

COPY

600 River Rd, Schertz, TX 78154

23-010524

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: 05/07/2024

Time: Between 11:00 AM – 2:00 PM and beginning not earlier than 11:00 AM 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 10/18/2022 and recorded in the real property records of Guadalupe County, TX and is recorded under Clerk's File/Instrument Number 202299032878, with Monica Lee Shannon and Christopher Sterling Gray, Grantors, and Mortgage Electronic Registration Systems, Inc., as nominee for Nations Reliable Lending, LLC, Mortgagee, to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Monica Lee Shannon and Christopher Sterling Gray, securing the payment of the indebtedness in the original amount of \$221,906.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. VILLAGE CAPITAL & INVESTMENT LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. LOT 19, BLOCK 7, LONE OAK UNIT 2, AN ADDITION TO THE CITY OF SCHERTZ, GUADALUPE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 3, PAGES 5-6, PLAT RECORDS OF GUADALUPE COUNTY, TEXAS.

POSTED

FEB 13 2024

11:11am

TERESA KIEL

Guadalupe County Clerk

By: 

4809358

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. Village Capital & Investment LLC, as Mortgage Servicer, is representing the current Mortgagee whose address is:

VILLAGE CAPITAL & INVESTMENT LLC
2550 Paseo Verde Parkway, Ste 100
Henderson, NV 89074

Troy Martin

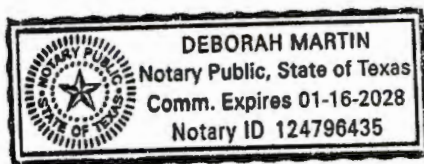
SUBSTITUTE TRUSTEE

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, Thomas Gilbraith, C Jason Spence, Bob Frisch, Vicki Rodriguez OR Kirk Schwartz, Candace Sissac c/o Albertelli Law
6565 N MacArthur Blvd, Suite 470
Irving, TX 75039

STATE OF Texas
COUNTY OF Dortina

Before me, the undersigned authority, on this day personally appeared Troy Martin, 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 13 day of February, 2024.



Deborah Martin
NOTARY PUBLIC in and for

Dortina COUNTY
My commission expires: 1/16/2028
Print Name of Notary:
Deborah Martin

CERTIFICATE OF POSTING

My name is Troy Martin, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on 2/13/2024 I filed at the office of the Guadalupe County Clerk and caused to be posted at the Guadalupe County courthouse this notice of sale.

Troy Martin
Declarants Name: Troy Martin
Date: 2/13/2024

Our Case No. 23-03819-FC-2

APPOINTMENT OF SUBSTITUTE TRUSTEE and NOTICE OF TRUSTEE SALE

THE STATE OF TEXAS
COUNTY OF GUADALUPE

POSTED

Deed of Trust Date:
December 28, 2020

Property address:
1305 ALMOND CREEK
SEGUIN, TX 78155

FEB 13 2024
11:18am
TERESA KIEL
Guadalupe County Clerk
By: *Teresa Kiel*

Grantor(s)/Mortgagor(s):
MALLORY MARIE EASON, AN UNMARRIED WOMAN

LEGAL DESCRIPTION: Lot 105, Block 5, of NAVARRO OAKS SUBDIVISION, UNIT 1, a subdivision in Guadalupe County, Texas, according to the map or plat thereof recorded in Volume 9, Pages 186-188, Official Public Records of Guadalupe County, Texas.

Original Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR DHI MORTGAGE COMPANY, LTD. ITS SUCCESSORS AND ASSIGNS

Earliest Time Sale Will Begin: 11:00 AM

Current Mortgagee:
LAKEVIEW LOAN SERVICING, LLC

Date of Sale: MAY 7, 2024

Property County: GUADALUPE

Original Trustee: ANGELA R. HERNANDEZ

Recorded on: December 30, 2020
As Clerk's File No.: 202099038210
Mortgage Servicer:
LAKEVIEW LOAN SERVICING, LLC

Substitute Trustee:
Troy Martin, Deborah Martin, Alexis Martin, Cassie Martin, Shelby Martin, Bob Frisch, Wayne Daughtrey, Vicki Rodriguez, Terri Martin, Marinosci Law Group

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 Troy Martin, Deborah Martin, Alexis Martin, Cassie Martin, Shelby Martin, Bob Frisch, Wayne Daughtrey, Vicki Rodriguez, Terri Martin, Marinosci Law Group, 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, MAY 7, 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 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, February 9 2024

MARINOSCI LAW GROUP, PC

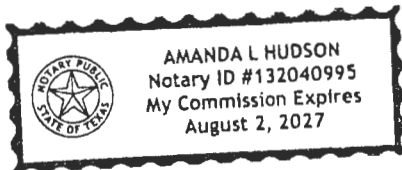
By: _____

SAMMY HOODA
MANAGING ATTORNEY

THE STATE OF TEXAS
COUNTY OF DALLAS

Before me, Amanda Hudson, the undersigned officer, on this, the 9 day of February 2024, 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)



Amanda Hudson
Notary Public for the State of TEXAS

My Commission Expires: 8-2-2027
Amanda Hudson
Printed Name and Notary Public

Grantor: LAKEVIEW LOAN SERVICING, LLC
3637 SENTARA WAY
SUITE 303
VIRGINIA BEACH, VA 23452
Our File No. 23-03819

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

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#: 23-28814

000100

RECEIVED

2024 FEB 22 AM 10: 56

TERESA KIEL
COUNTY CLERK GUADALUPE COUNTY
mwhite

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 9/30/2010, Harmin Aguilera and April Fierros Aguilera, husband and wife, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of Clifton A. Crabtree, as Trustee, Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Built Around You Mortgage Funding, LP dba Bay Mortgage, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$212,165.00, payable to the order of Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Built Around You Mortgage Funding, LP dba Bay Mortgage, which Deed of Trust is Recorded on 10/6/2010 as Volume 10-017182, Book 2920, Page 0428, Loan Modification recorded on 7/13/2021 as Instrument No. 202199024031 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;

Lot 109, Block 5, Charleston Parke Subdivision, Unit-2, an addition to the city of Cibolo, Guadalupe County, according to the plat thereof recorded in Volume 7, Page(s) 261-262, Map and Plat Records of Guadalupe County, Texas.

Commonly known as: **120 BROOK SHIRE CIBOLO, TX 78108**

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, 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 **5/7/2024 at 11:00 AM**, 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: **THE NORTH PORCH OF THE GUADALUPE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS**



4810360

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.

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 2/21/2024

WITNESS, my hand this 2/22/2024

Monica Sandoval

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

Troy Martin

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

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717 STONEMANOR BAY
SEGUIN, TX 78155

00000010055549

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: May 07, 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 November 29, 2021 and recorded in Document INSTRUMENT NO. 202199041545 real property records of GUADALUPE County, Texas, with ADAN SANTOS VASQUEZ AND NATALIE SANTOS, HUSBAND AND WIFE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by ADAN SANTOS VASQUEZ AND NATALIE SANTOS, HUSBAND AND WIFE, securing the payment of the indebtednesses in the original principal amount of \$343,178.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. LAKEVIEW LOAN SERVICING, LLC 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. LOANCARE, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o LOANCARE, LLC
3637 SENTARA WAY
VIRGINIA BEACH, VA 23452

RECORDED
2024 FEB 22 PM 12:18
COUNTY CLERK GUADALUPE COUNTY
BY *[Signature]*



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: _____

717 STONEMANOR BAY
SEGUIN, TX 78155

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00000010055549

GUADALUPE



LOT 119, BLOCK 6, GREENFIELD SUBDIVISION, CITY OF SEGUIN, GUADALUPE COUNTY, TEXAS, ACCORDING TO THE
MAP OR PLAT THEREOF RECORDED IN VOLUME 9, PAGE 386, MAP AND/OR PLAT RECORDS, GUADALUPE COUNTY,
TEXAS.

000109

346 SUNROSE LANE
CIBOLO, TX 78108

00000010064848

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: May 07, 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 14, 2018 and recorded in Document CLERK'S FILE NO. 201899021466; AS AFFECTED BY LOAN MODIFICATION AGREEMENT CLERK'S FILE NO. 202199030437 real property records of GUADALUPE County, Texas, with EVAN D. SCHOELMAN, A SINGLE MAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by EVAN D. SCHOELMAN, A SINGLE MAN, securing the payment of the indebtednesses in the original principal amount of \$152,192.00, 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

RECEIVED
2024 FEB 29 PM 1:33
CLERK OF GUADALUPE COUNTY
BY *Maurice*



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: _____

346 SUNROSE LANE
CIBOLO, TX 78108

00000010064848

00000010064848

GUADALUPE



LOT 12, BLOCK 3 OF THISTLE CREEK, UNIT 1 B SUBDIVISION, A SUBDIVISION IN THE CITY OF CIBOLO, GUADALUPE COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN VOLUME 5, PAGE 318-32A OF THE PLAT RECORDS OF GUADALUPE COUNTY, TEXAS.

000110

Our Case No. 24-00813-FC

**APPOINTMENT OF SUBSTITUTE TRUSTEE
and NOTICE OF TRUSTEE SALE**

THE STATE OF TEXAS
COUNTY OF GUADALUPE

Deed of Trust Date:
June 15, 2018

Property address:
553 PEARL CHASE
CIBOLO, TX 78108

Grantor(s)/Mortgagor(s):
ALBERT KELLY JR., A SINGLE MAN

LEGAL DESCRIPTION: Lot 12, Block 14, of SARATOGA SUBDIVISION UNIT 9, a subdivision in Guadalupe County, Texas, according to the map or plat thereof recorded in Volume 8, Pages 441-443, Map and Plat Records of Guadalupe County, Texas.

Original Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR WILLOW BEND MORTGAGE COMPANY, LLC ITS SUCCESSORS AND ASSIGNS

Earliest Time Sale Will Begin: 11:00 AM

Current Mortgagee:
LAKEVIEW LOAN SERVICING, LLC

Date of Sale: MAY 7, 2024

Property County: GUADALUPE

Original Trustee: RUTH W. GARNER

Recorded on: June 18, 2018
As Clerk's File No.: 201899013199
Mortgage Servicer:
LAKEVIEW LOAN SERVICING, LLC

Substitute Trustee:
Troy Martin, Deborah Martin, Cassie Martin, Alexis Martin, Martha Rossington, Reyn Rossington, Wayne Daughtrey, Shelby Martin, Jennyfer Sakiewicz, Terri Martin, Shelby Martin, Marinosci Law Group PC

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

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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 Troy Martin, Deborah Martin, Cassie Martin, Alexis Martin, Martha Rossington, Reyn Rossington, Wayne Daughtrey, Shelby Martin, Jennyfer Sakiewicz, Terri Martin, Shelby Martin, 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, MAY 7, 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 the

RECEIVED
2024 FEB 29 PM 2:44
TERRA AILE
COUNTY CLERK GUADALUPE COUNTY
BY *Maurice An*

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, 2/26/24

MARINOSCI LAW GROUP, PC

By: 

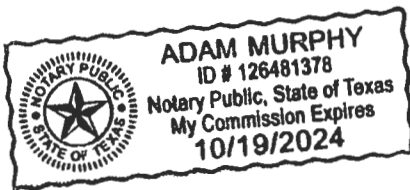
SAMMY HOODA
MANAGING ATTORNEY

THE STATE OF TEXAS
COUNTY OF DALLAS

Before me, Adam Murphy, the undersigned officer, on this, the 26 day of FEB 2024, 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: 10-19-24

Adam Murphy
Printed Name and Notary Public

Grantor: LAKEVIEW LOAN SERVICING, LLC
3637 SENTARA WAY
SUITE 303
VIRGINIA BEACH, VA 23452
Our File No. 24-00813

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

Posted by Reyn Rossington


NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 10/1/2015	Grantor(s)/Mortgagor(s): OMAR AVILA DUARTE, A SINGLE MAN
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR SENTE MORTGAGE, INC., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: U.S. Bank National Association, not in its individual capacity, but solely as Trustee for RMTP Trust, Series 2021 Cottage-TT-V
Recorded in: Volume: N/A Page: N/A Instrument No: 2015020804	Property County: GUADALUPE
Mortgage Servicer: Fay Servicing, LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 1600 LBJ Freeway, Farmers Branch, TX 75234
Date of Sale: 5/7/2024	Earliest Time Sale Will Begin: 12:00 PM
Place of Sale of Property: 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.	

Legal Description: SEE LEGAL DESCRIPTION DESCRIBED AS EXHIBIT A

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

Dated: 3/4/2024

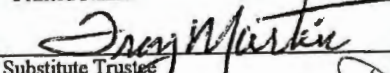


Thuy Frazier, Attorney
McCarthy & Holthus, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075
Attorneys for Fay Servicing, LLC

Dated: 3/7/2024

Troy Martin

Printed Name:



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

RECEIVED
2024 MAR - 7 AM 10:59
TARRANT COUNTY CLERK GUADALUPE COUNTY
BY [Signature]

MH File Number: TX-24-101626-POS
Loan Type: FHA

EXHIBIT A

METES & BOUNDS DESCRIPTION FOR 1.2622 ACRES OF LAND

A tract of land containing 1.2622 acres out of and part of the John Wells Survey, Abstract No. 339 in Guadalupe County, Texas, and being that same tract, called 1.263 acres, as conveyed in February of 2011 by a Special Warranty Deed to Leonard Brinkman as recorded and described in Volume 2974, Page 214 of the Official Records of Guadalupe County, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/4" iron found in the southeast property line of the Wolter Tract as described in Volume 2890, Page 321 of the Official Records of Guadalupe County, for the northeast corner of the said Brinkman 1.263 acre tract, the northeast corner of the herein described tract and the northwest corner of the 1 acre, more or less, Valdez remainder tract, being the remainder of a called 12.979 acre tract as conveyed to Juan C. Valdez and Elsa C. Valdez tract as recorded in Volume 529, Page 406 of the Guadalupe County Deed Records, less and except a called 12.00 acre tract as conveyed to Elsa C. Valdez as recorded in Volume 1422, Page 235 of the Official Records of Guadalupe County;

THENCE S 40° 37' 14" E, a distance of 162.61 feet to a 5/8" iron rod found for the southwest corner of the aforementioned 1 acre Valdez Tract and an interior ell corner of the Elsa Valdez 12.00 acre tract;

THENCE S 40° 30' 19" E, and at approximately 109.71 feet passing the northwest edge of a called 30' access easement as described in Volume 802, Page 907 of the Official Records of Guadalupe County, and the northwest termination point of a 30' access easement as described in Volume 3102, Page 766 of the Official Records of Guadalupe County, in all a total distance of 139.71 feet to a 1/2" iron rod found in the northwest property line of the Starling Tract as described in Volume 1233, Page 602 of the Official Records of Guadalupe County, for the southeast corner of the herein described tract;

THENCE S 50° 14' 35" W, along the southeast edge of the 30' access easement, a distance of 186.63 feet to a 1/4" iron rod found for the southwest corner of this tract;

THENCE N 40° 36' 33" W, and at 30' passing the edge of the 30' access easement, in all a total distance of 286.38 feet to a 1/4" iron rod found in the southeast line of the Wolter Tract for the northwest corner of this tract;

THENCE N 45° 21' 00" E (bearing basis used herein), a distance of 187.29 feet to the **POINT OF BEGINNING**, containing 1.2622 acres.

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.

5965-996

NOTICE OF FORECLOSURE SALE

- 1

THE PROPERTY TO BE SOLD

COMMONLY KNOWN AS

9525 FM 1117, SEGUIN, TEXAS 78155

LEGAL DESCRIPTION

SEE EXHIBIT A.
- 2

THE DEED OF TRUST TO BE FORECLOSED UPON

RECORDED IN REAL PROPERTY RECORDS OF

GUADALUPE COUNTY

RECORDED ON

OCTOBER 27, 2016

UNDER DOCUMENT#

2016023833
- 3

THE SALE IS SCHEDULED TO BE HELD

PLACE

NORTH PORCH OF THE GUADALUPE COURTHOUSE

OR AS DESIGNATED BY THE COUNTY

COMMISSIONER'S OFFICE

DATE

MAY 7, 2024

TIME

11:00 AM - 2:00 PM

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 § 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.

OBLIGATIONS SECURED

The Deed of Trust executed by EDWARD L. AYLESWORTH and ARDIE L. AYLESWORTH, provides that it secures the payment of the indebtedness in the original principal amount of \$225,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. PHH MORTGAGE CORPORATION is the current mortgagee of the note and deed of trust and PHH MORTGAGE CORPORATION is the current mortgage servicer. A servicing agreement between the mortgager, whose address is 1661 Worthington Road, Suite #100, West Palm Beach, Florida 33409, and the mortgage service exists. TEXAS PROPERTY CODE § 51.0025 authorizes the mortgage servicer to collect the debt.

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.

In accordance with Texas Property Code § 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint the following as Substitute Trustee to act under and by virtue of said Deed of Trust:

TROY MARTIN, DEBORAH MARTIN, ALEXIS MARTIN, CASSIE MARTIN, SHELBY MARTIN, BOB FRISCH, WAYNE DAUGHTREY, VICKI RODRIGUEZ, NICHOLAS S. CAMPBELL, ANNAROSE M. HARDING, SARA A. MORTON, RICHARD McCUTCHEON, HALEY SHEPPARD, and/or BRANCH M. SHEPPARD.

ATTORNEYS AT LAW

Branch M. Sheppard

Annarose M. Harding

Sara A. Morton

Richard McCutcheon



GALLOWAY, JOHNSON, TOMPKINS, BURR & SMITH

A PROFESSIONAL LAW CORPORATION

1301 McKinney Street, Suite 1400


Houston, Texas 77010

(713) 599-0700

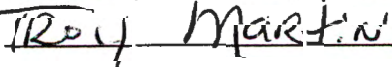
CERTIFICATE OF POSTING


I declare under penalty of perjury that I filed this Notice of Foreclosure Sale at the office of the County Clerk and caused it to be posted at the location directed by the County Commissioners Court.

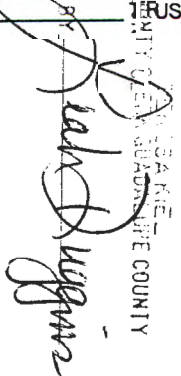
POSTED



NAME







TRUSTEE

2024 MAR -7 AM 10:59

RECEIVED

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 COMPNENT 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.

5965-996

EXHIBIT A – LEGAL DESCRIPTION
for 9525 FM 1117, Seguin, Texas 78155

BEING A 5.000 ACRE TRACT SITUATED IN THE ARCHIE R. EGGLESTON SURVEY, A-467 GUADALUPE COUNTY, TEXAS, SAID 5.000 ACRE TRACT IS PART OF A TRACT CALLED 61.836 ACRES IN CONVEYANCE FROM KERMIT RENEAU ET UX TO JOHN E. KLUM ET UX RECORDED IN VOLUME 1152, PAGE 685, DEED RECORDS OF SAID COUNTY AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A ONE HALF INCH DIAMETER REBAR SET WITH CAP (B&A) MARKING THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED, LYING IN THE COMMON LINE OF SAID 61.836 ACRE TRACT AND A TRACT CALLED 10.00 ACRES IN VOLUME 789, PAGE 523; SAID REBAR BEARS SOUTH 05 DEGREES 32 MINUTES 01 SECONDS EAST (CALLED SOUTH 05 DEGREES 23 MINUTES EAST) 381.52 FEET FROM A ONE HALF INCH DIAMETER REBAR FOUND AT A THREE WAY FENCE CORNER MARKING THE NORTHEAST CORNER OF SAID 61.836 ACRE TRACT NORTHWEST CORNER OF SAID 10.00 ACRE TRACT LYING IN THE SOUTH LINE OF A CALLED TRACT 14 OF KOTHMANN NO. 1 SUBDIVISION (UNRECORDED SUBDIVISION) RECORDED IN VOLUME 581, PAGE 529;

THENCE WITH THE EAST LINE OF THE TRACT HEREIN DESCRIBED SAME BEING A SEGMENT OF THE COMMON LINE OF SAID 61.863 ACRE TRACT AND SAID 10.00 ACRE TRACT, SOUTH 05 DEGREES 32 MINUTES 01 SECONDS EAST, 479.22 FEET (CALLED SOUTH 05 DEGREES 23 MINUTES EAST) TO A ONE HALF INCH DIAMETER REBAR SET WITH CAP (B&A) MARKING THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE WITH THE SOUTH LINE OF THE TRACT HEREIN DESCRIBED, INTO SAID 61.836 ACRE TRACT, SOUTH 89 DEGREES 58 MINUTES 39 SECONDS WEST, AT 185.63 FEET A ONE HALF INCH DIAMETER REBAR SET WITH CAP (B&A) AND AT 479.51 FEET A ONE HALF INCH DIAMETER REBAR SET WITH CAP (B&A) MARKING THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE WITH THE WEST LINE OF THE TRACT HEREIN DESCRIBED, NORTH 00 DEGREES 01 MINUTES 21 SECONDS WEST, 477.00 FEET TO A ONE HALF INCH DIAMETER REBAR SET WITH CAP (B&A) MARKING THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE WITH THE NORTH LINE OF THE TRACT HEREIN DESCRIBED NORTH 89 DEGREES 58 MINUTES 39 SECONDS EAST, 433.59 FEET TO THE PLACE OF BEGINNING AND CONTAINING 5.000 ACRES OF LAND, MORE OR LESS.

THIS TRACT IS SUBJECT TO A 30 FOOT EASEMENT, THE EAST LINE BEING COINCIDENT WITH THE EAST LINE OF THE HEREINBEFORE DESCRIBED 5.000 ACRE TRACT.

CERTIFICATE OF POSTING

I declare under penalty of perjury that I filed this Notice of Foreclosure Sale at the office of the County Clerk and caused it to be posted at the location directed by the County Commissioners Court.

POSTED March 7, 2024
NAME Trey Martin Jay Martin TRUSTEE

000125

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

Deborah Martin, Troy Martin, Alexis Martin, Cassie
Martin, Terri Martin, Shelby Martin, Bob Frisch, Wayne
Daughtrey, Vicki Rodriguez
c/o Malcolm Cisneros/Trustee Corps
17100 Gillette Avenue
Irvine, CA 92614
(949) 252-8300

TS No TX14000067-23-1

APN 33667 | 1G2075-0003-00500-0-00

TO No FIN-23007393

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on October 28, 1986, ROBERT D MUNRO AND WIFE, PAULINE M MUNRO as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of J LYNN FUTCH as Trustee, UNITED STATES OF AMERICA, ACTING THROUGH THE FARMERS HOME ADMINISTRATION, UNITED STATES DEPARTMENT OF AGRICULTURE as original Beneficiary, which Deed of Trust secures the payment of that certain Promissory Note of even date therewith in the original amount of \$38,700.00, payable to the order of United States Department of Agriculture as current Beneficiary, which Deed of Trust recorded on October 29, 1986 as Document No. 11020 in Book 784, on Page 20 in Guadalupe County, Texas. Deed of Trust covers all of the real property described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit: **SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

APN 33667 | 1G2075-0003-00500-0-00

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 Deborah Martin, Troy Martin, Alexis Martin, Cassie Martin, Terri Martin, Shelby Martin, Bob Frisch, Wayne Daughtrey, Vicki Rodriguez 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 United States Department of Agriculture, 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.

TERESA KIEL
COUNTY CLERK GUADALUPE COUNTY
BY *Maurice A.*

2024 MAR 12 AM 11:22

RECEIVED

NOW THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, May 7, 2024 at 11:00 AM**, no later than three (3) hours after such time, being the first Tuesday of such month, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place in Guadalupe County, Texas, 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 76155; On 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 Court.**

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of and United States Department of Agriculture's election to proceed against and sell both the real property and any personal property described in said Deed of Trust in accordance with and United States Department of Agriculture's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

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. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition. Conveyance of the Property shall be made without any representations or warranties whatsoever, expressed or implied. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters and are advised to conduct an independent investigation of the nature and physical condition 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 expressed or implied warranties, except as to the warranted.

WITNESS, my hand this 12 day of March 2024

Joy Martin
By: Deborah Martin, Troy Martin, Alexis Martin, Cassie Martin, Terri Martin, Shelby Martin, Bob Frisch,
Wayne Daughtrey, Vicki Rodriguez
Substitute Trustee(s)

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.

**SALE INFORMATION CAN BE OBTAINED ONLINE AT www.insourcelogic.com
FOR AUTOMATED SALES INFORMATION PLEASE CALL: In Source Logic AT 702-659-7766**

FOR REINSTATEMENT / PAY OFF REQUESTS CONTACT: (949) 252-8300

To the extent your original obligation was discharged or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party retains rights under its security instrument, including the right to foreclose its lien.

EXHIBIT "A"

LOT 5, BLOCK 3, MEADOWLANDS SUBDIVISION, GUADALUPE COUNTY, TEXAS, AS SHOWN ON
PLAT RECORDED IN VOLUME 5, PAGE 12B, 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: 06/08/2020
Grantor(s): JOHNATHON BRET GEIL AND DEBORAH LYNN GEIL, A MARRIED COUPLE
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR PILGRIM MORTGAGE LLC, ITS SUCCESSORS AND ASSIGNS

Original Principal: \$240,562.00
Recording Information: Instrument 202099014304
Property County: Guadalupe
Property: (See Attached Exhibit "A")
Reported Address: 2377 MEDINA DR, NEW BRAUNFELS, TX 78130-3195

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: Idaho Housing and Finance Association
Mortgage Servicer: Idaho Housing and Finance Association
Current Beneficiary: Idaho Housing and Finance Association
Mortgage Servicer Address: 565 W. Myrtle, Boise, ID 83702

SALE INFORMATION:

Date of Sale: Tuesday, the 7th day of May, 2024
Time of Sale: 12:00 PM or within three hours thereafter.
Place of Sale: AT THE NORTH PORCH OF THE GUADALUPE COUNTY COURTHOUSE in Guadalupe County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Guadalupe County Commissioner's Court, at the area most recently designated by the Guadalupe County Commissioner's Court.

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

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

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and 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, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

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

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

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. 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, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.

RECEIVED
2024 MAR 12 AM 11:23
TERESA KIEL
COUNTY CLERK GUADALUPE COUNTY
BY *Melissa C*

4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Substitute Trustee(s): 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, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act.

Substitute Trustee Address: 14841 Dallas Parkway, Suite 350, Dallas, TX 75254

Document Prepared by:
Bonial & Associates, P.C.
14841 Dallas Parkway, Suite 350, Dallas, TX 75254
AS ATTORNEY FOR THE HEREIN
IDENTIFIED MORTGAGEE AND/OR
MORTGAGE SERVICER

Certificate of Posting

I am Troy Martin whose address is 14841 Dallas Parkway, Suite 350, Dallas, TX 75254. I declare under penalty of perjury that on 3/12/2024 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 Court.

By: 

Exhibit "A"

LOT 23, BLOCK 11, DOVE CROSSING SUBDIVISION - UNIT 4B, A SUBDIVISION IN THE CITY OF NEW BRAUNFELS, GUADALUPE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 742, MAP AND PLAT RECORDS OF GUADALUPE COUNTY, TEXAS.

Return to: Bonial & Associates, P.C., 14841 Dallas Parkway, Suite 350, Dallas, TX 75254

24-00691

205 WILD CREEK RD, SEGUIN, TX 78155

NOTICE OF FORECLOSURE SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

Property:

The Property to be sold is described as follows:

LOT 02, BLOCK 03, OF LILY SPRINGS, UNIT 3, AN ADDITION TO THE CITY OF SEGUIN, GUADALUPE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN VOLUME 9, PAGE 343, MAP AND PLAT RECORDS, GUADALUPE COUNTY, TEXAS.

Security Instrument:

Deed of Trust dated December 20, 2022 and recorded on December 27, 2022 at Instrument Number 202299038121 in the real property records of GUADALUPE County, Texas, which contains a power of sale.

Sale Information:

May 7, 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 DOMINIC DENNIS secures the repayment of a Note dated December 20, 2022 in the amount of \$325,872.00. LAKEVIEW LOAN SERVICING, LLC, whose address is c/o LoanCare, LLC, 3637 Sentara Way, Virginia Beach, VA 23452, is the current mortgagee of the Deed of Trust and Note and LoanCare, 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.

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.

RECEIVED

2024 MAR 12 AM 11:28

TERESA KIEL
COUNTY CLERK GUADALUPE


Mona



4811963

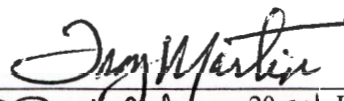
Nicki Company

De Cubas & Lewis, P.C.
Nicki Company, Attorney at Law
PO Box 5026
Fort Lauderdale, FL 33310


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, Martha Rossington, Reyn Rossington, Jennyfer Sakiewicz and Xome employees included but not limited to those listed herein.

c/o De Cubas & Lewis, P.C.
PO Box 5026
Fort Lauderdale, FL 33310

Certificate of Posting

I, , declare under penalty of perjury that on the 12 day of March, 2024 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).

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 6/9/2009	Grantor(s)/Mortgagor(s): ESMERALDA CLAUDIA SALGUERO AN UNMARRIED WOMAN
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR CTX MORTGAGE COMPANY, LLC, ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: Wells Fargo Bank, N.A.
Recorded in: Volume: 2756 Page: 0786 Instrument No: 09-010607	Property County: GUADALUPE
Mortgage Servicer: Wells Fargo Bank, N.A. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 1 Home Campus, MAC 2301-04C, West Des Moines, IA 50328
Date of Sale: 5/7/2024	Earliest Time Sale Will Begin: 12:00 PM
Place of Sale of Property: 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.	

Legal Description: LOT 7, BLOCK 8, THE TRAILS AT KENSINGTON RANCH SUBDIVISION, UNIT 3 P.U.D., CITY OF SELMA, GUADALUPE COUNTY, TEXAS, VOLUME 7, PAGE 481, PLAT RECORDS, 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, 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, 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: 3/12/2024



Thuy Frazier, Attorney
McCarthy & Holthus, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075
Attorneys for Wells Fargo Bank, N.A.

Dated:

Deborah Martin

Printed Name:

/s/ Deborah Martin

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

RECEIVED
2024 MAR 14 AM 11:26
TERESA KIEL
COUNTY CLERK GUADALUPE COUNTY
BY *Mousse*

MH File Number: TX-24-101692-POS
Loan Type: FHA

24-183244

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: March 9, 2020	Original Mortgagor/Grantor: LACHANDRA L. TERRELL
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR CORNERSTONE HOME LENDING, INC., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: LAKEVIEW LOAN SERVICING, LLC.
Recorded in: Volume: N/A Page: N/A Instrument No: 202099005974	Property County: GUADALUPE
Mortgage Servicer: LoanCare, LLC	Mortgage Servicer's Address: 3637 Sentara Way Virginia Beach, Virginia 23452

* 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 \$193,087.00, executed by LACHANDRA L. TERRELL and payable to the order of Lender.

Property Address/Mailing Address: 332 BIG HAWK, NEW BRAUNFELS, TX 78130

Legal Description of Property to be Sold: LOT 4, BLOCK 4 OF WHISPERING VALLEY UNIT TWO, A SUBDIVISION IN THE CITY OF NEW BRAUNFELS, GUADALUPE COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 6, PAGE 595 OF THE PLAT RECORDS OF GUADALUPE COUNTY, TEXAS.

Date of Sale: May 07, 2024	Earliest time Sale will begin: 11:00 AM
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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 AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE, 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, LAKEVIEW LOAN SERVICING, LLC., 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 OR Troy Martin, Deborah Martin, Cassie Martin, Alexis Martin, Martha Rossington, Reyn Rossington, Wayne Daughtrey, Shelby Martin, Jennyfer Sakiewicz whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067, 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.



RECEIVED

2024 MAR 14 AM 11:27

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 *LAKEVIEW LOAN SERVICING, LLC.* 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 OR Troy Martin, Deborah Martin, Cassie Martin, Alexis Martin, Martha Rossington, Reyn Rossington, Wayne Daughtrey, Shelby Martin, Jennyfer Sakiewicz whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067, 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 OR Troy Martin, Deborah Martin, Cassie Martin, Alexis Martin, Martha Rossington, Reyn Rossington, Wayne Daughtrey, Shelby Martin, Jennyfer Sakiewicz whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067, 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.



3-14-2024

SUBSTITUTE TRUSTEE

Troy Martin, Deborah Martin, Alexis Martin, Cassie Martin,
Shelby Martin, Bob Frisch, Wayne Daughtrey or Vicki OR
Martha Rossington, Reyn Rossington, Jennyfer Sakiewicz,
Trustee

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

RECEIVED

2024 MAR 21 PM 2:52

TERESA KIEL
COUNTY CLERK GUADALUPE COUNTY

BY

TS No.: 2024-05948
24-000039-568**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:** 05/07/2024**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: 806 E. MOUNTAIN ST., 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. If the sale is set aside or otherwise rescinded, the Purchaser at the sale shall be entitled to the return of the funds paid pursuant to section 51.016 of the Texas Property Code.

3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 07/21/2022 and recorded 08/01/2022 in Document 202299023516, real property records of Guadalupe County, Texas, with **RE-VISUALIZE LLC** grantor(s) and American Heritage Lending, LLC, a Delaware Limited Liability Company (CFL License No. 603G668) as Lender, **EF MORTGAGE, LLC** 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 **RE-VISUALIZE LLC**, securing the payment of the indebtedness in the original principal amount of **\$230,700.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **EF MORTGAGE, LLC** is the current mortgagee of the note and deed of trust or contract lien.

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: **SEE EXHIBIT A**

8. Mortgage Servicer Information: The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement.

Servis One, Inc., dba BSI Financial Services
4200 Regent Blvd, Suite B200
Irving, TX 75063
Phone: 800-327-7861



4812883

TS No.: 2024-05948
24-000039-568

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: 3/20/2024

Manisa Vidrine
Printed Name: Manisa Vidrine

Entra Default Solutions, LLC

1355 Willow Way, Suite 115

Concord, CA 94520

Telephone: (925) 272-4993

Authorized Agent of the Mortgagee or Mortgage Servicer

For additional sale information visit: www.mwzmlaw.com/tx-investors

I am Terri Martin ^{Certificate of Posting} whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on March 21, 2024 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.

EXHIBIT A

BEING 0.298 ACRES OF LAND, MORE OR LESS, BEING OUT OF LOT 1, BLOCK 37, OF THE ACRE LOTS, NEW CITY BLOCK 449, CITY OF SEGUIN, GUADALUPE COUNTY, TEXAS AND BEING THAT SAME PROPERTY CONVEYED TO ESMERALDA RODRIGUEZ, IRMA FLORES, DOLORES MARTINEZ AND JANIE REYES IN A WARRANTY GIFT DEED RECORDED IN DOCUMENT NO. 2016022824, OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS, AND BEING DESCRIBED IN A DEED RECORDED IN VOLUME 441, PAGE 275, DEED RECORDS, GUADALUPE COUNTY, TEXAS, SAVE AND EXCEPT THE NORTH 90 FEET CONVEYED TO JANIE REYES IN A DEED OF GIFT RECORDED IN VOLUME 1345, PAGE 277, OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS; SAID 0.298 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THIS 0.298 ACRES, SAME BEING ON THE NORTH RIGHT-OF-WAY OF E. MOUNTAIN ST. AND ON THE SOUTHEAST CORNER OF THE RUBEN ALFARO, ET UX, 0.2365 ACRES (VOLUME 1264, PAGE 146), SAME ALSO BEING THE POINT OF BEGINNING;

THENCE ALONG THE LINE COMMON TO THIS 0.298 ACRES AND SAID ALFARO 0.2365 ACRES, NORTH 00 DEGREES 44 MINUTES 36 SECONDS WEST, A DISTANCE OF 112.62 FEET TO A 1/2-INCH IRON ROD CAPPED "WALS" SET FOR THE NORTHWEST CORNER OF THIS 0.298 ACRES, SAME BEING THE COMMON LINE OF THE TOMMEY BOUQUET TRACT (VOLUME 1012, PAGE 732) AND THE SOUTHWEST CORNER OF THE JANIE REYES TRACT (VOLUME 1345, PAGE 277);

THENCE ALONG THE LINE COMMON TO THIS 0.298 ACRES AND SAID REYES TRACT, NORTH 89 DEGREES 21 MINUTES 38 SECONDS EAST, A DISTANCE OF 116.26 FEET TO A 1/2-INCH IRON ROD CAPPED "WALS" SET FOR THE NORTHEAST CORNER OF THIS 0.298 ACRES, SAME BEING THE SOUTHEAST CORNER OF SAID REYES TRACT AND THE COMMON LINE OF THE MELQUIADES RIVERA TRACT (DOCUMENT NO. 2017022936);

THENCE ALONG THE LINE COMMON TO THIS 0.298 ACRES AND SAID RIVERA TRACT, SOUTH 00 DEGREES 44 MINUTES 36 SECONDS EAST, A DISTANCE OF 110.43 FEET TO A 1/2-INCH IRON ROD CAPPED "WALS" SET FOR THE SOUTHEAST CORNER OF THIS 0.298 ACRES, SAME BEING THE SOUTHWEST CORNER OF SAID RIVERA TRACT AND THE NORTH RIGHT-OF-WAY LINE OF SAID E. MOUNTAIN ST.;

THENCE ALONG THE LINE COMMON TO THIS 0.298 ACRES AND THE NORTH RIGHT-OF-WAY OF SAID E. MOUNTAIN ST., SOUTH 88 DEGREES 16 MINUTES 47 SECONDS WEST, A DISTANCE OF 116.27 FEET TO THE , AND CONTAINING 0.298 ACRES OF LAND, MORE OR LESS.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE**GUADALUPE County****Deed of Trust Dated:** November 8, 2021**Amount:** \$348,570.00**Grantor(s):** AARON GARCIA**Original Mortgagee:** MORTGAGE FINANCIAL SERVICES, LLC**Current Mortgagee:** LAKEVIEW LOAN SERVICING, LLC**Mortgagee Servicer and Address:** c/o FLAGSTAR BANK, NATIONAL ASSOCIATION, 5151 Corporate Drive, Troy, MI 48098

Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property


Recording Information: Document No. 202199039025**Legal Description:** LOT 11, BLOCK 25, LIVE OAK HILLS SUBDIVISION, AN ADDITION IN GUADALUPE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGES 146-147, PLAT RECORDS, GUADALUPE COUNTY, TEXAS.**Date of Sale:** May 7, 2024 between the hours of 12:00 PM and 3:00 PM.**Earliest Time Sale Will Begin:** 12:00 PM**Place of Sale:** The foreclosure sale will be conducted at public venue in the area designated by the GUADALUPE County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

AARTI PATEL OR DYLAN RUIZ, VIOLET NUNEZ, DANIEL MCQUADE, MARCELA CANTU, VANNA HO, CARY CORENBLUM, ALEENA LITTON, MATTHEW HANSEN, THOMAS GILBRAITH, C JASON SPENCE, JOSHUA SANDERS, AMY ORTIZ, TROY MARTIN, DEBORAH MARTIN, DEANNA RAY, ALEXIS MARTIN, CASSIE MARTIN, TERRI MARTIN, SHELBY MARTIN, BOB FRISCH, MARTHA ROSSINGTON, REYN ROSSINGTON A/K/A T. REYNOLDS ROSSINGTON, JENNYFER SAKIEWICZ, WAYNE DAUGHTREY, VICKI RODRIGUEZ OR CHRIS LAFOND have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice.

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



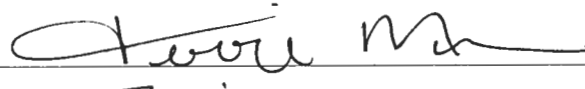
Anthony Adam Garcia, ATTORNEY AT LAW

HUGHES, WATERS & ASKANASE, L.L.P.

1201 Louisiana, SUITE 2800

Houston, Texas 77002

Reference: 2024-000785



Printed Name: Terri Martin

c/o Auction.com, LLC

1 Mauchly

Irvine, California 92618

BY



JUDITH CLEGG, CLERK OF GUADALUPE COUNTY

2024 MAR 21 PM 2:56

RECEIVED

NOTICE OF TRUSTEE'S SALE

WHEREAS, on September 4, 2014, SHANNON PAYNE, A SINGLE PERSON AND ANGEL AVALOS, A SINGLE PERSON, as Grantor(s), executed a Deed of Trust conveying to ROBERT ZEARFOSS, as Trustee, the Real Estate hereinafter described, to RB MORTGAGE, LLC 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 14-015726 Volume 4270, Page 934, 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, May 7, 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 24, BLOCK 1 OF CAP ROCK, UNIT ONE, A SUBDIVISION IN THE CITY OF NEW BRAUNFELS, GUADALUPE COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 7, PAGE 270, PLAT RECORDS OF GUADALUPE COUNTY, TEXAS.

Property Address: 1408 PRAIRIE ROCK
NEW BRAUNFELS, TX 78130
Mortgage Servicer: TRUHOME SOLUTIONS, LLC
Mortgagee: TRUHOME SOLUTIONS
6330 SPRINT PARKWAY
OVERLAND PARK, KS 66211

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

Deborah Martin, Troy Martin, Alexis Martin, Cassie Martin, Terri Martin, Shelby Martin, Bob Frisch and Wayne Daughtrey;
14800 Landmark Blvd, Suite 850
Dallas, TX 75254

WITNESS MY HAND this day March 20, 2024.



By: 
Ronny George
Texas Bar # 24123104
rgeorge@logs.com
13105 Northwest Freeway, Suite 960
Houston, TX 77040
Telephone No: (713) 462-2565
Facsimile No: (847) 879-4823
Attorneys for TruHome Solutions

BY 
COUNTY CLERK GUADALUPE COUNTY

2024 MAR 21 PM 3:12

RECEIVED

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.

24-192452

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: May 2, 2017	Original Mortgagor/Grantor: JASON G. HILL AND RAINA VECERA
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR FLAGSTAR BANK, FSB., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: LAKEVIEW LOAN SERVICING, LLC
Recorded in: Volume: N/A Page: N/A Instrument No: 2017009903	Property County: GUADALUPE
Mortgage Servicer: FLAGSTAR BANK	Mortgage Servicer's Address: 5151 Corporate Drive Troy, Michigan 48098-2639

* 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 \$240,463.00, executed by JASON G. HILL and RAINA VECERA and payable to the order of Lender.

Property Address/Mailing Address: 1819 STRAWBERRY FLD, NEW BRAUNFELS, TX 78130

Legal Description of Property to be Sold: LOT 8, BLOCK 10, VOSS FARMS SUBDIVISION UNIT 3, SITUATED IN THE CITY OF NEW BRAUNFELS, GUADALUPE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 8, PAGE 10, PLAT RECORDS, GUADALUPE COUNTY, TEXAS.

Date of Sale: May 07, 2024	Earliest time Sale will begin: 12:00 PM
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Place of sale of Property: Brazoria County Courthouse, 111 East Locust Street, Angleton, TX 77515 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, LAKEVIEW LOAN SERVICING, LLC, the owner and holder of the Note, has requested 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 whose address is 1 Mauchly Irvine, CA 92618 OR 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.

TERESA KIEL
COUNTY CLERK GUADALUPE COUNTY

2024 MAR 28 PM 2:03

RECEIVED

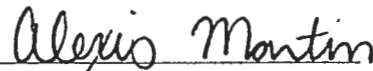


Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *LAKEVIEW LOAN SERVICING, LLC* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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, 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 whose address is 1 Mauchly Irvine, CA 92618 OR 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 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 whose address is 1 Mauchly Irvine, CA 92618 OR 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

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, Trustee

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

NOTICE OF SUBSTITUTE TRUSTEE SALE

000166

Deed of Trust Date: 4/23/2004	Grantor(s)/Mortgagor(s): NANCY GAWLIK AND STEVE GAWLIK
Original Beneficiary/Mortgagee: AMERIQUEST MORTGAGE COMPANY	Current Beneficiary/Mortgagee: U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust
Recorded in: Volume: 2210 Page: 874 Instrument No: 18846	Property County: GUADALUPE
Mortgage Servicer: Selene Finance, LP is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 3501 Olympus Boulevard, 5th Floor, Suite 500, Dallas, TX 75019
Date of Sale: 5/7/2024	Earliest Time Sale Will Begin: 11am
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.	

Legal Description: LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

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

Dated: 3/27/2024



Thuy Frazier, Attorney
McCarthy & Holthus, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075
Attorneys for Selene Finance, LP

Dated:


March 28, 2024

Alexis Martin

Printed Name:

Alexis Martin

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

RECEIVED
2024 MAR 28 PM 2:03
TERESA KIEL
COUNTY CLERK GUADALUPE COUNTY
BY 

MH File Number: TX-20-78337-HE
Loan Type: Conventional Residential

TX-20-78337-HE

Legal Description

All that certain 2.0 acres of land, being the Two (2) acres reserved by Otto Ficke and Lina Ficke referred to in Volume 330, pages 374-376, Ficke, et ux. to Nelson Ficke, out of the S.A. and M.G. RR. Co. Survey, Abst. No. 308, Guadalupe County, Texas, and being further and more accurately described as metes and bounds as follows:

BEGINNING at an iron pin set for the Northeasterly corner on the Westerly line of the F.S. Road No. 621, S. 40 deg. 54' E. 1163.0 feet from the Present Nelson Ficke Northeasterly corner, Nelson Ficke present Northeasterly corner being on the Guadalupe and Hays County line;

THENCE S. 40 deg. 54' E. 162.6 feet to an iron pin set for the Southeasterly corner of the Westerly line of the F.M. Road No. 621.;

THENCE S. 49 deg. 06' W. 536.0 feet to an iron pin set for Southwesterly corner in the field;

THENCE N. 40 deg. 54' W. 162.6 feet to an iron pin set for the Northwesterly corner in the field;

THENCE N. 49 deg. 06' E. 536.0 feet to the PLACE OF BEGINNING containing 2.0 acres of land.

FILED NOTES described 8.6 acres of land situated in a tract called 22.5632 acres in a conveyance to Janice Weise, Volume 725, Page 665, Deed Records, S.A. and M.G. R.R. Company Survey, Patent No. 534, A-308, Guadalupe County, Texas and described by metes and bounds as follows.;

BEGINNING at an iron found marking the north corner of this 3.6 acre tract, the north corner of the called 22.5632 acre tract and situated in the Southwest right-of-way of F.M. Road No. 621;

THENCE along the southwest right-of-way of F.M. Road No. 621, S 40 37' E 251.35 feet to an iron pin set for the east corner of this 3.6 acre tract.;

THENCE into the called 22.5632 acre tract, S 49 06' 18" W 616.99 feet to an iron pin set for the south corner of this 3.6 acre tract, situated in the southwest line of the called 22.5632 acre tract;

THENCE along the southwest line of the called 22.5632 acre tract, N 43 46' W at 168.66 feet an iron pin set and in all 251.66 feet to an iron pin found marking the west corner of this 3.6 acre tract, the west corner of the called 22.5632 acre tract;

THENCE along the northwest line of the called 22.5632 acre tract, N 49 06' 18" E at 95.18 feet an iron pin found in all 630.82 feet to the PLACE OF BEGINNING and containing 3.6 acres of land.

Being an 11.10 ACRE TRACT Situated in the S.A. and M.G. R.R. Co Survey, A-308, Guadalupe County, Texas, said 11.10 ACRE TRACT is comprised of part the residue of tract called 40 acres in conveyance from Janice Estelle Ficke Weise, Trustee for Frederick W. Ficke to Janice Estelle Ficke Weise recorded in Volume in 887 at page 0132 and part of the residue of a tract called 22.5632 acre in conveyance from Nelson Ficke to Janice F. Weise recorded in volume 725 at page 664 of the Official Records of said County and being described by metes and bounds, as follows:

BEGINNING at a 3/8 inch diameter rebar found marking the north corner of the tract herein described, lying in the northeast line of said 22.5632 acre tract, the southwest line of a tract called 2.867 acres described in volume 255 at page 112, lying in the southwest line of F.M. Highway No. 621, being the east corner of a tract called 3.6 acres described in Volume 903 at page 446 and marking the approximate location of the common line of the S.A. and M.G. R.R. Co. Survey, A-308 and the B. and G. Fulcher Survey, A-21.;

THENCE with a segment of the northeast line of the tract herein described, same being a segment of the common line of said 22.5632 acre tract and said 2.867 acre tract, along a segment of the southwest line of said F.M. Highway No. 621 and along said common survey lines, S 40° 29' 41" E (Called S 40° 37' 00" E) 139.68 feet to a 1/2 inch diameter rebar found marking the northeast corner of the tract herein described, same being the north corner of a tract called 3.00 acres described in Volume 1094 at page 0781.;

THENCE in to said 22.5632 acre tract, with the northwest and southwest line of said 3.00 acre tract, as follows:

S 49° 27' 48" W 435.42 feet (called N 49° 23' 00" E 435.60 feet in Volume 1094 at page 0781) to a 5/8 inch diameter rebar found marking a reentrant corner of the tract herein described, same being the west corner of said 3.00 acre tract; and:

S 40° 31' 57" E 299.86 feet (called N 40° 37' 00" W 300.00 feet in Volume 1094 at page 0781) to a 5/8 inch diameter rebar found marking the Southeast corner of the tract herein described, same being the south corner of said 3.00 acre tract;

THENCE with the southeast line of the tract herein described, into and Across said residue of 22.5632 acre tract and said residue of 40 acre tract, S 49° 28' 31" W at 482.12 feet a 1/2 inch diameter rebar set and at 49.54 feet a 1/2 inch diameter rebar set marking the south corner of the tract herein described and lying in the common line of said 40 acre tract and a tract called 17.02 acres described in Volume 618 at 42.

2024 APR -2 PM 2: 57

TERESA KIEL
COUNTY CLERK GUADALUPE COUNTYBY **NOTICE OF FORECLOSURE SALE**

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF GUADALUPE §

Notice is hereby given of a public judicial foreclosure sale.

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

SEE ATTACHED EXHIBIT "A" (the "Property").

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

Date: May 7, 2024

Time: The sale shall begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale shall be completed no later than 4:00 p.m.

Place: As directed by the Guadalupe County Commissioners Court.

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

3. Terms of Sale. The sale will be conducted in a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust or other Security Document 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 or Security Document 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 or Security Document, 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 or Security Document. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

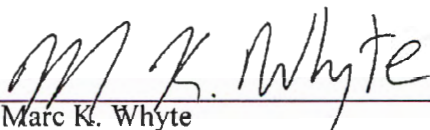
4. Type of Sale. The sale is a judicial deed of trust lien foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust or other Security Document, dated February 12, 2015, and executed by Saul Cantu (the "Deed of Trust" or "Security Document").

5. Obligations Secured. The Deed of Trust or other Security Document provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations"), including but not limited to Real Estate Lien Note or other Commercial Security Agreement dated February 12, 2015, and executed by Saul Cantu ("Maker"), and Randolph Brooks Federal Credit Union, as Payee, in the original principal amount of \$50,000.00 (the "Note").

Randolph Brooks Federal Credit Union is the current owner and holder of the obligation and is the beneficiary under the Deed of Trust or other Security Document.

6. Default And Request To Act. Default has occurred under the Deed of Trust or other Security Document and the Beneficiaries have requested me, as an appointed Substitute Trustee, to conduct this sale. Notice is given that before the sale, the Beneficiary may appoint another person or substitute trustee to conduct the sale.

DATED: April 2, 2024.

By: 

Marc K. Whyte
2101 NW Military Hwy.
San Antonio, Texas 78213

SUBSTITUTE TRUSTEE

EXHIBIT "A"

ADDRESS: 140 Shawn Ln, Seguin, TX, 78155

LEGAL DESCRIPTION:

BEING 0.378 acre of land, more or less, out of Lot 112 of Country Acres Subdivision, Guadalupe County, Texas as recorded in Volume 5, Page 300B of the Plat Records of Guadalupe County, Texas and being more particularly described as follows:

BEGINNING at an iron rod set in the existing north R.O.W. line of Shawn for the southwest corner of this tract said point being N 84°020' 10" E, 39.94 feet from the computed southwest corner of the above referenced Lot 112;

THENCE, N 03°011'43" W, 396.85 feet crossing said Lot 112, along the common line with a 0.399 acre tract, surveyed this day, to an iron rod set for the northwest corner of this tract;

THENCE, N 89°00'42" E, 35.71 feet along the common line with a 130 acre tract described in Volume 1359, Page 13 of the Official Records of Guadalupe County, Texas to an iron rod set for the northeast corner of this tract;

THENCE, S 04°56' 10" E, 393.61 feet crossing said Lot 112, to an iron rod set in the existing north R.O.W. line of Shawn for the southeast corner of this tract:

THENCE, S 84°020'10" W, (Ref. Brg.) 47.69 feet along said north R.O.W. line to the POINT OF BEGINNING and containing 0.378 acre of land, more or less.

000178

5445 DREIBRODT RD
SAN MARCOS, TX 78666

00000009870106

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: May 07, 2024

Time: The sale will begin at 10:00 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 September 24, 2010 and recorded in Document VOLUME 2917, PAGE 0622; AS AFFECTED BY LOAN MODIFICATION AGREEMENTS VOLUME 3191, PAGE 0057, CLERK'S FILE NO'S. 2014019714, 2017005189, 201999006438, 202399018059 & 202399018156 real property records of GUADALUPE County, Texas, with RAFAEL PATLAN AND MADELYN PATLAN, grantor(s) and PRIORITY BANK, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by RAFAEL PATLAN AND MADELYN PATLAN, securing the payment of the indebtednesses in the original principal amount of \$164,226.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. PRIORITY BANK FSB is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

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

RECEIVED
2024 APR -4 PM 1:33
TESSA KIEL
COUNTY CLERK GUADALUPE COUNTY
BY *Maura*



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 BOB FRISCH, 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: _____

EXHIBIT "A"

ALL THAT CERTAIN 5.000 ACRES OF LAND, OUT OF THE 10.000 ACRE TRACT DESCRIBED AS TRACT C IN THE DEED FROM DENNIS RIMER TO JUAN PATLAN, ET UX RECORDED UNDER VOLUME 971, PAGE 605, IN THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS, IN THE JOHN JONES SURVEY NO. 53, GUADALUPE COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE)

BEGINNING AT A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID 10.000 ACRE TRACT, COMMON TO THE NORTH CORNER OF THE 10.000 ACRE TRACT DESCRIBED AS TRACT FIVE IN THE DEED FROM KENNETH R. TOMERLIN AND BARBARA J. TOMERLIN TO JACOB ANZALDUA, JR. AND ELIZABETH ANZALDUA RECORDED UNDER VOLUME 1563, PAGE 415, IN THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS, AND THE EAST CORNER OF THE HEREIN DESCRIBED TRACT, IN THE SOUTHWEST RIGHT-OF-WAY LINE OF COUNTY ROAD 152 (DREIBRODT ROAD);

THENCE SOUTH 49°53'10" WEST - 945.47' (CALLED 945.15') (BASIS OF BEARINGS), ALONG THE EAST LINE OF SAID 10.000 ACRE TRACT (971/605), TO A 1/2" IRON ROD SET FOR THE SOUTH CORNER OF SAID 10.000 ACRE TRACT (971/605), COMMON TO THE SOUTHEAST CORNER OF THE 2.502 ACRE TRACT DESCRIBED IN THE DEED FROM GEORGE R. GARCIA AND BLANCA E. GARCIA TO MELITON S. CANTU, ET UX RECORDED UNDER VOLUME 2653, PAGE 821, IN THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS, AND THE SOUTH CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 2.502 ACRE TRACT BEARS SOUTH 49°53'10" WEST - 142.98' (CALLED 142.00');

THENCE NORTH 17°48'42" WEST - 403.62', ALONG THE WEST LINE OF SAID 10.000 ACRE TRACT (971/605), COMMON TO THE EAST LINE OF SAID 2.502 ACRE TRACT, TO A 1/2" IRON ROD SET FOR THE WEST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 1/2" IRON ROD FOUND FOR THE WEST CORNER OF SAID 10.000 ACRE TRACT (971/605), COMMON TO THE NORTHEAST CORNER OF SAID 2.502 ACRE TRACT AND THE WEST CORNER OF THE 1 ACRE TRACT DESCRIBED IN THE DEED FROM JUAN PATLAN, ET UX TO ELIZABETH PATLAN RECORDED UNDER VOLUME 1423, PAGE 61, IN THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS, BEARS NORTH 17°48'42" WEST - 415.56';

THENCE DEPARTING SAID COMMON LINE, ACROSS SAID 10.000 ACRE TRACT (971/605) THE FOLLOWING THREE (3) COURSES AND DISTANCES;

1. NORTH 49°53'10" EAST - 371.47' TO A 1/2" IRON ROD SET FOR AN ANGLE CORNER OF THE HEREIN DESCRIBED TRACT;
2. SOUTH 40°06'50" EAST - 253.48' TO A 1/2" IRON ROD SET FOR AN ANGLE CORNER OF THE HEREIN DESCRIBED TRACT;
3. NORTH 49°53'10" EAST - 420.86' TO A 1/2" IRON ROD SET FOR THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT, IN THE SOUTHWEST RIGHT-OF-WAY LINE OF AFORESAID COUNTY ROAD 152, FROM WHICH A 1/2" IRON ROD FOUND IN SAID SOUTHWEST RIGHT-OF-WAY LINE BEARS NORTH 40°05'55" WEST - 29.09;

THENCE SOUTH 40°05'55" EAST - 119.95', ALONG SAID SOUTHWEST RIGHT-OF-WAY LINE, TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT AND CONTAINING 5.000 ACRES OF LAND.

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C31

000190

NOTICE OF FORECLOSURE SALE

STATE OF TEXAS §
 §
COUNTY OF GUADALUPE §

Date: April 01, 2024

Deed of Trust ("Deed of Trust"):

Dated: May 27, 2015
Grantor: Palace Group Ltd.
Trustee: Ray A. Gonzales
 5219 McPherson Rd.
 Laredo, Texas 78041
 Ph: (956) 723-2265
 Fax: (956) 723-3136

Lender: FALCON INTERNATIONAL BANK
Recorded as: Document No. **2015010907**, of the Official Public Records of
 Guadalupe County, Texas.


Secures: Commercial Real Estate Lien Note ("Note") in the original principal
 amount of **\$1,768,000.00**, executed by **Palace Group Ltd.** and
 payable to the order of Lender, and all other indebtedness of **Palace**
 Group Ltd. to **FALCON INTERNATIONAL BANK**.

Property: **Lot 9, Block A, of Re-Plat of Alamo Industrial Park Lot 8, an**
 Addition in Guadalupe County, Texas, according to the map
 and/or Plat Thereof recorded in Volume 8, Page 203, Plat
 Records of Guadalupe County, Texas.

Substitute Trustee: Hector Hornedo
 19230 Stone Oak Parkway
 San Antonio, Texas 78258
 Ph: (210) 402-6143
 Fax: (210) 495-7420

Foreclosure Sale:

Date: Tuesday, May 7, 2024

RECEIVED
2024 APR 11 PM 1:06
TERESA KIEL
COUNTY CLERK GUADALUPE COUNTY
BY 

Time: The sale of the Property ("Foreclosure Sale") will take place between the hours of 1:00 p.m. and 4:00 p.m. local time; the earliest time at which the Foreclosure Sale will begin is 1:00 p.m. and not later than three (3) hours after that time on Tuesday, May 7, 2024.

Place: Situated in the area located outside on the west side of the Guadalupe County Courthouse which is near the north porch of the Guadalupe Courthouse and the closed portion of 101 E. Court Street, Seguin, 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 FALCON INTERNATIONAL BANK's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Additionally, written notice of the proposed sale was served by certified mail, return receipt requested, on Debtor and by certified mail, return receipt requested, on every other party obligated to pay the Indebtedness according to the records of Lender, at least 21 days preceding the date of sale, such service having been completed by deposit of the notice enclosed in a prepaid wrapper, properly addressed to each such party at the most recent address of such party as shown by the records of Lender in a post office or official depository under the care and custody of the United States Postal Service.

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, FALCON INTERNATIONAL BANK, the owner and holder of the Note, has requested Hector Hornedo, Substitute Trustee to sell the Property.

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

Therefore, notice is given that on and at the Date, Time and Place of Sale described above, Hector Hornedo, Substitute Trustee will sell the Property by public sale to the highest bidder for cash in accordance with the Deed of Trust.

If Lender/Beneficiary 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

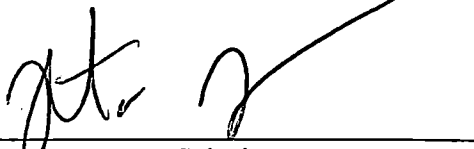
made subject to all prior matters of record affecting the Property, if any, to the extent that remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Lender/Beneficiary. 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 BENEFICIARY.

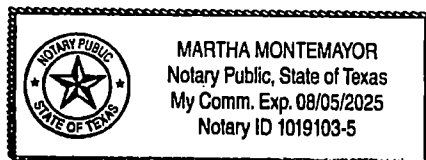


Hector Hornedo, Substitute Trustee

Subscribed and sworn before me on this 9 day of April, 2024.



NOTARY PUBLIC, 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 DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY AT THE ADDRESS SET FORTH HEREIN.

Notice of Foreclosure Sale

Date: April 15, 2024

Note: That certain Real Estate Lien Note in the original principal amount of \$160,000.00, dated September 13, 2023, executed by Kato Homes, LLC a/k/a Kato Homes LLC, as Borrower, payable to the order of Texas Notes, LLC, secured by the first lien Deed of Trust described below

Lender: Texas Notes, LLC

Successor/Substitute
Trustee: Mark Cummings, Dick Vettters, Jason West, Matthew Johnson, Nicole Correa or David Garvin, any to act


Successor/ Substitute
Trustee's Address: The street address for Mark Cummings, Dick Vettters, Jason West, Matthew Johnson, Nicole Correa and David Garvin is 8101 Boat Club Road, Suite 320, Fort Worth, Texas 76179.
Telephone: (817) 236-0064

Deed of Trust: Deed of Trust (Security Agreement and Financing Statement)

Date of Deed of Trust: September 13, 2023

Borrower/Grantor: Kato Homes, LLC a/k/a Kato Homes LLC

Beneficiary: Texas Notes, LLC

RECEIVED
2024 APR 15 PM 12:09
TERESA KIEL
COUNTY CLERK GUADALUPE COUNTY
BY 

Guarantors: Kathryn Threadgill and Christopher Threadgill

Recording
Information: Deed of Trust (Security Agreement and Financing Statement) recorded under Instrument No. 202399023386, of the Official Public Records of Guadalupe County, Texas

Legal Description: ALL THOSE CERTAIN LOTS 56, 57 AND THE SW 1/2 OF LOT 58, BLOCK 40, AVIATION HEIGHTS SUBDIVISION, CITY OF SCHERTZ, GUADALUPE COUNTY, TEXAS, AS SHOWN IN A RESUBDIVISION OF PLAT RECORDED IN VOLUME 2, PAGE 106 OF THE PLAT RECORDS OF GUADALUPE COUNTY, TEXAS, WHICH CURRENTLY HAS THE ADDRESS OF 503 AVIATION AVENUE. SCHERTZ, TEXAS 78154 (THE "REAL PROPERTY"),

Property: The Real Property, improvements, and any other property described in and mortgaged in the Deed of Trust, and all rights and appurtenances thereto.

County: Guadalupe County, Texas.

Terms of Sale: All cash or cash equivalent, except that the owners and holders of the indebtedness, Texas Notes, LLC may bid as a credit against the indebtedness owing Lender.

Date of Sale: May 7, 2024

Time of Sale: The Sale of the Property will be held between the hours of 10:00 a.m. and 1:00 p.m. local time; **the earliest at which time the Foreclosure Sale will begin is 10:00 a.m. and not later than three hours thereafter.**

Place of Sale: The foreclosure sale will be conducted at the Guadalupe County Courthouse, 101 E. Court Street, Seguin, Texas 78155 in the area designated by the Commissioner Court of Guadalupe County, Texas pursuant to § 51.002 of the Texas Property Code as the place where foreclosure sales are to take place; if no such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted.

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, Texas Notes, LLC (the "Lender"), has designated Successor/Substitute Trustee(s) to sell the Property. The address of the Lender is Texas Notes, LLC, is 615 Heights Blvd., Houston, Texas 77007, Attention: Mr Apostolos (aka Paul) A, Lamnatos, Managing Member.

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

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 Lenders' rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

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 Lenders. 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, Successor/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 Successor/Substitute Trustee.



Mark Cummings, Dick Veters, Jason West, Matthew Johnson, Nicole Correa or David Garvin, any to act

Name and Address of Sender of this Notice:

Preston T. Towber,
Attorney for Texas Notes, LLC
The Towber Law Firm PLLC
1111 Heights Blvd.
Houston, Texas 77008
Tel: (832) 485-3555
Email: preston@towberlaw.com

Address of Lender, Texas Notes, LLC

Texas Notes, LLC
615 Heights Blvd.
Houston, TX. 77007
Attention: Mr Apostolos (aka Paul) A, Lamnatos, Managing Member.
Tel: (281) 221-7383
Email: paul@blinklending.com

000193

106 LOST MAPLES WAY
MARION, TX 78124

00000010033009

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: May 07, 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 May 24, 2018 and recorded in Document INSTRUMENT NO.201899011245 real property records of GUADALUPE County, Texas, with TIMOTHY LOGAN, SINGLE MAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by TIMOTHY LOGAN, SINGLE MAN, securing the payment of the indebtednesses in the original principal amount of \$250,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. MIDFIRST BANK is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

c/o MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK
999 N.W. GRAND BLVD
STE 110
OKLAHOMA CITY, OK 73118-6077

RECEIVED
2024 APR 15 PM 1:43
TERESA KIEL
COUNTY CLERK GUADALUPE COUNTY
BY *M. Lasser*



106 LOST MAPLES WAY
MARION, TX 78124

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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: _____

106 LOST MAPLES WAY
MARION, TX 78124

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GUADALUPE

EXHIBIT "A"

BEING LOT 2, OF MARION PARK, AN ADDITION TO THE CITY OF MARION GUADALUPE COUNTY, TEXAS, ACCORDING TO THE MAP OF PLAT THEREOF RECORDED IN VOLUME 8, PAGES 488-489, OF THE MAP AND PLAT RECORDS, GUADALUPE COUNTY, TEXAS.

RECEIVED

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2024 APR 16 AM 10:12

NOTICE OF FORECLOSURE SALE

TERESA KIEL
COUNTY CLERK GUADALUPE COUNTY

STATE OF TEXAS §
BY [Signature] §
COUNTY OF GUADALUPE §

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, SUPERIOR READY MIX OF TEXAS LLC ("Mortgagor"), executed and delivered to MARK A. CRAWFORD (the "Original Trustee") for the benefit of SIMMONS BANK ("Mortgagee"), whose street address is 5950 Berkshire Lane, Suite 350, Dallas, Texas 75225, that certain Deed of Trust (including Security Agreement) (as same may have been heretofore extended, renewed, modified and/or restated, the "Deed of Trust"), dated May 31, 2022, recorded on June 2, 2022 as Document No. 202299017535, Real Property Records, Guadalupe County, Texas, to secure that certain Promissory Note (together with any and all modifications, amendments, extensions, renewals, restatements and/or replacements thereof, the "Note") dated of even date with the Deed of Trust, in the principal sum of \$1,820,000.00, executed by Mortgagor and payable to Mortgagee, and all other indebtedness, liabilities, and obligations (collectively, the "Indebtedness") described in the Note, the Loan Agreement dated May 31, 2022, between Mortgagor and the Mortgagee (the "Loan Agreement"), and Deed of Trust and all other documents evidencing, securing or governing the Indebtedness (collectively, the "Loan Documents"); and

WHEREAS, to secure the Indebtedness, the Deed of Trust created a lien on, among other things, certain land (the "Land") situated in Guadalupe County, Texas, as more particularly described on Exhibit A hereto, and a lien and security interest in favor of Mortgagee in certain other collateral located on or related to the Land as more particularly described on Exhibit B hereto (collectively, the "Other Collateral") (the Land and the Other Collateral being herein collectively called the "Mortgaged Property"); and

WHEREAS, defaults have occurred in the payment of the Indebtedness and with respect to other covenants in the Loan Agreement or Deed of Trust, and same have not been cured as of the date hereof, and the Indebtedness has been accelerated and is now wholly due and payable; and

WHEREAS, Mortgagee has made demand upon Mortgagor to pay to Mortgagee the Indebtedness now due, but such Indebtedness has not been paid; and

WHEREAS, pursuant to and in accordance with the authority of Section 51.0075(c) of the Texas Property Code and the Deed of Trust, Mortgagee has appointed J. RICHARD WHITE, SHERRY A. BALDWIN, MARINA WALKER, SETH STUKALIN, JOSE ROMERO and KATHLEEN THOMPSON, each with a street address of 500 Winstead Building, 2728 N. Harwood Street, Dallas, Texas 75201, BLAKE YOUNG, with a street address of 1401 Congress Avenue, Suite 2100, Austin, Texas 78701, and AMY MOORE, with a street address of 5950 Berkshire Lane, Suite 350, Dallas, Texas 75225, individually and severally, and not jointly (collectively, the "Substitute Trustees" or, severally, a "Substitute Trustee"), each of whom may act alone, without the necessity of the joinder of the other Substitute Trustees, as the substitute trustee in the place and stead of and to succeed to all of the rights, titles, estates, powers,

privileges and authorities granted in the Deed of Trust to the Original Trustee, and any previously appointed substitute trustee(s); and

WHEREAS, Mortgagee, as the beneficiary under the Deed of Trust, has instructed the Substitute Trustees, or any one of them, acting alone without the necessity of the joinder of the other Substitute Trustees, to post, file and mail, or cause to be posted, filed and mailed, appropriate notice and to sell the Mortgaged Property to satisfy, in whole or in part, the unpaid Indebtedness; and

WHEREAS, the Mortgaged Property will be sold "as-is" without any expressed or implied warranties, except as to warranties of title, and at the purchaser's own risk (and not as a consumer) pursuant to Section 51.009 of the Texas Property Code.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, May 7, 2024 (the "Foreclosure Date"), no earlier than 1:00 p.m., or no later than three hours after that time, the Substitute Trustees, or any one of them, acting alone without the necessity of the joinder of the other Substitute Trustees, will commence the sale of the Mortgaged Property, in parcels or as a whole, at public auction to the highest bidder for cash, pursuant to the Deed of Trust and applicable law; such sale will be held at the following designated area: the North Porch of the Guadalupe County Courthouse or such other area as such Commissioner's Court may designate for the subject sale; SUBJECT, HOWEVER, to all liens, exceptions to title, easements, restrictions, and encumbrances affecting any of the Mortgaged Property or title thereto which have equal or superior priority to the lien and security interest created by the Deed of Trust. The Substitute Trustee's sale will occur between the earliest time to begin the sale as specified above and 4:00 p.m. on the Foreclosure Date.

If such sale or sales do not result in full satisfaction of all of the Indebtedness now due, the lien and security interest of the Deed of Trust shall remain in full force and effect in respect of any of the Mortgaged Property not so sold and any and all other types of real and personal property covered by the Deed of Trust and not described herein.

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving, or within the last nine (9) months have served, 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.

IN WITNESS WHEREOF, the Substitute Trustee has signed this notice as of April 12, 2024.

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SUBSTITUTE TRUSTEE:



Name: J. Richard White

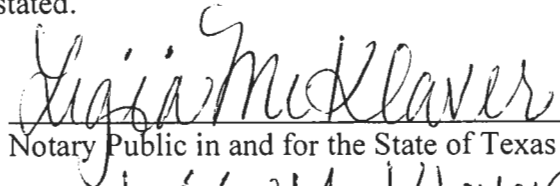
STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was ACKNOWLEDGED before me on April 12, 2024, by J. RICHARD WHITE, in the capacity therein stated.

[S E A L]

My Commission Expires:

5/3/2027


Notary Public in and for the State of Texas

Ligia M. Klaver
Printed Name of Notary Public

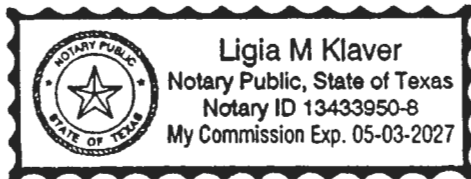


EXHIBIT A

Land
[Cibolo, Texas]

[The description of the Land follows this cover page.]

EXHIBIT A
Land Description

Being Lots 5, 6 and 7, Mott's Commercial Subdivision, Guadalupe County, Texas, according to the map or plat thereof recorded in Volume 9, Pages 152-153, Map and Plat Records of Guadalupe County, Texas.

EXHIBIT B

Other Collateral

- a. All of the easements, rights, privileges, franchises, tenements, hereditaments and appurtenances now or hereafter thereunto belonging or in any way appertaining thereto, and all of the estate, right, title, interest, claim and demand whatsoever of Mortgagor therein or thereto, either at law or in equity, in possession or in expectancy, now owned or hereafter acquired;
- b. All structures, buildings and improvements of every kind and description now or at any time hereafter located or placed on the Land (the "Improvements");
- c. All easements, rights of way, strips and gores of land, vaults, streets, ways, alleys, passages, sewer rights, and other entitlements now or hereafter located on the Land or under or above the same or any part or parcel thereof, and all estates, rights, titles, interests, tenements, hereditaments and appurtenances, reversions and remainders whatsoever, in any way belonging, relating or appertaining to the Land or any part thereof, or which hereafter shall in any way belong, relate or be appurtenant thereto, whether now owned or hereafter acquired by Mortgagor;
- d. All furniture, furnishings, fixtures, goods, equipment, or personal property owned by Mortgagor and now or hereafter located on, attached to or used in or about the Improvements, including, but not limited to, all machines, engines, boilers, dynamos, elevators, stokers, tanks, cabinets, awnings, screens, shades, blinds, carpets, draperies, lawn mowers, and all appliances, plumbing, heating, air conditioning, lighting, ventilating, refrigerating, disposals and incinerating equipment, and all fixtures and appurtenances thereto, and such other goods and chattels and personal property owned by Mortgagor as are now or hereafter used or furnished in operating the Improvements, or the activities conducted therein, and all building materials and equipment hereafter situated on or about the Land or Improvements, and all warranties and guaranties relating thereto, and all additions thereto and substitutions and replacements therefor (exclusive of any of the foregoing owned or leased by tenants of space in the Improvements);
- e. All water, water courses, ditches, wells, reservoirs and drains and all water, ditch, well, reservoir and drainage rights and powers which are appurtenant to, located on, under or above or used in connection with the Land or the Improvements, or any part thereof, together with (i) all utilities, utility lines, utility commitments, utility capacity, capital recovery charges, impact fees and other fees paid in connection with same, (ii) reimbursements or other rights pertaining to utility or utility services provided to the Land and/or Improvements and (iii) the present or future use or availability of waste water capacity, or other utility facilities to the extent same pertain to or benefit the Land and/or Improvements, including, without limitation, all reservations of or commitments

or letters covering any such use in the future, whether now existing or hereafter created or acquired;

- f. All minerals, crops, timber, trees, shrubs, flowers and landscaping features now or hereafter located on, under or above the Land;
- g. All cash funds, deposit accounts and other rights and evidence of rights to cash, now or hereafter created or held by Beneficiary pursuant to this Deed of Trust or any other of the Loan Documents;
- h. All leases, licenses, tenancies, concessions and occupancy agreements of the Land or the Improvements now or hereafter entered into and all rents, royalties, issues, profits, bonus money, revenue, income, rights and other benefits (collectively, the "Rents" or "Rents and Profits") of the Land or the Improvements, or the fixtures or equipment, now or hereafter arising from the use or enjoyment of all or any portion thereof or from any present or future lease (including, without limitation, oil, gas and mineral leases), license, tenancy, concession, occupancy agreement or other agreement pertaining thereto or arising from any of the Contracts (as hereinafter defined) or any of the General Intangibles (as hereinafter defined) and all cash or securities (the "Security Deposits") to secure performance by the tenants, lessees or licensees, as applicable, of their obligations under any such leases, licenses, concessions or occupancy agreements, whether said cash or securities are to be held until the expiration of the terms of said leases, licenses, concessions or occupancy agreements or applied to one or more of the installments of rent coming due prior to the expiration of said terms;
- i. All contracts and agreements now or hereafter entered into covering any part of the Land or the Improvements (collectively, the "Contracts") and all revenue, income and other benefits thereof, including, without limitation, management agreements, service contracts, maintenance contracts, equipment leases, personal property leases and any contracts or documents relating to construction on any part of the Land or the Improvements (including plans, specifications, studies, drawings, surveys, tests, operating and other reports, bonds and governmental approvals) or to the management or operation of any part of the Land or the Improvements;
- j. All present and future monetary deposits given to any public or private utility with respect to utility services furnished to any part of the Land or the Improvements;
- k. All present and future funds, accounts, instruments (including, without limitation, promissory notes), investment property, letter of credit rights, letters of credit, money, supporting obligations, accounts receivable, documents, causes of action, claims, general intangibles (including, without limitation, payment intangibles and software, trademarks, trade names, service marks and symbols now or hereafter used in connection with any part of the Land or the Improvements, all names by which the Land or the Improvements may be operated or known, all rights to carry on business under such names, and all

rights, interest and privileges which Mortgagor has or may have as developer or declarant under any covenants, restrictions or declarations now or hereafter relating to the Land or the Improvements) and all notes or chattel paper (whether tangible or electronic) now or hereafter arising from or by virtue of any transactions related to the Land or the Improvements and all rebates and refunds of real estate taxes and assessments (and any other governmental impositions related to the Land or the operations conducted or to be conducted on the Land) (collectively, the "General Intangibles");

- l. All water taps, sewer taps, certificates of occupancy, permits, special permits, uses, licenses, franchises, certificates, consents, approvals and other rights and privileges now or hereafter obtained in connection with the Land or the Improvements and all present and future warranties and guaranties relating to the Improvements or to any equipment, fixtures, furniture, furnishings, personal property or components of any of the foregoing now or hereafter located or installed on the Land or the Improvements;
- m. All building materials, supplies and equipment now or hereafter placed on the Land or in the Improvements and all architectural renderings, models, drawings, plans, specifications, studies and data now or hereafter relating to the Land or the Improvements;
- n. All right, title and interest of Mortgagor in any insurance policies or binders now or hereafter relating to the Mortgaged Property, including any unearned premiums thereon;
- o. All proceeds, products, substitutions and accessions (including claims and demands therefor) of the conversion, voluntary or involuntary, of any of the foregoing into cash or liquidated claims, including, without limitation, proceeds of-insurance and condemnation awards; and
- p. All other or greater rights and interests of every nature in the Land or the Improvements and in the possession or use thereof and income therefrom, whether now owned or hereafter acquired by Mortgagor.

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.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS

§

COUNTY OF GUADALUPE

§

§

Date: April 12, 2024

Borrower: JM Partners, LLC

Borrower's Address: JM Partners, LLC
4711 Broom St.
San Antonio, Texas 78217

Borrower: Beyer Mechanical, LTD

Borrower's Address: Beyer Mechanical, LTD
17105 Beyer John Dr.
Selma, TX 78154

Holder: Korth Direct Mortgage Inc.

Holder's Address: 135 San Lorenzo Avenue. Suite 600
Coral Gables, Florida 33146

Substitute Trustee: James L. Hollerbach, Ryan Lorenz, Stacy Kellner, Jennifer N. Galloway, and Randall B. Morris, and each of them acting alone

Substitute Trustee's Address: 6700 N. New Braunfels Ave.
San Antonio, Texas 78209

Deed of Trust: Deed of Trust, Security Agreement, Assignment of Leases and Rents and Fixture Filing

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2024 APR 16 AM 11:16
TERESA MEL
COUNTY CLERK GUADALUPE COUNTY
BY Maurice

Date: June 28, 2022 (as corrected by that certain Correction Affidavit as to a Recorded Original Instrument, dated July 8, 2022, recorded in the Official Public Records of Guadalupe County, Texas as Document Number 202299021395)

Grantor: JM Partners, LLC

Original Lender: Korth Direct Mortgage Inc.

Trustee: Rebecca Conrad

Secures: Promissory Note, dated as of June 28, 2022 (the "Note"), executed by Grantor, payable to Original Lender, in the original stated principal amount of Six Million Two Hundred Thousand and 00/100 Dollars (\$6,200,000.00), presently owned and held by Holder

Recording: Recorded in the Official Public Records of Guadalupe County, Texas (the "Records") as Document Number 202299020338

Property: All real property, improvements and personal property described as collateral in the Deed of Trust; the legal description of the property is also, for the sake of convenience only, described on Exhibit A attached hereto and made a part hereof for all purposes; however, the description of the real property, improvements and personal property in the Deed of Trust will control to the extent of any conflict or any deficiency in such description contained in this Notice of Substitute Trustee's Sale, it being the intent that the "Property", for all purposes hereof, means all property, real, personal, tangible and intangible, which constitutes collateral under, and described in, the Deed of Trust.

Foreclosure Sale:

Date of Sale: Tuesday, May 7, 2024

Time of Sale: The sale of the Property will take place between the hours of 1:00 p.m. and 4:00 p.m. local time; the earliest time at which the sale will take place is 1:00 p.m., and the sale will begin within three hours thereafter.

Place of Sale: NORTH PORCH OF THE GUADALUPE COURTHOUSE
OR AS DESIGNATED BY THE COUNTY
COMMISSIONER'S OFFICE.

Holder has appointed James L. Hollerbach, Ryan Lorenz, Stacy Kellner, Jennifer N. Galloway, and Randall B. Morris, and each of them acting alone as Substitute Trustees under the Deed of Trust upon the contingency and in the manner outlined by the Deed of Trust and in accordance with Chapter 51 of the Texas Property Code. Default has occurred pursuant to the provisions of the Deed of Trust and other documents relating to the indebtedness evidenced by the Note. The indebtedness evidenced by the Note is now wholly due. Holder has instructed Substitute Trustee to sell the Property toward the satisfaction of the Note.

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

Notice is hereby given that on the Date of Sale, at the Time of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS" and further subject to any valid leases to the Property or any portion thereof, which leases shall not terminate as a result of the sale. THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION OR QUIET ENJOYMENT OR THE LIKE FOR THE PERSONAL PROPERTY INCLUDED IN THE SALE. Holder may bid by credit against the indebtedness evidenced by the Note and secured by the Deed of Trust. The Substitute Trustee conducting the Foreclosure Sale may, at his option, postpone the sale for a reasonable time to permit the highest bidder (if other than Holder) to produce cash to pay the purchase price bid, and the sale may be resumed if the bidder fails to produce cash to pay the purchase price within such time period, provided in any event the sale shall be concluded no later than 4:00 P.M. local time.

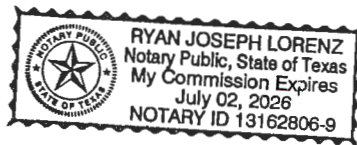
[signature on following page]

Stacy Lynn Kellner
Stacy Lynn Kellner Substitute Trustee

STATE OF TEXAS §
 §
COUNTY OF GUADALUPE §

Subscribed and sworn to before me, the undersigned authority, on this 12th day of April 2024, personally appeared Stacy Lynn Kellner, the aforementioned substitute trustee.

[SEAL]



R. Lorenz
Notary Public, State of Texas

My Commission expires:
7/2/2026

After recording return to:

P. Kyle Cheves
Polsinelli PC
2950 N. Harwood Street, Suite 2100
Dallas, Texas 75201

EXHIBIT A

LEGAL DESCRIPTION OF PREMISES

Tract 1:

Lot 5, Block 1, BEYER BOYS HEADQUARTERS SUBDIVISION, situated in the City of Selma, Guadalupe County, Texas, according to the map or plat thereof, recorded in Volume 9, Pages 237-238 of the Plat Records of Guadalupe County, Texas.

Tract 2: (Easement Estate)

Vehicular and Pedestrian Ingress and Egress easement as set forth in Special Warranty Deed recorded under Document No. 202099006907, Official Public Records, Guadalupe County, Texas over and across Beyer John Drive, ("Private Road") Beyer Boys Headquarters Subdivision, City of Selma, Guadalupe County, Texas according to plat recorded in Volume 9, Pages 237-238 of the Plat Records of Guadalupe County, Texas.