy Martin, Deborah Martin, Cassie Martin, Terri Martin, Shelby Martin, Jim Mills, Susan Mills, Andrew Mills-Middlebrook, George Hawthorne, Ed Henderson, Kyle Walker, Justin Holliday, Martha Rossington, Reyn Rossington, Nestor Solutions, LLC



c/o Nestor Solutions, LLC
214 5th Street, Suite 205
Huntington Beach, California 92648
Phone: (888) 403-4115
Fax: (888) 345-5501

For sale information visit: <https://www.xome.com> or Contact (800) 758-8052.

SENDER OF THIS NOTICE:
AFTER FILING, PLEASE RETURN TO:

Nestor Solutions, LLC
214 5th Street, Suite 205
Huntington Beach, California 92648

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

Matter No.: 117571-TX

Date: October 27, 2023

County where Real Property is Located: Guadalupe

ORIGINAL MORTGAGOR: ALBERT JOSEPH TURNER LEDET AND DEBRA MONETTE LEDET, A
MARRIED COUPLE

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS
BENEFICIARY, AS NOMINEE FOR GUILD MORTGAGE COMPANY
LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, ITS
SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: LAKEVIEW LOAN SERVICING, LLC

MORTGAGE SERVICER: LOANCARE, LLC

DEED OF TRUST DATED 12/2/2020, RECORDING INFORMATION: Recorded on 12/14/2020, as Instrument
No. 202099036155

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): LOT 85, BLOCK 7, OF PARKRIDGE ESTATES,
UNIT TWO, A SUBDIVISION IN GUADALUPE COUNTY, TEXAS, ACCORDING TO

THE MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGES 592-593 OF THE MAP AND PLAT
RECORDS OF GUADALUPE

COUNTY, TEXAS

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 1/2/2024, the foreclosure sale will be conducted in
Guadalupe County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas
Property Code as the place where the foreclosure sales are to take place. If no place is designated by the
Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The
trustee's sale will be conducted no earlier than 11:00 AM, or not later than three (3) hours after that time, by one of
the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on
any lien indebtedness superior to the Deed of Trust.

LOANCARE, LLC is acting as the Mortgage Servicer for LAKEVIEW LOAN SERVICING, LLC who is the
Mortgagee of the Note and Deed of Trust associated with the above referenced loan. LOANCARE, LLC, as
Mortgage Servicer, is representing the Mortgagee, whose address is:

LAKEVIEW LOAN SERVICING, LLC
c/o LOANCARE, LLC
3637 SENTARA WAY
VIRGINIA BEACH, VA 23452-4262

Page 1 of 2

POSTED

NOV 02 2023

11:50AM

TERESA KIEL

Guadalupe County Clerk

By: *[Signature]*

AP NOS/SOT 08212019



4800614

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.

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 TROY MARTIN, DEBORAH MARTIN, CASSIE MARTIN, ALEXIS MARTIN, MARTHA ROSSINGTON, REYN ROSSINGTON, WAYNE DAUGHTREY, SHELBY MARTIN, JENNYFER SAKIEWICZ, PAUL A. HOEFKER** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Aldridge Pite, LLP, 2950 North Loop West, Suite 500, Houston, TX 77092, Phone: (713) 293-3618.

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.

By:  

Paul A. Hoefker, Attorney
Aldridge Pite, LLP
8880 Rio San Diego Drive, Suite 725
San Diego, California 92108

Return to:
ALDRIDGE PITE, LLP
8880 RIO SAN DIEGO DRIVE, SUITE 725
P.O. BOX 17935
SAN DIEGO, CA 92108-0935
FAX #: 619-590-1385
866-931-0036

Carrington Foreclosure Services, LLC
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#: 23-29885

000490

POSTED

NOV 02 2023

11:54 AM

TERESA KIEL

Guadalupe County Clerk
By: *[Signature]*

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 3/22/2017, Ellis Baskin, a single man, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of Allan B. Polunsky, as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS BENEFICIARY, AS NOMINEE FOR CARRINGTON MORTGAGE SERVICES, LLC, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$136,482.00, payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS BENEFICIARY, AS NOMINEE FOR CARRINGTON MORTGAGE SERVICES, LLC, which Deed of Trust is Recorded on 3/24/2017 as Volume 2017006581, Book , Page , in Guadalupe 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;

Being all that certain tract or parcel of land lying and being situated within the City of Seguin, Guadalupe County, Texas, known and designated as Lot(s) 1 and 2, Block 1, Fairview Subd. No. 1, according to plat thereof recorded in Volume 3, Page 7, Map and Plat Records of Guadalupe County, Texas.

Commonly known as: **789 BOENIG STREET SEGUIN, TX 78155**

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 **Troy Martin, Deborah Martin, Cassie Martin, Alexis Martin, Martha Rossington, Reyn Rossington, Wayne Daughtrey, Shelby Martin, Jennyfer Sakiewicz** , **Dustin George** 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 S. Douglass Road, Suite 200 A, Anaheim, CA 92806 is acting as the mortgage servicer for **Carrington Mortgage Services, LLC**, 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 **1/2/2024 at 12:00 PM**, or no later than three (3) hours after such time, in **Guadalupe 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: **Guadalupe County Courthouse, 101 E. Court Street, Seguin, TX 78155**

NOTICE IS FURTHER GIVEN that , 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.



4801153

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 11/1/2023



By: Hung Pham, Trustee Sale Specialist
Carrington Foreclosure Services, LLC as
authorized agent for Mortgagee or Mortgage
Servicer
1600 South Douglass Road, Suite 140
Anaheim, CA 92806

WITNESS, my hand this 11/2/2023



By: Substitute Trustee(s)
Troy Martin, Deborah Martin, Cassie Martin,
Alexis Martin, Martha Rossington, Reyn
Rossington, Wayne Daughtrey, Shelby Martin,
Jennyfer Sakiewicz

C/O Carrington Foreclosure Services, LLC
1600 South Douglass Road, Suite 140
Anaheim, CA 92806

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.

DATE, TIME, PLACE OF SALE:

Date: Tuesday, the 2nd day of January, 2024
Time: 12:00 PM or not later than three hours after that time
Place: AT "The north porch of the Guadalupe County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court" in Guadalupe County, Texas, or at the area most recently designated by the Guadalupe County Commissioners.

TERMS OF SALE: CASH**DEED OF TRUST INFORMATION - INSTRUMENT TO BE FORECLOSED:**

Date: November 3, 2010
Grantor(s): JESSE RICKY ESCOBEDO AND CHRISTY MARIE ESCOBEDO, HUSBAND AND WIFE
Original Mortgagee: JPMorgan Chase Bank, N.A.
Original Principal: \$236,800.00
Recording Information: Deed Inst.# 10-019662, Deed Book 2934, Deed Page 708
Current Mortgagee/Beneficiary: Nationstar Mortgage LLC
Secures: The Promissory Note (the "Note") in the original principal amount of \$236,800.00 and all obligations contained therein. All sums secured by the Deed of Trust have been and are hereby declared immediately due and payable as a result of default under the Note and/or Deed of Trust.

MODIFICATIONS AND RENEWALS:

As used herein, the terms "Note" and "Deed of Trust" mean the Note and Deed of Trust as modified, renewed, and/or extended.

PROPERTY TO BE SOLD:

Property County: Guadalupe
Property Description: (See Attached Exhibit "A")
Property Address: 3032 Prairie Bluff, Seguin, TX 78155
Condition and Important Recitals: Should a conflict occur between the property address and the legal description contained in "Exhibit A" the legal description shall control. The property will be sold "AS IS" without any representations, warranties, or recourse, and subject to any liens or interests that may survive the sale. Any purchaser who purchases the property does so at his/her/its own risk and is strongly encouraged engage in significant due diligence prior to sale.

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer represents the Current Mortgagee pursuant to a mortgage servicing agreement with the Mortgagee. Pursuant to Texas Property Code § 51.0025, as well as the mortgage servicing agreement, the Mortgage Servicer is authorized to collect the debt and to institute foreclosure of the deed of trust referenced above. The Mortgage Servicer information is below:

Mortgage Servicer: Nationstar Mortgage, LLC
Mortgage Servicer Address: 8950 Cypress Waters Blvd Coppell, TX 75019

POSTED

NOV 09 2023

10:03am

TERESA KIEL

Guadalupe County Clerk
By: WDRK

SUBSTITUTE TRUSTEE(S): Coury Jacocks, Amy Ortiz, Aarti Patel, Dylan Ruiz, Violet Nunez, Daniel McQuade, Marcela Cantu, Vanna Ho, Cary Corenblum, Joshua Sanders, Aleena Litton, Matthew Hansen, Auction.com, Thomas Gilbraith, C Jason Spence, Deborah Martin, Troy Martin, Alexis Martin, Cassie Martin, Terri Martin, Shelby Martin, Bob Frisch, Wayne Daughtrey

SUBSTITUTE TRUSTEE ADDRESS: 1320 Greenway Drive, Suite 780 Irving, TX 75038

DOCUMENT PREPARED BY:

McCalla Raymer Leibert Pierce, LLC
1320 Greenway Drive, Suite 780 Irving, TX 75038
AS ATTORNEY FOR THE HEREIN
IDENTIFIED MORTGAGEE AND/OR
MORTGAGE SERVICER

I am *Troy Martin* ^{Certificate of Posting} whose address is *1320 Greenway Dr. Suite 780*
Irving, TX 75038. I declare
under penalty perjury that *11/9/2023* I filed and/or recorded this Notice of Foreclosure Sale at the office of the Guadalupe
County Clerk and caused it to be posted at the location directed by the Guadalupe County Commissioners.

Return to: McCalla Raymer Leibert Pierce, LLC, 1320 Greenway Drive, Suite 780 Irving, TX 75038

EXHIBIT "A"

Lot 28, MILL CREEK CROSSING PHASE 1B, Guadalupe County, Texas, according to the plat thereof recorded in Volume 7, Page 184, Map and Plat Records of Guadalupe County, Texas.

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.

DATE, TIME, PLACE OF SALE:

Date: Tuesday, the 2nd day of January, 2024
Time: 12:00 PM or not later than three hours after that time
Place: AT "The north porch of the Guadalupe County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court" in Guadalupe County, Texas, or at the area most recently designated by the Guadalupe County Commissioners.

TERMS OF SALE: CASH**DEED OF TRUST INFORMATION - INSTRUMENT TO BE FORECLOSED:**

Date: November 3, 2010
Grantor(s): JESSE RICKY ESCOBEDO AND CHRISTY MARIE ESCOBEDO, HUSBAND AND WIFE
Original Mortgagee: JPMorgan Chase Bank, N.A.
Original Principal: \$236,800.00
Recording Information: Deed Inst.# 10-019662, Deed Book 2934, Deed Page 708
Current Mortgagee/Beneficiary: Nationstar Mortgage LLC
Secures: The Promissory Note (the "Note") in the original principal amount of \$236,800.00 and all obligations contained therein. All sums secured by the Deed of Trust have been and are hereby declared immediately due and payable as a result of default under the Note and/or Deed of Trust.

MODIFICATIONS AND RENEWALS:

As used herein, the terms "Note" and "Deed of Trust" mean the Note and Deed of Trust as modified, renewed, and/or extended.

PROPERTY TO BE SOLD:

Property County: Guadalupe
Property Description: (See Attached Exhibit "A")
Property Address: 3032 Prairie Bluff, Seguin, TX 78155
Condition and Important Recitals: Should a conflict occur between the property address and the legal description contained in "Exhibit A" the legal description shall control. The property will be sold "AS IS" without any representations, warranties, or recourse, and subject to any liens or interests that may survive the sale. Any purchaser who purchases the property does so at his/her/its own risk and is strongly encouraged engage in significant due diligence prior to sale.

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer represents the Current Mortgagee pursuant to a mortgage servicing agreement with the Mortgagee. Pursuant to Texas Property Code § 51.0025, as well as the mortgage servicing agreement, the Mortgage Servicer is authorized to collect the debt and to institute foreclosure of the deed of trust referenced above. The Mortgage Servicer information is below:

Mortgage Servicer: Nationstar Mortgage, LLC
Mortgage Servicer Address: 8950 Cypress Waters Blvd Coppell, TX 75019

POSTED

NOV 09 2023

10:03am

TERESA KIEL

Guadalupe County Clerk
By: WDRK

SUBSTITUTE TRUSTEE(S): Coury Jacocks, Amy Ortiz, Aarti Patel, Dylan Ruiz, Violet Nunez, Daniel McQuade, Marcela Cantu, Vanna Ho, Cary Corenblum, Joshua Sanders, Aleena Litton, Matthew Hansen, Auction.com, Thomas Gilbraith, C Jason Spence, Deborah Martin, Troy Martin, Alexis Martin, Cassie Martin, Terri Martin, Shelby Martin, Bob Frisch, Wayne Daughtrey

SUBSTITUTE TRUSTEE ADDRESS: 1320 Greenway Drive, Suite 780 Irving, TX 75038

DOCUMENT PREPARED BY:

McCalla Raymer Leibert Pierce, LLC
1320 Greenway Drive, Suite 780 Irving, TX 75038
AS ATTORNEY FOR THE HEREIN
IDENTIFIED MORTGAGEE AND/OR
MORTGAGE SERVICER

I am *Troy Martin* ^{Certificate of Posting} whose address is *1320 Greenway Dr. Suite 780*
Irving, TX 75038. I declare
under penalty perjury that *11/9/2023* I filed and/or recorded this Notice of Foreclosure Sale at the office of the Guadalupe
County Clerk and caused it to be posted at the location directed by the Guadalupe County Commissioners.

Return to: McCalla Raymer Leibert Pierce, LLC, 1320 Greenway Drive, Suite 780 Irving, TX 75038

EXHIBIT "A"

Lot 28, MILL CREEK CROSSING PHASE 1B, Guadalupe County, Texas, according to the plat thereof recorded in Volume 7, Page 184, Map and Plat Records of Guadalupe County, Texas.

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: **July 13, 2018**

Grantor(s): **Matthew Troy Blackwell and Katrina Louise Blackwell husband and wife**

Original Mortgagee: **Mortgage Electronic Registration Systems Inc., as nominee for Cornerstone Home Lending, Inc.**

Original Principal: **\$260,577.00**

Recording Information: **201899015689**

Property County: **Guadalupe**

Property: **LOT 6, BLOCK 6, WHITE WING SUBDIVISION PHASE 2, IN THE CITY OF NEW BRAUNFELS, GUADALUPE COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGES 568-569, MAP AND PLAT RECORDS, GUADALUPE COUNTY, TEXAS.**

Property Address: **334 Franchi Way
New Braunfels, TX 78130**

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: **Lakeview Loan Servicing, LLC**
 Mortgage Servicer: **Flagstar Bank**
 Mortgage Servicer Address: **5151 Corporate Drive
Troy, MI 48098**

SALE INFORMATION:

Date of Sale: **January 2, 2024**
 Time of Sale: **12:00 PM or within three hours thereafter.**
 Place of Sale: **Guadalupe County Courthouse, 101 E. Court Street, Seguin, TX 78155 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: **Amy Ortiz, Aarti Patel, Dylan Ruiz, Violet Nunez, Daniel McQuade, Marcela Cantu, Vanna Ho, Cary Corenblum, Joshua Sanders, Aleena Litton, Matthew Hansen, Auction.com, Thomas Gilbraith, C Jason Spence, Deborah Martin, Troy Martin, Alexis Martin, Cassie Martin, Terri Martin, Shelby Martin, Bob Frisch, Wayne Daughtrey, Vicki Rodriguez, Padgett Law Group, Michael J. Burns, or Jonathan Smith, any to act**

POSTED

Substitute **546 Silicon Dr., Suite 103**
Trustee Address: **Southlake, TX 76092**
 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, any to act, those substitute trustees identified in the SALE INFORMATION section of this notice, whose address is c/o Padgett Law Group, 546 Silicon Dr., Suite 103, Southlake, TX 76092 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.

PJones

Paige Jones

CERTIFICATE OF POSTING

My name is Trey Martin, and my address is c/o Padgett Law Group, 546 Silicon Dr., Suite 103, Southlake, TX 76092. I declare under penalty of perjury that on 11/9/2023, I filed at the office of the Guadalupe County Clerk to be posted at the Guadalupe County courthouse this notice of sale.

Trey Martin

Declarant's Name: Trey Martin

Date: 11/9/2023

Padgett Law Group
546 Silicon Dr., Suite 103
Southlake, TX 76092
TXAttorney@PadgettLawGroup.com
(850) 422-2520

POSTED

NOV 09 2023

10:11 am

000511

23-155000

TERESA KIEL

Guadalupe County Clerk

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: September 16, 2004	Original Mortgagor/Grantor: GREGORY L. BERBAN AND MARIANNE BERBAN
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS BENEFICIARY, AS NOMINEE FOR HOMECOMINES FINANCIAL NETWORK, INC., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF2 ACQUISITION TRUST
Recorded in: Volume: 2065 Page: 0301 Instrument No: 20001	Property County: GUADALUPE
Mortgage Servicer: SELENE FINANCE LP	Mortgage Servicer's Address: 3501 Olympus Blvd., Suite 500 Dallas, 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 \$115,200.00, executed by GREGORY L BERBAN AND MARIANNE BERBAN and payable to the order of Lender.

Property Address/Mailing Address: 157 HIGH POINT RIDGE DR, SEGUIN, TX 78155

Legal Description of Property to be Sold: BEING ALL THOSE CERTAIN TRACTS OR PARCELS OF LAND LYING AND BEING SITUATED IN GUADALUPE COUNTY, TEXAS, KNOWN AS LOTS 19 AND 20, COUNTRY PLACE SUBDIVISION, AS SHOWN ON PLAT THEREOF RECORDED IN VOLUME 4, PAGES 362-363, OF THE MAP AND PLAT RECORDS OF GUADALUPE COUNTY, TEXAS.

Date of Sale: January 02, 2024	Earliest time Sale will begin: 11:00 AM
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Place of sale of Property: NORTH PORCH OF THE GUADALUPE COURTHOUSE 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, *U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF2 ACQUISITION TRUST*, the owner and holder of the Note, has requested Troy Martin, Deborah Martin, Alexis Martin, Cassie Martin, Shelby Martin, Bob Frisch, Wayne Daughtrey or Vicki Rodriguez 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 *U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF2 ACQUISITION TRUST* 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, Troy Martin, Deborah Martin, Alexis Martin, Cassie Martin, Shelby Martin, Bob Frisch, Wayne Daughtrey or Vicki Rodriguez 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 Troy Martin, Deborah Martin, Alexis Martin, Cassie Martin, Shelby Martin, Bob Frisch, Wayne Daughtrey or Vicki Rodriguez 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

Troy Martin, Deborah Martin, Alexis Martin, Cassie Martin,
Shelby Martin, Bob Frisch, Wayne Daughtrey or Vicki
Rodriguez, Trustee

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,
13010 Morris Rd, Suite 450, Alpharetta, Georgia 30004
PH: (470)321-7112

NOTICE OF FORECLOSURE 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 OR 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. Property to Be Sold. The property to be sold is described as follows: OF A 0.28 ACRE TRACT OF LAND OUT OF THE HUMPHRIES BRANCH SURVEY NO. 17, ABSTRACT NO.6, CITY OF SEGUIN, GUADALUPE COUNTY, TEXAS, KNOWN AS LOT 2, BLOCK 212, ACRE ADDITION, BEING THE SAME TRACT OF LAND AS CONVEYED TO VIOLA BAKER, ET AL IN VOLUME 2024, PAGE 229, OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS THE SAME TRACT OF LAND AS CONVEYED FROM VIOLA BAKER, ET AL TO JUAN M. GUZMAN AND TAMMY L. GUZMAN IN VOLUME 2079, PAGE 645, OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A SET 1/2 INCH IRON ROD IN THE EASTERLY R.O.W. LINE OF NORTH BOWIE STREET (A PUBLIC R.O.W.) FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, THE SOUTHWEST CORNER OF SAID LOT 2, THE NORTHWEST CORNER OF A CALLED 0.5173 ACRE TRACT AS CONVEYED TO SACATAR PROPERTIES, LLC IN VOL. 4074, PG. 623, OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS, SAID ROD BEING LOCATED NORTH 00 DEGREES 07 MINUTES 00 SECONDS WEST, A DISTANCE OF 121.13 FEET FROM A FOUND 1/2 INCH IRON ROD MAKING THE SOUTHWEST CORNER OF SAID SACATAR TRACT;

THENCE ALONG WITH SAID R.O.W., NORTH 00 DEGREES 07 MINUTES 00 SECONDS WEST, A DISTANCE OF 60.00 FEET TO A SET 1/2 INCH IRON ROD FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, THE SOUTHWEST CORNER OF A CALLED 0.112 ACRE TRACT AS CONVEYED TO ROBERT DAVIS SPENCE, JR. IN VOL. 2166, PG. 543, OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS, SAID ROD BEING LOCATED SOUTH 00 DEGREES 07 MINUTES 00 SECONDS EAST, A DISTANCE OF 56.06 FEET FROM A FOUND 1/2 INCH IRON ROD MARKING THE NORTHWEST CORNER OF SAID DAVIS SPENCE TRACT;

THENCE ALONG AND WITH THE COMMON BOUNDARY OF THE HEREIN DESCRIBED TRACT AND SAID SPENCE TRACT, NORTH 89 DEGREES 53 MINUTES 00 SECONDS EAST, A DISTANCE OF 200.00 FEET TO A POINT OF REFERENCE FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, THE SOUTHEAST CORNER OF A CALLED 0.150 ACRE TRACT AS CONVEYED TO MONICA GARCIA IN VOL. 2111, PG 440, OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS, A POINT IN THE WESTERLY R.O.W. LINE OF NORTH TRAVIS STREET;

THENCE ALONG AND WITH SAID R.O.W., SOUTH 00 DEGREES 07 MINUTES 00 SECONDS EAST, A DISTANCE OF 60.00 FEET TO A FOUND 1/2 INCH IRON ROD FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, THE NORTHEAST CORNER OF SAID SACATAR PROPERTIES TRACT;

THENCE ALONG AND WITH THE COMMON BOUNDARY OF THE HEREIN DESCRIBED TRACT AND SAID SACATAR TRACT, SOUTH 89 DEGREES 53 MINUTES 00 SECONDS WEST, A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.28 ACRES, MORE OR LESS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 09/16/2014 and recorded in Book 4275 Page 0379 Document 14-016501 real property records of Guadalupe County, Texas.

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

Date: 01/02/2024

Time: 12:00 PM

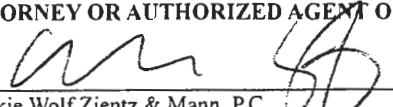
Place: Guadalupe County, Texas at the following location: NORTH PORCH OF THE GUADALUPE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

4. 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.

5. Obligations Secured. The Deed of Trust executed by STEVE D GUTIERREZ AND RHEANA N GUTIERREZ, provides that it secures the payment of the indebtedness in the original principal amount of \$113,211.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Wilmington Savings Fund Society, FSB, as trustee of Stanwich Mortgage Loan Trust F is the current mortgagee of the note and deed of trust and CARRINGTON MORTGAGE SERVICES LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is Wilmington Savings Fund Society, FSB, as trustee of Stanwich Mortgage Loan Trust F c/o CARRINGTON MORTGAGE SERVICES LLC, 1600 South Douglass Road, Suite 200-A, Anaheim, CA 92806 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. Substitute Trustee(s) Appointed to Conduct Sale. In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney 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.

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.

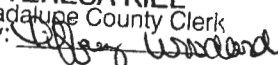

Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L. Keller Mackie, Attorney at Law
✓ Michael Zientz, Attorney at Law
Lori Liane Long, Attorney at Law
Chelsea Schneider, Attorney at Law
Ester Gonzales, Attorney at Law
Karla Balli, Attorney at Law
Parkway Office Center, Suite 900
14160 Dallas Parkway
Dallas, TX 75254

POSTED

NOV 09 2023

10:12 AM

TERESA KIEL

Guadalupe County Clerk
By: 

For additional sale information visit: www.auction.com or (800) 280-2832

22-000502-810-2 // 428 N. TRAVIS, SEGUIN, TX 78155



4801677

Certificate of Posting

I am Jay Martin 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 11/9/23 I filed this Notice of Foreclosure Sale at the office of the Guadalupe County Clerk and caused it to be posted at the location directed by the Guadalupe County Commissioners Court.

000523

5013 ARROW RIDGE
SCHERTZ, TX 78124

00000009861543

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 02, 2024

Time: The sale will begin at 11:00 AM or not later than three hours after that time.

Place: THE NORTH PORCH OF THE GUADALUPE COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS 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 13, 2019 and recorded in Document INSTRUMENT NO. 201999005417 real property records of GUADALUPE County, Texas, with KYAHSA MOINE C. HORNE, AN UNMARRIED WOMAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., (MERS) AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by KYAHSA MOINE C. HORNE, AN UNMARRIED WOMAN, securing the payment of the indebtednesses in the original principal amount of \$286,709.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. FLAGSTAR BANK, N.A. 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. FLAGSTAR BANK, NA, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o FLAGSTAR BANK, NA
5151 CORPORATE DRIVE
TROY, MI 48098

POSTED

NOV 13 2023

12:36 pm


TERESA KIEL

Guadalupe County Clerk
By: TSK



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 TROY MARTIN, DEBORAH MARTIN, ALEXIS MARTIN, CASSIE MARTIN, SHELBY MARTIN, BOB FRISCH, WAYNE DAUGHTREY, VICKI RODRIGUEZ, JENNYFER SAKIEWICZ, MARTHA ROSSINGTON, OR REYN ROSSINGTON 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 _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on _____ I filed at the office of the GUADALUPE County Clerk and caused to be posted at the GUADALUPE County courthouse this notice of sale.

Declarants Name: _____

Date: _____

5013 ARROW RIDGE
SCHERTZ, TX 78124

00000009861543

00000009861543

GUADALUPE



LOT 4, IN BLOCK 2, OF THE PARKLANDS SUBDIVISION, UNIT ONE (1), A SUBDIVISION IN GUADALUPE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGE 739-744, OF THE PLAT RECORDS OF GUADALUPE COUNTY, TEXAS.

23TX577-0107
794 UNION WINE RD, NEW BRAUNFELS, TX 78130

NOTICE OF FORECLOSURE SALE

Property: The Property to be sold is described as follows:

SEE EXHIBIT "A"

Security Instrument: Deed of Trust dated September 24, 2021 and recorded on September 24, 2021 as Instrument Number 202199033254 in the real property records of GUADALUPE County, Texas, which contains a power of sale.

Sale Information: January 02, 2024, at 12:00 PM, or not later than three hours thereafter, at the north porch of the Guadalupe County Courthouse, 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 MICHELLE KING AND TYLER KING secures the repayment of a Note dated September 24, 2021 in the amount of \$635,820.00. MOVEMENT MORTGAGE, LLC, whose address is c/o Movement Mortgage, LLC, 9726 Old Bailes Road, Suite 200, Fort Mill, SC 29707, is the current mortgagee of the Deed of Trust and Note and Movement Mortgage, 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.

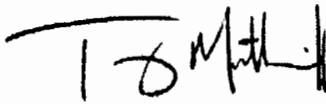
POSTED

NOV 14 2023
12:38 pm
TERESA KIEL
Guadalupe County Clerk
By: TERESA KIEL

Substitute Trustee(s): Amy Ortiz, Aarti Patel, Dylan Ruiz, Violet Nunez, Daniel McQuade, Marcela Cantu, Vanna Ho, Cary Corenblum, Joshua Sanders, Aleena Litton, Matthew Hansen, Thomas Gilbraith, C Jason Spence, Deborah Martin, Troy Martin, Alexis Martin, Cassie Martin, Terri Martin, Shelby Martin, Bob Frisch, Wayne Daughtrey, Martha Rossington, Reyn Rossington, Jennyfer Sakiewicz, Vicki Rodriguez, Dustin George

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.

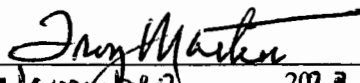


Miller, George & Suggs, PLLC
Tracey Midkiff, Attorney at Law
Jonathan Andring, Attorney at Law
Rachel Son, Attorney at Law
6080 Tennyson Parkway, Suite 100
Plano, TX 75024



Substitute Trustee(s): Amy Ortiz, Aarti Patel, Dylan Ruiz, Violet Nunez, Daniel McQuade, Marcela Cantu, Vanna Ho, Cary Corenblum, Joshua Sanders, Aleena Litton, Matthew Hansen, Thomas Gilbraith, C Jason Spence, Deborah Martin, Troy Martin, Alexis Martin, Cassie Martin, Terri Martin, Shelby Martin, Bob Frisch, Wayne Daughtrey, Martha Rossington, Reyn Rossington, Jennyfer Sakiewicz, Vicki Rodriguez, Dustin George
c/o Miller, George & Suggs, PLLC
6080 Tennyson Parkway, Suite 100
Plano, TX 75024

Certificate of Posting

I, , declare under penalty of perjury that on the 14 day of November, 2023, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of GUADALUPE County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

Escrow File No.: 12234NB

EXHIBIT "A"

All that certain 2.903 Acre tract of land situated in the J. S. Johnson Survey No. 47, Abstract No. 190, Guadalupe County, Texas, out of and a part of that certain 8.903 Acre Tract described in Deed filed for record in Volume 1503, Page 331 of the Official Public Records Of Guadalupe County, Texas; said 2.903 Acre tract being the same property described in a General Warranty Deed filed for record under Document No. 2016010124 of the Guadalupe County Deed Records (GCDR) and being more particularly described by metes and bounds as follows;

BEGINNING at an iron pipe found in the Northwest line of Union Wine Road at the South corner of the Sandra Tristan (Document No. 2016027643 GCDR) and the East corner of said 8.903 Acre Tract for the East corner of the herein described tract;

Thence, South 44°02'19" West, along the Northwest line of Union Wine Road and the Southeast line of said 8.903 Acre Tract, a distance of 256.67 Feet to an iron pipe found at an angle point in the Northwest line of Union Wine Road and the Southeast line of said 8.903 Acre Tract for the South corner of the herein described tract;

Thence, North 45°00'00" West, across said 8.903 Acre Tract along the lower Northeast line of the David Warneke and Michelle Warneke Remainder Tract (Volume 3191, Page 289 GCDR), a distance of 492.74 Feet to an iron rod found at an angle point of said Remainder Tract for the West corner of the herein described tract;

Thence, North 44°02'19" East, across said 8.903 Acre Tract along a common line with said Remainder Tract, a distance of 256.67 Feet to an iron rod found in the upper Northeast line of said Remainder Tract and the Northeast line of said 8.903 Acre Tract and the Southwest line of said Tristan Tract for the North corner of the herein described tract;

Thence, South 45°00'00" East, along the Northeast line of said 8.903 Acre tract and the Southwest line of said Tristan Tract, a distance of 492.74 Feet to the POINT OF BEGINNING and containing 2.903 Acres of land.

NOTE: The company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes and does not override Item 2 of Schedule B. hereof.

202199033254

I certify this instrument was ELECTRONICALLY FILED
and RECORDED in the OFFICIAL PUBLIC RECORDS
of Guadalupe County, Texas on
09/24/2021 03:59:40 PM PAGES: 23 JEANNE
TERESA KIEL, COUNTY CLERK



Teresa Kiel

000531

23TX373-0555
1048 POLMONT CT, SEGUIN, TX 78155

NOTICE OF FORECLOSURE SALE

Property: The Property to be sold is described as follows:

LOT 75, BLOCK 5, THE MEADOWS AT NOLTE FARMS PHASE I, A SUBDIVISION IN GUADALUPE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGE 281, MAP AND PLAT RECORDS OF GUADALUPE COUNTY, TEXAS.

Security Instrument: Deed of Trust dated October 22, 2015 and recorded on October 27, 2015 as Instrument Number 2015022124 in the real property records of GUADALUPE County, Texas, which contains a power of sale.

Sale Information: January 02, 2024, at 11:00 AM, or not later than three hours thereafter, at the north porch of the Guadalupe County Courthouse, 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 CARLOS VASQUEZ AND JONATHON VASQUEZ secures the repayment of a Note dated October 22, 2015 in the amount of \$165,217.00. FREEDOM MORTGAGE CORPORATION, whose address is c/o Freedom Mortgage Corporation, 951 Yamato Road, Suite 175, Boca Raton, FL 33431, is the current mortgagee of the Deed of Trust and Note and Freedom Mortgage Corporation 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.

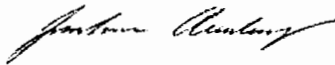
POSTED

NOV 14 2023
12:43 pm
TERESA KIEL
Guadalupe County Clerk
By: VS

Substitute Trustee(s): Amy Ortiz, Aarti Patel, Dylan Ruiz, Violet Nunez, Daniel McQuade, Marcela Cantu, Vanna Ho, Cary Corenblum, Joshua Sanders, Aleena Litton, Matthew Hansen, Thomas Gilbraith, C Jason Spence, Deborah Martin, Troy Martin, Alexis Martin, Cassie Martin, Terri Martin, Shelby Martin, Bob Frisch, Wayne Daughtrey, Martha Rossington, Reyn Rossington, Jennyfer Sakiewicz, Vicki Rodriguez, Dustin George

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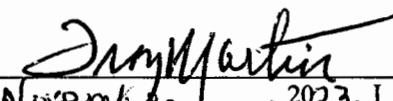


Miller, George & Suggs, PLLC
Tracey Midkiff, Attorney at Law
Jonathan Andring, Attorney at Law
Rachel Son, Attorney at Law
6080 Tennyson Parkway, Suite 100
Plano, TX 75024



Substitute Trustee(s): Amy Ortiz, Aarti Patel, Dylan Ruiz, Violet Nunez, Daniel McQuade, Marcela Cantu, Vanna Ho, Cary Corenblum, Joshua Sanders, Aleena Litton, Matthew Hansen, Thomas Gilbraith, C Jason Spence, Deborah Martin, Troy Martin, Alexis Martin, Cassie Martin, Terri Martin, Shelby Martin, Bob Frisch, Wayne Daughtrey, Martha Rossington, Reyn Rossington, Jennyfer Sakiewicz, Vicki Rodriguez, Dustin George
c/o Miller, George & Suggs, PLLC
6080 Tennyson Parkway, Suite 100
Plano, TX 75024

Certificate of Posting

I, , declare under penalty of perjury that on the 14 day of November, 2023, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of GUADALUPE County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

NATIONSTAR MORTGAGE LLC (CXE)
SMITH, DERRICK
2913 PAWTUCKET ROAD, SCHERTZ, TX 78108

VA 62-62-1263332
Firm File Number: 19-032038

000536

NOTICE OF TRUSTEE'S SALE

WHEREAS, on December 23, 2015, DERRICK K SMITH AKA DERRICK KENTRELL SMITH AKA DERRICK SMITH AND PRECIOUS RONETTE SMITH HUSBAND AND WIFE, as Grantor(s), executed a Deed of Trust conveying to SCOTT R. VALBY, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR BROOKHOLLOW MORTGAGE SERVICES, LTD. in payment of a debt therein described. The Deed of Trust was filed in the real property records of GUADALUPE COUNTY, TX and is recorded under Clerk's File/Instrument Number 2015026361, to which reference is herein made for all purposes.

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

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on , **Tuesday, January 2, 2024** between ten o'clock AM and four o'clock PM and beginning not earlier than 11:00 AM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate at the County Courthouse in GUADALUPE COUNTY, TX to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Guadalupe, State of Texas:

LOT 35, BLOCK 16, RIATA, UNIT 4B, SITUATED IN THE CITY OF SCHERTZ, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 8, PAGE 158-159, MAP AND PLAT RECORDS, GUADALUPE COUNTY, TEXAS.

Property Address: 2913 PAWTUCKET ROAD
SCHERTZ, TX 78108
Mortgage Servicer: NATIONSTAR MORTGAGE LLC
Mortgagee: THE VETERANS LAND BOARD OF THE STATE OF TEXAS
8950 CYPRESS WATERS BOULEVARD
COPELL, 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.

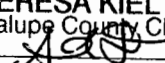
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER

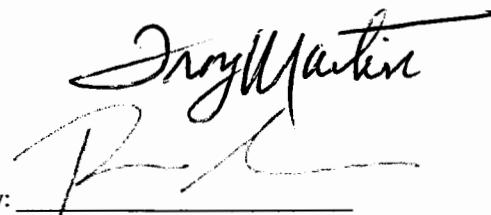
SUBSTITUTE TRUSTEE

Troy Martin, Deborah Martin, Cassie Martin, Alexis Martin, Martha Rossington, Reyn Rossington, Wayne Daughtrey, Shelby Martin, Jennyfer Sakiewicz
4600 Fuller Ave., Suite 400
Irving, TX 75038

WITNESS MY HAND this day November 13, 2023.

POSTED

NOV 16 2023
10:25am
TERESA KIEL
Guadalupe County Clerk
By: 

By: 
H. Gray Burks IV
Texas Bar # 03418320
Ronny George
Texas Bar # 24123104
gburks@logs.com
rgeorge@logs.com
13105 Northwest Freeway, Suite 960

Houston, TX 77040
Telephone No: (713) 462-2565
Facsimile No: (847) 879-4823
Attorneys for The Veterans Land Board of the State of
Texas

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 military service to the sender of this notice immediately.

POSTED

000538

NOV 16 2023
12:02pm
TERESA KIEL
Guadalupe County Clerk
By: AKS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

T.S. #: 2023-06558-TX

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.

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

Date: 1/2/2024
Time: The earliest time the sale will begin is 11:00 AM
Place: Guadalupe County Courthouse, Texas, at the following location: 101 East Court Street, Seguin, TX 78155 NORTH PORCH OF THE GUADALUPE COURTHOUSE

Or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court, pursuant to section 51.002 of the Texas Property Code.

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

LOT 48, BLOCK 11, TURNING STONE, UNIT-E3, A SUBDIVISION IN GUADALUPE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGES 197-198, MAP AND PLAT RECORDS OF GUADALUPE COUNTY, TEXAS.

Commonly known as: 273 ALBARELLA CIBOLO, TX 78108

Instrument to be Foreclosed - The instrument to be foreclosed is the Deed of Trust dated 7/21/2016 and recorded in the office of the County Clerk of Guadalupe County, Texas, recorded on 7/27/2016 under County Clerk's File No 2016016040, in Book - and Page - of the Real Property Records of Guadalupe County, Texas.

Grantor(s):	Rickey Lynn Terrell, II and Crystal Terrell, husband and wife
Original Trustee:	Chris A. Peirson
Substitute Trustee:	Auction.com, Alexis Martin, Shelby Martin, Bob Frisch, Wayne Daughtrey, Vicki Rodriguez, Troy Martin, Deborah Martin, Cassie Martin, Terri Martin, Shelby Martin, Jim Mills, Susan Mills, Andrew Mills-Middlebrook, George Hawthorne, Ed Henderson, Kyle Walker, Justin Holliday, Martha Rossington, Reyn Rossington, Nestor Solutions, LLC
Original Mortgagee:	Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for ClearPath Lending, its successors and assigns
Current Mortgagee:	Freedom Mortgage Corporation
Mortgage Servicer:	Freedom Mortgage Corporation

T.S. #: 2023-06558-TX

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 referenced property securing the above referenced loan.

T.S. #: 2023-06558-TX

Terms of Sale - The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the mortgagee thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. Prospective bidders 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 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. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the promissory note in the original principal amount of \$297,700.00, executed by Rickey Lynn Terrell, II and Crystal Terrell, husband and wife, and payable to the order of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for ClearPath Lending, its successors and assigns; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of Trustor(s) to the current holder of the Obligations to the mortgagee under the deed of trust.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale.

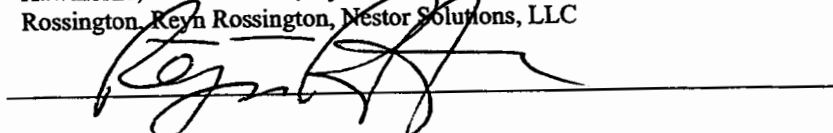
Questions concerning the sale may be directed to the undersigned or to the Mortgagee:

Freedom Mortgage Corporation
10500 Kincaid Drive
Fishers, IN 46037
Phone: 855-690-5900

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

Dated: 11-16-2023

Auction.com, Alexis Martin, Shelby Martin, Bob Frisch, Wayne Daughtrey, Vicki Rodriguez, Troy Martin, Deborah Martin, Cassie Martin, Terri Martin, Shelby Martin, Jim Mills, Susan Mills, Andrew Mills-Middlebrook, George Hawthorne, Ed Henderson, Kyle Walker, Justin Holliday, Martha Rossington, Keyn Rossington, Nestor Solutions, LLC



T.S. #: 2023-06558-TX

c/o Nestor Solutions, LLC
214 5th Street, Suite 205
Huntington Beach, California 92648
Phone: (888) 403-4115
Fax: (888) 345-5501

For sale information visit: <https://www.xome.com> or Contact (800) 758-8052.

SENDER OF THIS NOTICE:
AFTER FILING, PLEASE RETURN TO:

Nestor Solutions, LLC
214 5th Street, Suite 205
Huntington Beach, California 92648

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:** 01/02/2024**Time:** The sale will begin at 11:00 AM or not later than three hours after that time

Place: Guadalupe County, Texas at the following location: **NORTH PORCH OF THE GUADALUPE COURTHOUSE 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: 143 TWIN OAK RD, SEGUIN, TX 78155

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 12/21/2006 and recorded 12/29/2006 in Book VOL 2419, Page 0338, Document 06-27510, real property records of Guadalupe County, Texas, with **Myrian S Villatoro, An Unmarried Individual** grantor(s) and **AMERICAN HOME MORTGAGE** as Lender, **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.** 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 **Myrian S Villatoro, An Unmarried Individual**, securing the payment of the indebtedness in the original principal amount of **\$102,080.00**, 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 on behalf of **ACE Securities Corp. Home Equity Loan Trust** and for the registered holders of **ACE Securities Corp. Home Equity Loan Trust, Series 2007-ASAP1, Asset Backed Pass-Through Certificates** is the current mortgagee of the note and deed of trust or contract lien.

POSTED

NOV 30 2023
10:31am
TERESA KIEL
Guadalupe County Clerk
By: *AKS*

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:

Lot 82, OAK VILLAGE NORTH, a subdivision in Guadalupe County, Texas according to Volume 4, Page 22, Map and Plat Records, Guadalupe 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
PO BOX 24605
West Palm Beach, FL 33416-4605
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: November 28, 2023


Monique Pitzer, Trustee Sale Assistant

C/O Power Default Services, Inc.
7730 Market Center Ave, Suite 100
El Paso, TX 79912
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  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 11/30/2023 I filed this Notice of Foreclosure Sale at the office of the Guadalupe County Clerk and caused it to be posted at the location directed by the Guadalupe County Commissioners Court.

Certificate of Posting

POSTED

000551

NOV 30 2023
2:32pm
TERESA KIEL
Guadalupe County Clerk
By: [Signature]

1966 RISING SUN BLVD
NEW BRAUNFELS, TX 78130

00000009693474

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 02, 2024

Time: The sale will begin at 12:00 PM or not later than three hours after that time.

Place: THE NORTH PORCH OF THE GUADALUPE COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS 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 September 27, 2018 and recorded in Document CLERK'S FILE NO. 201899022589 real property records of GUADALUPE County, Texas, with ALICIA M. MARTINEZ, AN UNMARRIED WOMAN AND BO J. CAMPBELL, AN UNMARRIED MAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by ALICIA M. MARTINEZ, AN UNMARRIED WOMAN AND BO J. CAMPBELL, AN UNMARRIED MAN, securing the payment of the indebtednesses in the original principal amount of \$228,778.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. 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. WELLS FARGO BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:


c/o WELLS FARGO BANK, N.A.
3476 STATEVIEW BLVD
FORT MILL, SC 29715



NTSS00000009693474

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 AMY ORTIZ, AARTI PATEL, DYLAN RUIZ, VIOLET NUNEZ, DANIEL MCQUADE, MARCELA CANTU, VANNA HO, CARY CORENBLUM, JOSHUA SANDERS, ALEENA LITTON, MATTHEW HANSEN, AUCTION.COM, THOMAS GILBRAITH, C JASON SPENCE, DEBORAH MARTIN, TROY MARTIN, ALEXIS MARTIN, CASSIE MARTIN, TERRI MARTIN, SHELBY MARTIN, BOB FRISCH,, WAYNE DAUGHTREY, JANICE STONER, JODI STEEN, OR JO WOOLSEY 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 _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on _____ I filed at the office of the GUADALUPE County Clerk and caused to be posted at the GUADALUPE County courthouse this notice of sale.

Declarants Name: _____

Date: _____

1966 RISING SUN BLVD
NEW BRAUNFELS, TX 78130

00000009693474

00000009693474

GUADALUPE

EXHIBIT "A"

LOT 15, BLOCK 6, LAUBACH SUBDIVISION UNIT 1, A SUBDIVISION IN GUADALUPE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGE 707, MAP/PLAT RECORDS, GUADALUPE COUNTY, TEXAS.

APN # 1G1866-0006-01500-0-00

POSTED

000557

DEC 06 2023

3:25 PM

TERESA KIEL

Guadalupe County Clerk

By: W. D. K.

Notice of Foreclosure Sale

December 6, 2023

Deed of Trust, Assignment of Rents And Security Agreement ("Deed of Trust"):

Dated: September 22, 2017
Grantor: Heather A. Zech
Trustee: John F.K McGill
Lender/Mortgagee: Lakeway Ventures, LLC
Recorded in: Document #2017026851, of the Official Public Records of
Guadalupe County, Texas
Secures: Promissory Note ("Note") in the original principal amount of
\$63,000.00 executed by Heather A. Zech ("Borrower") and payable
to the order of Lakeway Ventures, LLC ("Noteholder")

Substitute Trustee: Grace G. Kunde, John P. Arnold, and/or Hunter H. Hewell

Substitute Trustee's
Address: 536 E. Court Street, Seguin, Texas, 78155

Foreclosure Sale:

Date: January 2, 2024

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 A.M. and not later than three
hours thereafter.

Place: North porch of the Guadalupe County Courthouse, or as designated
by the County Commissioners Court.

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
Noteholder'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, Lakeway Ventures, LLC, 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 Lakeway Ventures, LLC's election to proceed against and sell both the real property and any
personal property described in the Deed of Trust in accordance with Lakeway Venture'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 Lakeway Ventures, LLC 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.

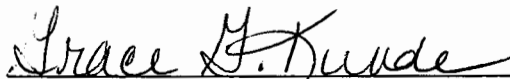
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain 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 Lakeway Ventures, LLC. 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.



GRACE G. KUNDE
MOORE GANSKE MURR SESSIONS pllc
Attorney for Lakeway Ventures, LLC
536 E. Court
Seguin, Texas 78155
Telephone (830) 386-3805

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 3/30/2022	Grantor(s)/Mortgagor(s): HANNAH MAREE OLIVER AND DANIELLE N. HOLDSWORTH, A MARRIED COUPLE
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR GARDNER FINANCIAL SERVICES LTD, DBA LEGACY MUTUAL MORTGAGE, ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: Planet Home Lending, LLC
Recorded in: Volume: N/A Page: N/A Instrument No: 202299010197	Property County: GUADALUPE
Mortgage Servicer: Planet Home Lending, LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 321 Research Parkway, Suite 303, Meriden, CT 06450
Date of Sale: 1/2/2024	Earliest Time Sale Will Begin: 11am
Place of Sale of Property: The north porch of the Guadalupe County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

Legal Description: LOT 3, BLOCK 11 OF SAENGERHALLE SUBDIVISION UNIT 4, A SUBDIVISION IN THE CITY OF NEW BRAUNFELS, GUADALUPE COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 9, PAGE 58 OF THE MAP AND PLAT RECORDS OF GUADALUPE COUNTY, TEXAS.

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Troy Martin, Deborah Martin, Cassie Martin, Alexis Martin, Martha Rossington, Reyn Rossington, Wayne Daughtrey, Shelby Martin, Jennyfer Sakiewicz, Bob Frisch, Wayne Daughtrey or Vicki Rodriguez, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there 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

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.

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.

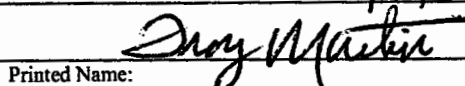
NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(1): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A 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.

Dated: 12/5/2023



Thuy Frazier, Attorney
McCarthy & Holthus, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075
Attorneys for Planet Home Lending, LLC

Dated: December 7, 2023



Printed Name:

Troy Martin

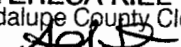
Substitute Trustee
c/o ServiceLink Auction
1255 West 15th Street, Suite 1060
Plano, TX 75075

POSTED

DEC 07 2023

11:22am

TERESA KIEL

Guadalupe County Clerk
By: 

MH File Number: TX-23-100216-POS
Loan Type: FHA

Notice of Substitute Trustee Sale

T.S. #: 23-10059

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.

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

Date: 1/2/2024
 Time: The sale will begin no earlier than 11:00 AM or no later than three hours thereafter.
 The sale will be completed by no later than 2:00 PM
 Place: Guadalupe County Courthouse in Seguin, Texas, at the following location: **THE NORTH PORCH OF THE GUADALUPE COUNTY COURTHOUSE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE**

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

BEING 0.423 OF AN ACRE TRACT OF LAND OUT OF THE MOSES SURVEY NO. 20, ABSTRACT 4, GUADALUPE COUNTY, TEXAS, BEING A PORTION OF LOT 12, KOEPEL SUBDIVISION NO. 1, PLAT RECORDED IN VOLUME 24, PAGE 22, DEED RECORDS, GUADALUPE COUNTY, TEXAS, ALSO BEING THAT SAME TRACT OF LAND CALLED 0.412 OF AN ACRE, DESCRIBED IN VOLUME 1311, PAGE 392, OFFICIAL PUBLIC GUADALUPE COUNTY, TEXAS.

Instrument to be Foreclosed – The instrument to be foreclosed is the Deed of Trust is dated 1/10/2011 and is recorded in the office of the County Clerk of Guadalupe County, Texas, under County Clerk's File No 11-001283, recorded on 1/20/2011, in Book 2957, Page 0839, of the Real Property Records of Guadalupe County, Texas.
 Property Address: 140 RIVERVIEW ROAD MCQUEENEY, TX 78123-3610

Trustor(s):	STERLING OTIS FRYMIRE and NORMA C. FRYMIRE	Original Beneficiary:	Mortgage Electronic Registration Systems, Inc, as beneficiary, as nominee for AMTEC FUNDING GROUP LLC, its successors and assigns
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Current Beneficiary:	HOGAR HISPANO, INC.	Loan Servicer:	BSI Financial Services, Inc.
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Current Substituted Trustees:	Auction.com, Troy Martin, Deborah Martin, Cassie Martin, Terri Martin, Shelby Martin, Alexis Martin, Elizabeth Anderson, Martha Rossington, Reyn Rossington, Rick Snoke, Prestige Default Services, LLC
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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.

POSTED

DEC 07 2023
 11:25am
 TERESA KIEL
 Guadalupe County Clerk
 By: AdR

T.S. #: 23-10059

Terms of Sale - The sale will be conducted as a public auction to the highest bidder for cash with funds being made payable to Prestige Default Services, LLC, 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. Prospective bidders 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 section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

Type of sale - The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of the sale granted by the deed of trust executed by STERLING OTIS FRYMIRE and NORMA C. FRYMIRE. The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the promissory note in the original principal amount of \$412,500.00, executed by STERLING OTIS FRYMIRE and NORMA C. FRYMIRE, and payable to the order of Mortgage Electronic Registration Systems, Inc, as beneficiary, as nominee for AMTEC FUNDING GROUP LLC, its successors and assigns; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of STERLING OTIS FRYMIRE and NORMA C. FRYMIRE to STERLING OTIS FRYMIRE and NORMA C. FRYMIRE. HOGAR HISPANO, INC. is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note and all other amounts lawfully owing under the Note, the Deed of Trust, and all of the other associated loan documents, including, without limitation, all interest, default interest, late charges, advances, attorneys' fees and other costs and expenses. **All checks must be made payable to Prestige Default Services, LLC**

Questions concerning the sale may be directed to the undersigned or to the beneficiary:
HOGAR HISPANO, INC.
c/o BSI Financial Services, Inc.
4200 Regent Blvd, Ste B200
Irving TX 75063
800.327.7861

Dated: 12/7/2023

Auction.com, Troy Martin, Deborah Martin, Cassie Martin, Terri Martin, Shelby Martin, Alexis Martin, Elizabeth Anderson, Martha Rossington, Reyn Rossington, Rick Snoke, Prestige Default Services, LLC



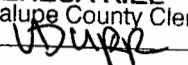
Prestige Default Services, LLC
16801 Addison Road, Suite 350
Addison, Texas 75001
Phone: (972) 893-3096 ext. 1035
Fax: (949) 427-2732

T.S. #: 23-10059

AFTER RECORDING, PLEASE RETURN TO:
Prestige Default Services, LLC
16801 Addison Road, Suite 350
Addison, Texas 75001
Attn: Trustee Department

POSTED

000563

DEC 07 2023
1:55pm
TERESA KIEL
Guadalupe County Clerk
By: 

NOTICE OF FORECLOSURE SALE

December 6, 2023

Second Lien Deed of Trust (the "Deed of Trust"):

Dated: August 19, 2022

Grantor: SLACKERS INVESTMENTS, LLC, a limited liability company

Trustee: Clinton Howard

Lender: Clayton Cody Howard and Michele Howard

Recorded in: Document No. 202299025996 of the Official Public Records of Guadalupe County, Texas, as corrected by Correction Affidavit Instrument As To A Recorded Original Instrument dated August 25, 2022, recorded in Document No. 202299026242 of the Official Public Records of Guadalupe County, Texas

Legal Description: See Exhibit "A" attached hereto.

Secures: Promissory Note ("Note") in the original principal amount of \$110,000.00, executed by Grantor and payable to the order of Lender

Substitute Trustee: Mitchell D. Savrick; David J. Attwood; Christopher Ross; Evan A. Johnston; or Leah E. Stein

Substitute Trustee's Address: 4330 Gaines Ranch Loop, Suite 150, Austin, TX 78735

Foreclosure Sale Information:

Date: January 2, 2024

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 A.M. and not later than three hours thereafter.

Place: On the north porch of the Guadalupe County Courthouse, or as designated by the County Commissioners Court of Guadalupe County, Texas.

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

Substitute Trustee:

In accordance with the Texas Property Code, Section 51.0076, and the Deed of Trust referenced above, Lender and Lender's attorney hereby name, appoint and designate the following substitute trustee(s), each to act under and by virtue of said Deed of Trust, including posting and filing the public notice required under Section 51.002 of the Texas Property Code as amended, and to proceed with a foreclosure of the Deed of Trust lien securing the payment of the Note: Mitchell D. Savrick; David J. Attwood; Christopher Ross; Evan A. Johnston; Leah E. Stein.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE DEED OF TRUST IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE LENDER.

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, Lender, 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 Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Lender's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

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

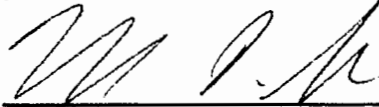
If Lender passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

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

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

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



Substitute Trustee(s):

Mitchell D. Savrick (SBN: 17692200)

David J. Attwood (SBN: 24062593)

Christopher Ross (SBN: 24104680)

Evan A. Johnston (SBN: 24084283)

Leah E. Stein (SBN: 24098467)

Savrick Schumann Johnson McGarr

Kaminski & Shirley, L.L.P.

4330 Gaines Ranch Loop, Suite 150

Austin, TX 78735

Ph: (512) 3476-1604)

ATTORNEYS FOR LENDER

CERTIFICATE OF POSTING

I, Jeanned. McAlpin (*printed name*), hereby declare under penalty of perjury that on this day I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of Guadalupe County, Texas, and Texas Property Code Sections 51.002(b)(1) and 51.002(b)(2).

Date: December 7, 2023

Jeanned. McAlpin
(Signature)

EXHIBIT "A"
TRACT 1
METES & BOUNDS DESCRIPTION

OF A 1.26 ACRE TRACT LYING AND BEING SITUATED IN THE CHARLES HENDERSON SURVEY NO. 55, ABSTRACT NO. 147, GUADALUPE COUNTY, TEXAS, BEING A PORTION OF THAT CALLED 13.00 ACRE TRACT DESCRIBED IN A DEED FROM VETERANS LAND BOARD OF TEXAS TO LURINE HETTER ISCRIG HOWARD RECORDED IN VOLUME 964, PAGE 646, OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS, BEING ALL OF A CALLED 1.12 ACRE TRACT DESCRIBED AS "FIRST TRACT" IN VOLUME 1610, PAGE 853, OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS AND A PORTION OF A CALLED 1.12 ACRE TRACT DESCRIBED AS "SECOND TRACT" IN SAID VOLUME 1610, PAGE 853, OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING at a 1/2" iron rod found in the westerly R.O.W. line of Old Seguin Rd, marking the northeast corner of a called 1.78 acre tract described in a deed to Terri Lynne Casiano in Vol. 1507, Pg. 840, Official Public Records of Guadalupe County, Texas;

THENCE along and with said R.O.W. line, the east line of said Casiano Tract, S 00°50'17" E, 171.33 feet (called 171.33 feet, per 1507/840) to a capped 1/2" iron rod set for the northeast corner and POINT OF BEGINNING of the herein described tract, the southeast corner of said Casiano Tract;

THENCE continuing along said R.O.W. line, same being the east line of the herein described tract, S 00°50'17" E, 160.07 feet (S 00°28'21" E, 160.07 feet, per deed) to a capped 1/2" iron rod set for the southeast corner of the herein described tract, the northeast corner of a called 13.0000 acre tract as described in a deed to Alvin W. Brown in Vol. 794, Pg. 682, Deed Records of Guadalupe County, Texas;

THENCE along the north line of said Brown Tract, same being the south line of the herein described tract, S 88°53'39" W, (called S 89°02'55" W, per deed) at a distance of 304.97 feet passing the deeded southwest corner of said "First Tract", the southeast corner of said "Second Tract", a total distance of 339.00 feet to a capped 1/2" iron rod set for the southwest corner of the herein described tract, the southeast corner of the remaining portion of said "Second Tract", described as Tract 2 by separate Metes and Bounds;

THENCE across and overlying said "Second Tract", along the east line of said remainder of Tract 2, same being the west line of the herein described tract, N 01°18'53" E, 159.66 feet to a capped 1/2" iron rod set for the northwest corner of the herein described tract, the northeast corner of said remainder of Tract 2, a point in the northerly R.O.W. line of a 60' Ingress-Egress easement, as described in Vol. 1633, Pg. 302, Official Public Records of Guadalupe County, Texas (known as Jasmine Ln.) from which a 3" pipe marking the southwest corner of said Casiano Tract is found bearing S 88°49'31" W, 118.51 feet for witness;

THENCE along the south line of said Casiano Tract, same being the north line of the herein described tract, N 88°49'31" E, 340.33 feet (N 88°55'16" E, per deed) to the POINT OF BEGINNING and containing 1.25 acres, more or less.

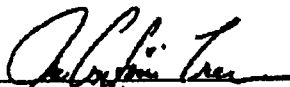
Basis of Bearing: Texas South Central NAD 83
All set 1/2" iron rods capped with "Amersurveyors" cap.

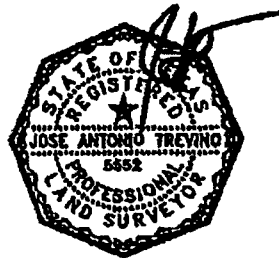
STATE OF TEXAS §

March 25, 2020

COUNTY OF BEXAR §

It is hereby certified that the above description was prepared from an actual survey on the ground of the described tract made under my supervision.


Jose Antonio Trevino,
Registered Professional Land Surveyor
Registration No. 5552



NOTICE OF FORECLOSURE SALE**POSTED**

December 6, 2023

Second Lien Deed of Trust (the "Deed of Trust"):

DEC 07 2023
 1:55pm
 TERESA KIEL
 Guadalupe County Clerk
 By: *[Signature]*

Dated: August 19, 2022

Grantor: SLACKERS INVESTMENTS, LLC, a limited liability company

Trustee: Clinton Howard

Lender: David R. Howard and Beverly Howard

Recorded in: Document No. 202299025997 of the Official Public Records of Guadalupe County, Texas, as corrected by Correction Affidavit Instrument As To A Recorded Original Instrument dated August 25, 2022, recorded in Document No. 202299026227 of the Official Public Records of Guadalupe County, Texas

Legal Description: See Exhibit 1 attached hereto.

Secures: Promissory Note ("Note") in the original principal amount of \$390,000.00, executed by Grantor and payable to the order of Lender

Substitute Trustee(s): Mitchell D. Savrick; David J. Attwood; Christopher Ross; Evan A. Johnston; or Leah E. Stein

Substitute Trustee's Address: 4330 Gaines Ranch Loop, Suite 150, Austin, TX 78735

Foreclosure Sale Information:

Date: January 2, 2024

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 A.M. and not later than three hours thereafter.

Place: On the north porch of the Guadalupe County Courthouse, or as designated by the County Commissioners Court of Guadalupe County, Texas.

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

Substitute Trustee:

In accordance with the Texas Property Code, Section 51.0076, and the Deed of Trust referenced above, Lender and Lender's attorney hereby name, appoint and designate the following substitute trustee(s), each to act under and by virtue of said Deed of Trust, including posting and filing the public notice required under Section 51.002 of the Texas Property Code as amended, and to proceed with a foreclosure of the Deed of Trust lien securing the payment of the Note: Mitchell D. Savrick; David J. Attwood; Christopher Ross; Evan A. Johnston; Leah E. Stein.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE DEED OF TRUST IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE LENDER.

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, Lender, 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 Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Lender's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

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


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

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

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



Substitute Trustee(s):

Mitchell D. Savrick (SBN: 17692200)

David J. Attwood (SBN: 24062593)

Christopher Ross (SBN: 24104680)

Evan A. Johnston (SBN: 24084283)

Leah E. Stein (SBN: 24098467)

Savrick Schumann Johnson McGarr

Kaminski & Shirley, L.L.P.

4330 Gaines Ranch Loop, Suite 150

Austin, TX 78735

Ph: (512) 3476-1604)

ATTORNEYS FOR LENDER

CERTIFICATE OF POSTING

I, Jeanne D. McAlpin (*printed name*), hereby declare under penalty of perjury that on this day I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of Guadalupe County, Texas, and Texas Property Code Sections 51.002(b)(1) and 51.002(b)(2).

Date: December 7, 2023

Jeanne D. McAlpin
(Signature)

EXHIBIT 1

Tract 2:

Being 1.0 acres of land, more or less, in the CHARLES HENDERSON SURVEY, ABSTRACT NO. 147, situated in Guadalupe County, Texas, being a portion of that 13.00 acre tract described in Volume 964, Page 645, of the Official Records of Guadalupe County, Texas and as more particularly described by metes and bounds in Exhibit "A1" attached hereto.

Tract 3:

Being 1.12 acres of land, more or less, in the CHARLES HENDERSON SURVEY, ABSTRACT NO. 147, situated in Guadalupe County, Texas, being a portion of that 13.00 acre tract described in Volume 964, Page 645, of the Official Records of Guadalupe County, Texas and as more particularly described by metes and bounds in Exhibit "B" attached hereto.

Tract 4:

Being 1.12 acres of land, more or less, in the CHARLES HENDERSON SURVEY, ABSTRACT NO. 147, situated in Guadalupe County, Texas, being a portion of that 13.00 acre tract described in Volume 964, Page 645, of the Official Records of Guadalupe County, Texas and as more particularly described by metes and bounds in Exhibit "C" attached hereto.

Tract 5:

Being 1.12 acres of land, more or less, in the CHARLES HENDERSON SURVEY, ABSTRACT NO. 147, situated in Guadalupe County, Texas, being a portion of that 13.00 acre tract described in Volume 964, Page 645, of the Official Records of Guadalupe County, Texas and as more particularly described by metes and bounds in Exhibit "D" attached hereto.

Tract 6:

Being 1.51 acres of land, more or less, in the CHARLES HENDERSON SURVEY, ABSTRACT NO. 147, situated in Guadalupe County, Texas, being a portion of that 13.00 acre tract described in Volume 964, Page 645, of the Official Records of Guadalupe County, Texas and as more particularly described by metes and bounds in Exhibit "E" attached hereto.

Tract 7:

Being 1.37 acres of land, more or less, in the CHARLES HENDERSON SURVEY, ABSTRACT NO. 147, situated in Guadalupe County, Texas, being a portion of that 13.00 acre tract described in Volume 964, Page 645, of the Official Records of Guadalupe County, Texas and as more particularly described by metes and bounds in Exhibit "F" attached hereto.

Tract 8:

Being 1.37 acres of land, more or less, in the CHARLES HENDERSON SURVEY, ABSTRACT NO. 147, situated in Guadalupe County, Texas, being a portion of that 13.00 acre tract described in Volume 964, Page 645, of the Official Records of Guadalupe County, Texas and as more particularly described by metes and bounds in Exhibit "G" attached hereto.

Tract 9:

Being 1.36 acres of land, more or less, in the CHARLES HENDERSON SURVEY, ABSTRACT NO. 147, situated in Guadalupe County, Texas, being a portion of that 13.00 acre tract described in Volume 964, Page 645, of the Official Records of Guadalupe County, Texas and as more particularly described by metes and bounds in Exhibit "H" attached hereto.

Tract 10:

Easement Estate for ingress and egress for the benefit of Tracts 2 through 9 above as created and described in that certain Executor's Deed recorded in Volume 1633, Page 302, of the Official Public Records of Guadalupe County, Texas; said road easement being over and across 2.17 acres, more or less, in the CHARLES HENDERSON SURVEY, ABSTRACT NO. 147, situated in Guadalupe County, Texas and as more particularly described by metes and bounds in Exhibit "I" attached hereto.

EXHIBIT "A1"

TRACT 2
METES & BOUNDS DESCRIPTION

OF A 1.00 ACRE TRACT LYING AND BEING SITUATED IN THE CHARLES HENDERSON SURVEY NO. 55, ABSTRACT NO. 147, GUADALUPE COUNTY, TEXAS, BEING A PORTION OF THAT CALLED 13.00 ACRE TRACT DESCRIBED IN A DEED FROM VETERANS LAND BOARD OF TEXAS TO LURINE HETTIE ISGRIG HOWARD RECORDED IN VOLUME 964, PAGE 646, OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS, BEING THE REMAINING PORTION OF A CALLED 1.12 ACRE TRACT DESCRIBED AS "SECOND TRACT" IN VOLUME 1610, PAGE 853, OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING at a $\frac{1}{4}$ " iron rod found in the westerly R.O.W. line of Old Seguin Rd. marking the northeast corner of a called 1.78-acre tract described in a deed to Terri Lynne Casiano in Vol. 1507, Pg. 840, Official Public Records of Guadalupe County, Texas;

THENCE along and with said R.O.W. line, the east line of said Casiano Tract; S $00^{\circ}50'17''$ E, 171.33 feet (called 171.33 feet, per 1507/840) to a capped $\frac{1}{4}$ " iron rod set for the northeast corner of a called 1.12 acre tract described as "First Tract" in said Vol. 1610, Pg. 853; the northeast corner of a 1.25 acre tract this day surveyed and described as "Tract 1" by separate Metes and Bounds, and the north line of the ingress and egress 60 foot wide easement described in Volume 1633, Page 302;

THENCE along the south line of said Casiano tract, the north line of said 1.12 Acre Tract, and the south line of said right-of-way, S $88^{\circ}49'31''$ W, 340.33 feet to a capped $\frac{1}{4}$ " iron rod set for the northeast corner and POINT OF BEGINNING of the herein-described tract, the northwest corner of said "Tract 1";

THENCE along the west line of said "Tract 1", across and severing said "Second Tract", same being the east line of the herein described tract, S $01^{\circ}18'53''$ E, 159.66 feet to a capped $\frac{1}{4}$ " iron rod set for the southeast corner of the herein described tract, the southwest corner of said "Tract 1", a point in the north line of a called 13.0000 acre tract as described in a deed to Alvin W. Brown in Vol. 794, Pg. 682, Deed Records of Guadalupe County, Texas;

THENCE along the north line of said Brown Tract, same being the south line of the herein described tract, S $88^{\circ}53'39''$ W, 288.10 feet to a capped $\frac{1}{4}$ " iron rod set for the southwest corner of the herein described tract, the southwest corner of said "Second Tract", the southeast corner of a called 1.12 acre tract known as "Third Tract" in said Vol. 1610, Pg. 853;

THENCE along the east line of said "Third Tract", same being the west line of the herein described tract, N $01^{\circ}15'27''$ W, at 129.79 feet pass the south line of said ingress egress easement and continue for a total of 160.30 feet (called N $00^{\circ}57'05''$ E, 160.01 feet, per Vol. 1610, Pg. 853) to a capped $\frac{1}{4}$ " iron rod set for the northwest corner of the herein described tract, the northeast corner of said "Third Tract", a point in the northerly R.O.W. line of a 60' Ingress-Egress easement, as described in Vol. 1633, Pg. 302, Official Public Records of Guadalupe County, Texas (known as Jasmine Ln.);

THENCE along said R.O.W. line, same being the north line of the herein described tract, S $80^{\circ}39'13''$ E, 169.88 feet to a capped $\frac{1}{4}$ " iron rod set for an angle point;

THENCE leaving said R.O.W. line, along the east line of a called 1.37-acre tract known as "Ninth Tract" in said Vol. 1610, Pg. 853, N $03^{\circ}24'26''$ E, 30.13 feet (N $04^{\circ}14'29''$ E, 30.13 feet, per deed) to a 3" pipe

found for the most northerly northwest corner of the herein described tract, the southwest corner of said Casiano Tract;

THENCE along the south line of said Casiano Tract, same being the north line of the herein described tract, N 88°49'31" E, 118.51 feet to the POINT OF BEGINNING and containing 1.00 acres, more or less.

TOGETHER WITH EASEMENT FOR INGRESS AND EGRESS DESCRIBED IN VOL. 1633, PG. 302, OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.

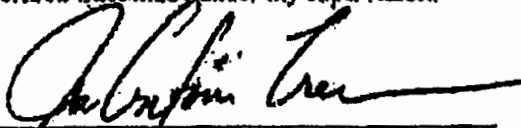
Basis of Bearing: Texas South Central NAD 83
All set 1/2" iron rods capped with "Amerisurveyors" cap.

STATE OF TEXAS §

March 25, 2020

COUNTY OF BEXAR §

It is hereby certified that the above description was prepared from an actual survey on the ground of the described tract made under my supervision.



Jose Antonio Trevino,
Registered Professional Land Surveyor
Registration No. 5552



Exhibit B

DESCRIPTION OF 1.12 ACRES, MORE OR LESS, ON LAND AREA IN THE CHARLES HENDERSON SURVEY, ABSTRACT NO. 147, GUADALUPE COUNTY, TEXAS, AND BEING A PORTION OF THAT 13.00 ACRE TRACT DESCRIBED IN A DEED FROM THE VETERANS LAND BOARD OF TEXAS TO LURINE HETTIE ISGRIG HOWARD DATED AUGUST 15, 1931 AND RECORDED IN VOLUME 944, PAGE 546 OF THE GUADALUPE COUNTY OFFICIAL PUBLIC RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2" iron rod found for the northwest corner of the Howard 13.00 acre tract, the northeast corner of that 4.99 acre tract described in a deed from William Benjamin Isgrig to Norace C. Howard et ux dated January 31, 1936 and recorded in Volume 760, Page 140 of the Guadalupe County Official Public Records; and being in the south line of that 90.69 acre tract described in a deed from O.M. Baker, Trustee, to T. E. Webster dated November 1, 1938 and recorded in Volume 865, Page 479 of the Guadalupe County Official Public Record;

THENCE with the common west line of the Howard 13.00 acre tract and east line of the Norace Howard 4.99 acre tract, S 00° 31' 08" E 331.19 feet to a 1/2" iron rod set for the southwest corner of the Howard 13.00 acre tract and northwest corner of that 13.0 acre tract described in a deed from H&H Properties to Alvin Ray Brown et ux dated November 19, 1986 and recorded in Volume 794, Page 482 of the Guadalupe County Official Public Records;

THENCE with the common south line of the Howard 13.00 acre tract and north line of the Brown 13.0 acre tract, N 89° 02' 55" E 787.51 feet to a 1/2" iron rod set; 0.3 feet north of a fence, for the southwest corner and PLACE OF BEGINNING of the herein described tract, pass at 200.00 feet and 493.76 feet 1/2" iron rods set;

THENCE leaving the PLACE OF BEGINNING and entering the Howard 13.00 acre tract, as shown on that plat numbered 23742-98-0 dated July 24, 1998 as prepared for David Howard by Byrn & Associates, Inc. of San Marcos, Texas, N 00° 57' 05" E 165.60 feet to a point for the northwest corner of the herein described tract, being in the centerline of a proposed 50 foot road easement, pass 135.60 feet a 1/2" iron rod set on the south edge of the proposed road easement;

THENCE N 89° 02' 55" E 264.23 feet to a point in the centerline of a proposed road easement for an angle point;

THENCE, S 80° 26' 10" E 39.54 feet to a point in the centerline of a proposed road easement for an interior corner of the herein described tract;

THENCE, S 00° 57' 05" E 160.01 feet to a 1/2" iron rod set, 0.25 feet north of the fence, for the southeast corner of the herein described tract, being in the record south line of the Howard 13.00 acre tract and north line of the Brown 13.0 acre tract; pass at 30.51 feet a 1/2" iron rod set on the south edge of the proposed road easement;

THENCE with the common south line of the Howard 13.00 acre tract and north line of the Brown 13.0 acre tract, S 89° 02' 53" W 294.25 feet to the PLACE OF BEGINNING.

There are contained within these metes and bounds 1.12 acre, more or less, of land area as prepared from public records and a survey made on the ground during July, 1995 by Byrn & Associates, Inc. of San Marcos, Texas. All 1/2" iron rods set are capped with a plastic stamped "Byrn Survey".

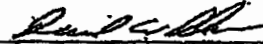

David C. Williamson, R.P.L.S. #4190

Exhibit C

DESCRIPTION OF 1.12 ACRES, MORE OR LESS, OF LAND AREA IN THE CHARLES HENDERSON SURVEY, ABSTRACT NO. 147, GUADALUPE COUNTY, TEXAS, AND BEING A PORTION OF THAT 13.00 ACRE TRACT DESCRIBED IN A DEED FROM THE VETERAN'S LAND BOARD OF TEXAS TO LURINE HETTIE ISGRIG HOWARD DATED AUGUST 15, 1981 AND RECORDED IN VOLUME 964, PAGE 646 OF THE GUADALUPE COUNTY OFFICIAL PUBLIC RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2" iron rod found for the northwest corner of the Howard 13.00 acre tract, the northeast corner of that 4.99 acre tract described in a deed from William Benjamin Isgrig to Horace C. Howard et ux dated January 31, 1986 and recorded in Volume 750, Page 140 of the Guadalupe County Official Public Records, and being in the south line of that 90.69 acre tract described in a deed from O.N. Baker, Trustee to T. E. Webster dated November 1, 1988 and recorded in Volume 665, Page 479 of the Guadalupe County Official Public Record;

THENCE with the common west line of the Howard 13.00 acre tract and east line of the Horace Howard 4.99 acre tract, S 00° 31' 08" E 331.19 feet to a 1/2" iron rod set for the southwest corner of the Howard 13.00 acre tract and northwest corner of that 13.0 acre tract described in a deed from H&R Properties to Alvin Ray Brown et ux dated November 19, 1986 and recorded in Volume 794, Page 682 of the Guadalupe County Official Public Records;

THENCE with the common south line of the Howard 13.00 acre tract and north line of the Brown 13.0 acre tract, N 89° 02' 55" E 493.76 feet to a 1/2" iron rod set, 0.2 feet south of a fence, for the southwest corner and PLACE OF BEGINNING of the herein described tract, pass at 200.00 feet a 1/2" iron rod set;

THENCE leaving the PLACE OF BEGINNING and entering the Howard 13.00 acre tract, as shown on that plat numbered 23742-95-0 dated July 24, 1995 as prepared for David Howard by Byrn & Associates, Inc. of San Marcos, Texas, N 00° 57' 05" W 165.60 feet to a point for the northwest corner of the herein described tract, being in the centerline of a proposed 50 foot road easement, pass 135.60 feet a 1/2" iron rod set on the south edge of the proposed road easement;

THENCE, N 89° 02' 55" E 293.75 feet to a point in the centerline of a proposed road easement for an interior corner of the herein described tract;

THENCE, S 00° 57' 05" E 165.60 feet to a 1/2" iron rod set, 0.5 feet north of the fence, for the southeast corner of the herein described tract, being in the record south line of the Howard 13.00 acre tract and north line of the Brown 13.0 acre tract, pass at 30.52 feet a 1/2" iron rod set on the south edge of the proposed road easement;

THENCE with the common south line of the Howard 13.00 acre tract and north line of the Brown 13.0 acre tract, S 89° 02' 55" W 298.75 feet to the PLACE OF BEGINNING.

There are contained within these metes and bounds 1.12 acre, more or less, of land area as prepared from public records and a survey made on the ground during July, 1995 by Byrn & Associates, Inc. of San Marcos, Texas. All 1/2" iron rods set are capped with a plastic stamped "Byrn Survey".


" David C. Williamson, R.P., L.S., #4190

TRACT 1

Exhibit D

DESCRIPTION OF 1.12 ACRES, MORE OR LESS, OF LAND AREA IN THE CHARLES HENDERSON SURVEY, ABSTRACT NO. 147, GUADALUPE COUNTY, TEXAS, AND BEING A PORTION OF THAT 13.00 ACRE TRACT DESCRIBED IN A DEED FROM THE VETERANS LAND BOARD OF TEXAS TO LURINE HETTIE INGRIS HOWARD DATED AUGUST 18, 1991 AND RECORDED IN VOLUME 964, PAGE 646 OF THE GUADALUPE COUNTY OFFICIAL PUBLIC RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2" iron rod found for the northwest corner of the Howard 13.00 acre tract, the northeast corner of that 4.99 acre tract described in a deed from William Benjamin Ingrig to Horace G. Howard et ux dated January 31, 1984 and recorded in Volume 760, Page 140 of the Guadalupe County Official Public Records, and being in the south line of that 90.69 acre tract described in a deed from O.N. Baker, Trustee, to T. E. Webster dated November 1, 1988 and recorded in Volume 845, Page 479 of the Guadalupe County Official Public Record;

THENCE with the common west line of the Howard 13.00 acre tract and east line of the Horace Howard 4.99 acre tract, S 00° 31' 04" E 331.19 feet to a 1/2" iron rod set for the southwest corner of the Howard 13.00 acre tract and northwest corner of that 13.0 acre tract described in a deed from H&R Properties to Alvin Ray Brown et ux dated November 19, 1986 and recorded in Volume 794, Page 682 of the Guadalupe County Official Public Records;

THENCE with the common south line of the Howard 13.00 acre tract and north line of the Brown 13.0 acre tract, N 89° 02' 55" E 200.00 feet to a 1/2" iron rod set, 0.4 feet north of a fence, for the southwest corner and PLACE OF BEGINNING of the herein described tract;

THENCE leaving the PLACE OF BEGINNING and entering the Howard 13.00 acre tract, as shown on that plat numbered 23742-96-a dated July 24, 1996 as prepared for David Howard by Byrn & Associates, Inc. of San Marcos, Texas, N 00° 57' 05" W 165.60 feet to a point for the northwest corner of the herein described tract, being in the centerline of a proposed 50 foot road easement, pass 135.60 feet a 1/2" iron rod set on the south edge of the proposed road easement;

THENCE N 89° 02' 55" E 293.77 feet to a point in the centerline of a proposed road easement for the northeast corner of the herein described tract;

THENCE, S 00° 57' 05" E 165.60 feet to a 1/2" iron rod set, 0.2 feet south of the fence, for the southeast corner of the herein described tract, being in the record south line of the Howard 13.00 acre tract and north line of the Brown 13.0 acre tract, pass at 30.00 feet a 1/2" iron rod set on the south edge of the proposed road easement;

THENCE with the common south line of the Howard 13.00 acre tract and north line of the Brown 13.0 acre tract, S 69° 02' 38" W 293.76 feet to the PLACE OF BEGINNING.

There are contained within these metes and bounds 1.12 acre, more or less, of land area as prepared from public records and a survey made on the ground during July, 1996 by Byrn & Associates, Inc. of San Marcos, Texas. All 1/2" iron rods set are capped with a plastic stamped "Byrn Survey".


David C. Williamson, R.P.L.S. #4190

Exhibit E

Tract C

DESCRIPTION OF 1.51 ACRES, MORE OR LESS, OF LAND AREA IN THE CHARLES HENDERSON SURVEY, ABSTRACT NO. 147, GUADALUPE COUNTY, TEXAS, AND BEING A PORTION OF THAT 13.00 ACRE TRACT DESCRIBED IN A DEED FROM THE VETERANS LAND BOARD OF TEXAS TO LURINE BETTIE HOWARD DATED AUGUST 15, 1941 AND RECORDED IN VOLUME 964, PAGE 646 OF THE GUADALUPE COUNTY OFFICIAL PUBLIC RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING a 1/2" iron rod found for the northwest corner of the Howard 13.00 acre tract, the northeast corner of that 4.99 acre tract described in a deed from William Benjamin Isgrig to Horace C. Howard et ux dated January 31, 1946 and recorded in Volume 760, Page 146 of the Guadalupe County Official Public Records, and being in the south line of that 90.68 acre tract described in a deed from O.N. Baker, Trustee to T. E. Webster dated November 1, 1968 and recorded in Volume 865, Page 479 of the Guadalupe County Official Public Records;

THENCE leaving the PLACE OF BEGINNING with the common north line of the Howard 13.00 acre tract and the south line of the Webster 90.68 acre tract, as shown on that plat numbered 23742-26-a dated July 24, 1995 as prepared for David Howard by Byrn & Associates, Inc. of San Marcos, Texas, N 89° 02' 30" E 197.50 feet to a 1/2" iron rod set, 2.0 feet south of the fence, for the northeast corner of the herein described tract;

THENCE crossing the Howard 13.00 acre tract, S 00° 57' 05" E 331.20 feet to a 1/2" iron rod set, 0.4 feet north of the fence, for the southeast corner of the herein described tract, being in the common south line of the Howard 13.00 acre tract and north line of that 13.0 acre tract described in a deed from H&R Properties to Alvin Ray Brown et ux dated November 19, 1986 and recorded in Volume 794, Page 682 of the Guadalupe County Official Public Records, pass on this course at 135.60 feet and 196.60 feet 1/2" iron rods set on the edge of a proposed road easement;

THENCE with the common south line of the Howard 13.00 acre tract and north line of the Brown 13.0 acre tract, S 89° 02' 55" W 200.00 feet to a 1/2" iron rod set in a fence for the common southwest corner of the Howard 13.00 acre tract and northwest corner of the Brown 13.0 acre tract, being in the east line of the aforesaid Howard 4.99 acre tract;

THENCE with the common west line of the Howard 13.00 acre tract and east line of the Howard 4.99 acre tract, N 00° 31' 00" W 331.19 feet to the PLACE OF BEGINNING.

There are contained within these metes and bounds 1.51 acre, more or less, of land area as prepared from public records and a survey made on the ground during July, 1995 by Byrn & Associates, Inc. of San Marcos, Texas. All 1/2" iron rods set are capped with a plastic stamped "Byrn Survey".

David C. Williamson, R.P.T.S. #2458

CLIENT: Howard, D.
DATE: July 24, 1995
SURVEY: Henderson, Charles
COUNTY: Guadalupe, Texas
JOB NO.: 23742-26
FNO1.51

Exhibit F

DESCRIPTION OF 1.37 ACRES, MORE OR LESS, OF LAND AREA IN THE CHARLES HENDERSON SURVEY, ABSTRACT NO. 147, GUADALUPE COUNTY, TEXAS, AND BEING A PORTION OF THAT 13.00 ACRE TRACT DESCRIBED IN A DEED FROM THE VETERANS LAND BOARD OF TEXAS TO LURINE BETTIE IBBIG HOWARD DATED AUGUST 15, 1991 AND RECORDED IN VOLUME 954, PAGE 646 OF THE GUADALUPE COUNTY OFFICIAL PUBLIC RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY NOTES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2" Iron rod found for the northwest corner of the Howard 13.00 acre tract, the northeast corner of that 4.99 acre tract described in a deed from William Benjamin Ibbig to Horace C. Howard et ux dated January 31, 1906 and recorded in Volume 760, Page 140 of the Guadalupe County Official Public Records, and being in the south line of that 90.69 acre tract described in a deed from O.N. Baker, Trustee, to T. E. Webster dated November 1, 1988 and recorded in Volume 888, Page 479 of the Guadalupe County Official Public Record;

THENCE with the common north line of the Howard 13.00 acre tract and south line of the Webster 90.69 acre tract, N 89° 02' 30" E 197.80 feet to a 1/2" Iron rod set 2 feet south of the fence for the northwest corner and PLACE OF BEGINNING of the herein described tract;

THENCE leaving the PLACE OF BEGINNING and continuing with said common line, as shown on that plat numbered 23742-95-c dated July 24, 1995 as prepared for David Howard by Byrn & Associates, Inc. of San Marcos, Texas, N 89° 02' 30" E 360.37 feet to a 1/2" Iron rod set, 2.5 feet south of the fence, for the northeast corner of the herein described tract;

THENCE entering the Howard 13.00 acre tract, S 00° 57' 05" E 165.60 feet to a point in the centerline of a proposed road easement for the southeast corner of the herein described tract;

THENCE, S 00° 02' 55" W 360.30 feet to a point in the centerline of the proposed road easement for the southwest corner of the herein described tract;

THENCE, N 00° 57' 05" W 165.60 feet to the PLACE OF BEGINNING, pass at 30.0 feet a 1/2" Iron rod set on the north edge of the proposed road easement;

There are contained within these notes and bounds 1.37 acres, more or less, of land area as prepared from public records and a survey made on the ground during July, 1995 by Byrn & Associates, Inc. of San Marcos, Texas. All 1/2" iron rods set are capped with a plastic stamped "Byrn Survey".


David C. Williamson, R.P.L.S. 74190

Exhibit G

DESCRIPTION OF 1.37 ACRES, MORE OR LESS, OF LAND AREA IN THE CHARLES HENDERSON SURVEY, ABSTRACT NO. 147, GUADALUPE COUNTY, TEXAS, AND BEING A PORTION OF THAT 13.00 ACRE TRACT DESCRIBED IN A DEED FROM THE VETERANS LAND BOARD OF TEXAS TO LURINE HETTIE ISGRIG HOWARD DATED AUGUST 15, 1991 AND RECORDED IN VOLUME 964, PAGE 646 OF THE GUADALUPE COUNTY OFFICIAL PUBLIC RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2" iron rod found for the northwest corner of the Howard 13.00 acre tract, the northeast corner of that 4.99 acre tract described in a deed from William Benjamin Isgrig to Norace C. Howard et ux dated January 31, 1986 and recorded in Volume 760, Page 140 of the Guadalupe County Official Public Records, and being in the south line of that 90.69 acre tract described in a deed from O.N. Baker, Trustee to T. E. Webster dated November 1, 1988 and recorded in Volume 865, Page 479 of the Guadalupe County Official Public Records;

THENCE with the common north line of the Howard 13.00 acre tract and south line of the Webster 90.69 acre tract, N 89° 02' 30" E 537.87 feet to a 1/2" iron rod set 2.5 feet south of the fence for the northwest corner and PLACE OF BEGINNING of the herein described tract, pass at 197.50 feet a 1/2" iron rod set;

THENCE leaving the PLACE OF BEGINNING and continuing with said common line, as shown on that plat numbered 23742-95-a dated July 24, 1995 as prepared for David Howard by Byrn & Associates, Inc. of San Marcos, Texas, N 89° 02' 30" E 359.26 feet to a 1/2" iron rod set, 0.5 feet south of the fence, for the northeast corner of the herein described tract;

THENCE entering the Howard 13.00 acre tract, S 00° 57' 05" E 168.69 feet to a point in the centerline of a proposed road easement for the southeast corner of the herein described tract, pass at 135.69 feet a 1/2" iron rod set at the north edge of the proposed road easement;

THENCE, S 89° 02' 55" W 359.27 feet to a point in the centerline of the proposed road easement for the southwest corner of the herein described tract;

THENCE, N 00° 57' 05" W 168.65 feet to the PLACE OF BEGINNING, pass at 30.0 feet a 1/2" iron rod set on the north edge of the proposed road easement;

There are contained within these metes and bounds 1.37 acres, more or less, of land area as prepared from public records and a survey made on the ground during July, 1995 by Byrn & Associates, Inc. of San Marcos, Texas. All 1/2" iron rods set are capped with a plastic stamped "Byrn Survey".


David C. Williamson, R.P.L.S. #4190

CLIENT: Howard, D.
DATE: July 24, 1995
SURVEY: Henderson, Charles
COUNTY: Guadalupe, Texas
JOB NO.: 23742-95
FBD1.37

Exhibit H

DESCRIPTION OF 1.36 ACRES, MORE OR LESS, OF L1
CHARLES HENDERSON SURVEY, ABSTRACT NO. 147, GUADALUPE COUNTY,
TEXAS, AND BEING A PORTION OF THAT 13.00 ACRE TRACT DESCRIBED IN A
DEED FROM THE VETERANS LAND BOARD OF TEXAS TO LURINE HETTIE ISGRIG
HOWARD DATED AUGUST 15, 1921 AND RECORDED IN VOLUME 964, PAGE 646
OF THE GUADALUPE COUNTY OFFICIAL PUBLIC RECORDS, AND BEING MORE
PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2" iron rod found for the northwest corner of the
Howard 13.00 acre tract, the northeast corner of that 4.99 acre
tract described in a deed from William Benjamin Isgrig to Horace C.
Howard et al dated January 31, 1906 and recorded in Volume 760,
Page 140 of the Guadalupe County Official Public Records, and being
in the south line of that 90.69 acre tract described in a deed from
O.N. Baker, Trustee to T. E. Webster dated November 1, 1908 and
recorded in Volume 865, Page 479 of the Guadalupe County Official
Public Record;

THENCE with the common north line of the Howard 13.00 acre
tract and south line of the Webster 90.60 acre tract, N 89°
02' 30" E 917.13 feet to a 1/2" iron rod set 0.5 feet south
of the fence for the northwest corner and PLACE OF BEGINNING
of the herein described tract, pass at 197.50 feet and 557.87
feet 1/2" iron rods set;

THENCE leaving the PLACE OF BEGINNING and continuing with said
common line, as shown on that plat numbered 23742-95-a dated July
24, 1996 as prepared for David Howard by Byrn & Associates, Inc. of
San Marcos, Texas, S 89° 11' 56" E 342.83 feet to a 1/2" iron rod
set in the fence for the northeast corner of this tract, and being
the northwest corner of that 1.78 acre tract described in a deed
from Lurine Hettie Isgrig Howard to Jeffrey D. Pontious, et al
dated May 18, 1993 and recorded in Volume 1146, Page 745 of the
Guadalupe County Official Public Records, pass at 258.02 feet a
point in the west line of that 2.220 acre tract described in a deed
from the Veterans Land Board of Texas to Horace Cecil Howard dated
March 20, 1984 and recorded in Volume 703, Page 17 of the Guadalupe
County Official Public Records (said 2.220 acre tract being the
same 2.220 acre tract less and excepted in the aforesaid
Howard deed in Volume 964, Page 646), said point being 1.2 feet
south of an aluminum capped iron rod found and stamped "Swart-
Howard 1983" for the record northwest corner of the 2.220 acre
tract;

THENCE entering the Howard 2.220 acre tract, with the west line of
the Pontious tract, S 02° 42' 28" W 171.70 feet to a 2" pipe post
for the southwest corner of the Pontious tract, and being in the
north line of a proposed road easement;

THENCE leaving the Pontious tract and crossing the remaining
portion of the Howard 2.220 acre tract and entering the remaining
portion of the Howard 13.00 acre tract, S 04° 14' 29" W 30.13 feet
to a point on the southerly line of a proposed road easement for the
southeast corner of this tract, from which a 1/2" iron rod set
bears S 04° 14' 29" W 30.13 feet;

THENCE N 80° 26' 18" W 200.40 feet to a point in the centerline of the proposed road easement for an angle point;

THENCE, S 09° 02' 55" W 132.11 feet to a point in the centerline of the proposed road easement for the southwest corner of the herein described tract;

THENCE, N 00° 57' 05" W 165.69 feet to the PLACE OF BEGINNING, pass at 30.0 feet a 1/2" iron rod set on the north edge of the proposed road easement;

There are contained within these metes and bounds 1.36 acres, more or less, of land area as prepared from public records and a survey made on the ground during July, 1995 by Byrn & Associates, Inc., of San Marcos, Texas. All 1/2" iron rods set are capped with a plastic stamped "Byrn Survey".


David C. Williamson, R.P.L.S. #4190

Exhibit I

DESCRIPTION OF 2.17 ACRES, MORE OR LESS, OF LAND AREA IN THE CHARLES HENDERSON SURVEY, ABSTRACT NO. 147, GUADALUPE COUNTY, TEXAS, BEING A PORTION THAT 13.00 ACRE TRACT DESCRIBED IN A DEED FROM THE VETERANS LAND BOARD OF TEXAS TO MURINE NETTIE ISQUIRO HOWARD DATED AUGUST 13, 1991 AND RECORDED IN VOLUME 964, PAGE 546 OF THE GUADALUPE COUNTY OFFICIAL PUBLIC RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2" iron rod found for the northwest corner of the Howard 13.00 acre tract, the northeast corner of that 1.39 acre tract described in a deed from William Benjamin Isgrig to Norace C. Howard et ux dated January 31, 1988 and recorded in Volume 740, Page 140 of the Guadalupe County Official Public Records, and being in the south line of that 90.49 acre tract described in a deed from O.N. Baker, Trustee to T. O. Webster dated November 1, 1980 and recorded in Volume 865, Page 479 of the Guadalupe County Official Public Records;

THENCE with the common west line of the Howard 13.00 acre tract and east line of the Norace Howard 4.89 acre tract, S 00° 31' 09" E 331.19 feet to a 1/2" iron rod set for the southwest corner of the Howard 13.00 acre tract and northwest corner of that 13.6 acre tract described in a deed from W&H Properties to Alvin Ray Brown et ux dated November 19, 1988 and recorded in Volume 794, Page 682 of the Guadalupe County Official Public Records;

THENCE with the common south line of the Howard 13.00 acre tract and north line of the Brown 13.0 acre tract, S 49° 02' 05" E 200.00 feet to a 1/2" iron rod set;

THENCE entering the Howard 13.00 acre tract; N 00° 57' 05" W 135.60 feet to a 1/2" iron rod set for the PLACE OF BEGINNING of the herein-described tract;

THENCE leaving the PLACE OF BEGINNING, as shown on that plat numbered 23742-95-0 dated July 24, 1975 as prepared for David Howard by Hyrn & Associates, Inc. of San Marcos, Texas, with a right-breaking curve having the following characteristics: central angle = 66° 06' 41", radius = 55.00 feet, arc length = 63.48 feet and a chord which bears N 00° 57' 05" W 60.00 feet to a 1/2" iron rod set;

THENCE continuing with a right-breaking curve having the following characteristics: central angle = 106° 56' 21", radius = 55.00 feet, arc length = 102.68 feet and a chord which bears N 85° 34' 26" E 88.39 feet to a 1/2" iron rod set;

THENCE with a left-breaking curve having the following characteristics: central angle = 49° 39' 41", radius = 15.00 feet, arc length = 13.09 feet and a chord which bears S 65° 57' 14" E 17.60 feet to a 1/2" iron rod set;

Easement

THENCE N 89° 02' 54" E 754.78 feet to a 1/2" iron rod set for an angle point, pass at 619.91 feet a 1/2" iron rod set;

THENCE S 80° 26' 18" E 300.36 feet to a pipe post for an angle point in this line, being the southwest corner of that 1.78 acre tract described in a deed from Jurine Nettie Lagrig Howard to Jeffrey D. Pontious, et al. dated May 18, 1993 and recorded in Volume 1146, Page 746 of the Guadalupe County Official Public Records;

THENCE with the south line of the Pontious tract, N 86° 53' 16" E 456.70 feet to a 1/2" iron rod set for the northeast corner of this tract and for the southeast corner of the Pontious tract, being in the common east line of the Howard 13.00 acre tract and west line of Guadalupe County Road No. 154, pass at 152.40 feet a 1/2" iron rod set;

THENCE with the common east line of the Howard 13.00 acre tract and west line of Guadalupe County Road No. 154, S 00° 28' 21" E 40.00 feet to a 1/2" iron rod set for the southeast corner of the herein described tract;

THENCE entering the Howard 13.00 acre tract, S 88° 55' 16" W 463.63 feet to a 1/2" iron rod set for an angle point; pass at 305.80 feet a 1/2" iron rod set;

THENCE N 20° 26' 18" W 290.43 feet to a 1/2" iron rod set for an angle point, pass at 167.09 feet a 1/2" iron rod set;

THENCE S 89° 01' 49" W 749.27 feet to a 1/2" iron rod set, pass at 161.46 feet and 535.21 feet a 1/2" iron rod set;

THENCE with a left-breaking curve having the following characteristics: central angle = 49° 53' 41", radius = 15.00 feet, arc length = 13.69 feet and a chord which bears, S 44° 03' 04" W 12.66 feet to a 1/2" iron rod set;

THENCE with a right-breaking curve having the following characteristics: central angle = 106° 59' 21", radius = 35.00 feet, arc length = 102.63 feet and a chord which bears, N 87° 28' 36" W 88.39 feet to the PLACE OF BEGINNING.

There are contained within these notes and bounds 2.17 acres, more or less, of land as prepared from public records and a survey made on the ground during July, 1993 by Byrn & Associates, Inc., of San Marcos, Texas. All 1/2" iron rods set are capped with a plastic stamped "Byrn Survey".

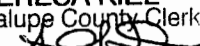
David C. Williamson, R.P.L.S., 24108

NOTICE OF TRUSTEE'S SALE**THE STATE OF TEXAS *****COUNTY OF GUADALUPE *****Date: December 6, 2023****Deed of Trust:****Date: March 8, 2023****Grantor: Brenda Gentry and Simba Gentry, 204 Blaze Moon, Cibolo, Texas 78108****Beneficiary: Fortress Ranch Investments Ltd.****Recorded under Clerks Document Number 202399006956, Official Public Records, Guadalupe County, Texas.****Property: Being a 10.01 acre tract or parcel of land known as Tract O and being part of the B. & G. Fulcher Survey, A-21 in Guadalupe County, Texas and being more particularly described in Exhibit "A" attached to the Deed of Trust filed in Clerk's Document #202399006956 of the Guadalupe County Deed Records.****Date of Sale: January 2, 2024****Time of Sale: The earliest time at which the sale will occur is 10:00 a.m. and no later than 1:00 p.m.****Place of sale of Property: Guadalupe County Courthouse, 211 W. Court Street, Seguin, Texas 78155****Designated Area: The north porch of the Guadalupe County Courthouse, bearing the address of 211 W. Court Street, Seguin, Texas 78155, or in the area designated by the Commissioner's Court, pursuant to Section 51.002 of the Texas Property Code.****Because of the default by Grantor under the terms of the Deed of Trust and the Note secured thereby, as Substitute Trustee, I will sell the property by public auction to the highest bidder for cash at the place and date above specified to satisfy the debt secured by the Deed of Trust.****The property is being sold subject to all matter of record which are prior to the Deed of Trust, which affect title thereto, and which are a superior interest therein.****Substitute Trustee – Timothy Murphy, Gordon
Murphy, Dean Murphy, or Lindsey Meyer****For more information:****P.O. Box 1249
San Marcos, Texas 78667
512-396-5115****POSTED**

DEC 07 2023

2:54pm

TERESA KIEL

Guadalupe County Clerk
By: 

ATTENTION SERVICE MEMBERS: ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING IN ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR 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.

POSTED

DEC 11 2023
12:08 PM
TERESA KIEL
Guadalupe County Clerk
By: W. D. W. K.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, GEORGE GARZA AND BLANCA ESTELLA GARZA, HUSBAND AND WIFE delivered that one certain Deed of Trust dated JUNE 10, 2020, which is recorded in INSTRUMENT NO. 202099014918 of the real property records of GUADALUPE County, Texas, conveying to the Trustee(s) therein named the real property therein described, to secure the payment of a Promissory Note in the principal amount of \$216,015.00 payable to the order of GATEWAY MORTGAGE GROUP, A DIVISION OF GATEWAY FIRST BANK, to which reference is hereby made for a description of the Promissory Note, the terms and covenants of the Deed of Trust, and the property therein conveyed; and

WHEREAS, default, as same is defined in the Promissory Note and/or the Deed of Trust, has occurred and the outstanding indebtedness on same is now wholly due; and

WHEREAS, the undersigned has been appointed Substitute Trustee in place of the original Trustee, upon the contingency and the manner authorized by the Deed of Trust; and

WHEREAS, GATEWAY MORTGAGE, A DIVISION OF GATEWAY FIRST BANK, the Mortgagee, or the Mortgage Servicer, has instructed a Substitute Trustee(s) to sell real property described in the Deed of Trust in order to satisfy the indebtedness secured thereby.


NOTICE IS HEREBY GIVEN that on JANUARY 2, 2024, beginning at 11:00 AM, or not later than three (3) hours after that time, a Substitute Trustee(s) will sell, to the highest bidder submitting cashier's check, certified check or money order, the following described real property:

LOT 28, BLOCK 5, BENTWOOD RANCH SUBDIVISION UNIT FOUR, AN ADDITION TO THE CITY OF CIBOLO, GUADALUPE COUNTY TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 7, PAGES 81-82, MAP AND/OR PLAT RECORDS OF GUADALUPE COUNTY, TEXAS.

The sale will occur at that area designated by the Commissioners Court of GUADALUPE County, Texas, for such sales (OR AT THE NORTH PORCH OF THE COURTHOUSE).

NOTICE IS FURTHER GIVEN that the address of GATEWAY MORTGAGE, the Mortgagee or Mortgage Servicer, is P.D. BOX 1560, JENKS, OK 74037. Pursuant to the Texas Property Code, the Mortgagee or Mortgage Servicer is authorized to administer a foreclosure sale. The name and address of a substitute trustee is Michael J. Schroeder, 3610 North Josey Lane, Suite 206, Carrollton, Texas 75007. A Substitute Trustee is authorized by the Texas Property Code to set reasonable conditions for the foreclosure sale. If the sale is set aside, the Purchaser will be entitled only to a return of the purchase price, less any applicable fees and costs, and shall have no other recourse against the mortgagor, the mortgagee, or the substitute trustee.

Dated: DECEMBER 11, 2023.


SUBSTITUTE TRUSTEE(S)

MICHAEL J. SCHROEDER OR TROY MARTIN, DEBORAH MARTIN, CASSIE MARTIN, ALEXIS MARTIN, MARTHA ROSSINGTON, REYN ROSSINGTON, WAYNE DAUGHTREY, SHELBY MARTIN, JENNYFER SAKIEWICZ, BOB FRISCH, JANICE STONE, JODI STEEN OR JO WOOLSEY

FILE NO.: GMG-2704
PROPERTY: 222 TURNBERRY DR
CIBOLO, TEXAS 78108

GEORGE GARZA

NOTICE SENT BY:
MICHAEL J. SCHROEDER
3610 NORTH JOSEY LANE, SUITE 206
CARROLLTON, TEXAS 75007
Tele: (972) 394-3088 Fax: (972) 394-1263

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on the 30th day of September, 2020, Delrae Sue Voiletti (the "Grantor"), executed a Deed of Trust conveying to John P. Bolen, Trustee, the Property hereinafter described, to secure Texas Funding Corporation in payment of the indebtedness therein described, said Deed of Trust was duly recorded in the Official Public Records of Real Property of Guadalupe County, Texas; 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 January, 2024, between the hours of 10:00 A.M. and 1:00 P.M., I will sell the Property to the highest bidder for cash, at the Guadalupe County Courthouse, where the Commissioners Court has designated such sales to take place. The courthouse is located at 101 East Court Street, Seguin, Texas 78155.

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 sender of this notice immediately.

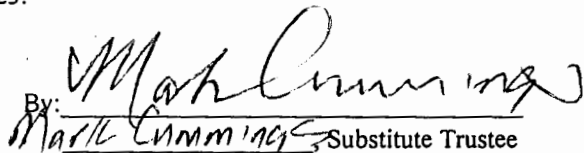
Said Property is described as follows:

1. SEE ATTACHED EXHIBIT "A"
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 11 day of December, 2023.

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

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

By: 
Mark Cummings, Substitute Trustee

POSTED


DEC 11 2023
12:25pm
TERESA KIEL
Guadalupe County Clerk
By: 

EXHIBIT 'A'

Being a 0.887 acre tract of land out of the A.M. Esnaurizar Survey 49, Abstract No. 20, Guadalupe County, Texas, and being a portion of the remainder of 0.440 acre tract of land recorded in Volume 1583, Page 15, Deed Records of Guadalupe County, Texas, a portion of the remainder of 0.447 acre tract of land, recorded in Volume 474, Page 53, Deed Records of Guadalupe County, Texas, all of a 0.217 acre tract of land and all of a 0.207 acre tract of land, recorded in Volume 441, Page 210, Deed Records of Guadalupe County, Texas, and all of 0.195 of an acre tract of land, recorded in Volume 1236, Page 866, Deed Records, Guadalupe County, Texas, said 0.887 of an acre tract of land being more particularly described as follows:

BEGINNING at the Southwest right-of-way line of Highway 46, the East corner of said 0.195 acre tract, the North corner of a 0.232 acre tract, recorded in Volume 2458, Page 352, Official Public Records, Guadalupe County, Texas, and being the East corner of the herein described tract;

THENCE along the common Northwest line of said 0.232 acre tract and the Southeast line of said 0.195 acre tract, S49°28'55" W a distance of 140.46 feet to a ½" iron pin found for the South corner of said 0.195 acre tract, the East corner of Lot 3 of the Estates of Allen's Bend Subdivision as recorded in Volume 6, Page 118-119, Map and Plat Records, Guadalupe County, Texas, and being the South corner of herein described tract;

THENCE along the Northeast line of said Lot 3, N 40°13'40" W, passing at a distance of 185.81 feet to a W' iron pin found with a cap stamped "4238", for the common corner of Lot 2 and Lot 3 of said subdivision, from which a found ½" iron pin bears S 00°39'30" E, a distance of 0.93 feet, continuing along the Northeast line of Lot 2 a total distance of 247.76 feet to a ½" iron pin (with cap stamped "HMT") set, for the South corner of Lot 1 of said subdivision and West corner herein described tract;

THENCE along common line of said Lot 1 and of the aforementioned remainder of 0.440 acre tract, N 49°04'54" E a distance of 170.66 feet to a ½" iron pin found, for the West corner of a 0.001 acre tract of land recorded in Volume 1592, Page 191, Official Public Records of Guadalupe County, Texas and on the Southwest right-of-way line of Highway 46 and the North corner of herein described tract;

THENCE along said Southwest right-of-way line of Highway 46, S 33°19'04" E a distance of 250.93 feet to the POINT OF BEGINNING and containing 0.887 of an acre of land in Guadalupe County, Texas.

Bearings are based upon the Northeast Line of Lot 3, of the Estates of Allen's Bend Subdivision as recorded in Volume 6, Pages 118-119, Map and Plat Records, Guadalupe County, Texas, having a call of N 40°13'40" W.