

**NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE**

000194

**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:** 06/06/2019  
**Grantor(s):** EMILY CARMONA, UNMARRIED WOMAN  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR SOUTHERN FIDELITY MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS  
**Original Principal:** \$163,975.00  
**Recording Information:** Instrument 201999012620  
**Property County:** Guadalupe  
**Property:** (See Attached Exhibit "A")  
**Reported Address:** 213 BRIDGE CROSSING, CIBOLO, TX 78108

**MORTGAGE SERVICING INFORMATION:**

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

**Current Mortgagee:** U.S. Bank National Association  
**Mortgage Servicer:** U.S. Bank National Association  
**Current Beneficiary:** U.S. Bank National Association  
**Mortgage Servicer Address:** 2800 Tamarack Rd, Owensboro, KY 42301

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 1st day of August, 2023  
**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.

**POSTED**

MAY 18 2023

11:03 AM

TERESA KIEL

Guadalupe County Clerk  
By: *[Signature]*

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 425, Dallas, TX 75254

Document Prepared by:  
Bonial & Associates, P.C.  
14841 Dallas Parkway, Suite 425, 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 425, Dallas, TX 75254. I declare under penalty of perjury that on 5/18/2023 I filed and / or recorded this Notice of Foreclosure Sale at the office of the Guadalupe County Clerk and caused it to be posted at the location directed by the Guadalupe County Commissioners Court.

By: 

**Exhibit "A"**

LOT 65, BLOCK 8, WILLOWBRIDGE SUBDIVISION UNIT 5, SITUATED IN THE CITY OF CIBOLO, GUADALUPE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 6, PAGE 569-570, PLAT RECORDS, GUADALUPE COUNTY, TEXAS.

**Return to:** Bonial & Associates, P.C., 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

23-116360

**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)

<b>Deed of Trust Date:</b> June 15, 2018	<b>Original Mortgagor/Grantor:</b> ALBERT KELLY JR.
<b>Original Beneficiary / Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR WILLOW BEND MORTGAGE COMPANY, LLC., ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary / Mortgagee:</b> LAKEVIEW LOAN SERVICING, LLC
<b>Recorded in:</b> <b>Volume:</b> N/A <b>Page:</b> N/A <b>Instrument No:</b> 201899013199	<b>Property County:</b> GUADALUPE
<b>Mortgage Servicer:</b> LoanCare, LLC	<b>Mortgage Servicer's Address:</b> 3637 Sentara Way, Virginia Beach, Virginia 23452

POSTED

MAY 25 2023

10:50AM

TERESA KIEL  
Guadalupe County Clerk  
By: MDURK

\* 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 \$264,029.00, executed by ALBERT KELLY JR and payable to the order of Lender.

**Property Address/Mailing Address:** 553 PEARL CHASE, CIBOLO, TX 78108

**Legal Description of Property to be Sold:** 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

<b>Date of Sale:</b> August 1, 2023	<b>Earliest time Sale will begin:</b> 12:00 PM
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**Place of sale of Property:** Guadalupe County Courthouse, 101 E. Court Street, Seguin, TX 78155

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 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 OR Amy Ortiz, Aarti Patel, Dylan Ruiz, Violet Nunez, Daniel McQuade, Marcela Cantu, Vanna Ho, Cary Corenblum, Joshua Sanders, Aleena Litton, Matthew Hansen, Auction.com, Thomas Gilbraith, C Jason Spence, 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.

**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, 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 OR Amy Ortiz, Aarti Patel, Dylan Ruiz, Violet Nunez, Daniel McQuade, Marcela Cantu, Vanna Ho, Cary Corenblum, Joshua Sanders, Aleena Litton, Matthew Hansen, Auction.com, Thomas Gilbraith, C Jason Spence, 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 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 OR Amy Ortiz, Aarti Patel, Dylan Ruiz, Violet Nunez, Daniel McQuade, Marcela Cantu, Vanna Ho, Cary Corenblum, Joshua Sanders, Aleena Litton, Matthew Hansen, Auction.com, Thomas Gilbraith, C Jason Spence, 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

Troy Martin, Deborah Martin, Cassie Martin, Alexis Martin, Martha Rossington, Reyn Rossington, Wayne Daughtrey, Shelby Martin, Jennyfer Sakiewicz OR Amy Ortiz, Aarti Patel, Dylan Ruiz, Violet Nunez, Daniel McQuade, Marcela Cantu, Vanna Ho, Cary Corenblum, Joshua Sanders, Aleena Litton, Matthew Hansen, Auction.com, Thomas Gilbraith, C Jason Spence, 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, Trustee

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

## NOTICE OF FORECLOSURE SALE

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

**1. Property to Be Sold.** The property to be sold is described as follows: LOT 9, BLOCK 24, FAIRHAVEN, UNIT 2, AN ADDITION TO THE CITY OF SCHERTZ, GUADALUPE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 7, PAGE 224-227, DEED AND PLAT RECORDS OF GUADALUPE COUNTY, TEXAS.

**2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 03/28/2013 and recorded in Book 4063 Page 486 Document 13-006968 real property records of Guadalupe County, Texas.

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

Date: 08/01/2023

Time: 11:00 AM

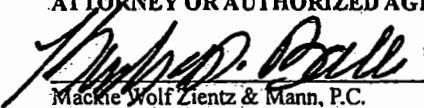
Place: Guadalupe County, Texas at the following location: NORTH PORCH OF THE GUADALUPE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

**4. Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.

**5. Obligations Secured.** The Deed of Trust executed by CHERYL KISER, provides that it secures the payment of the indebtedness in the original principal amount of \$124,064.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. U.S. Bank Trust National Association, not in its individual capacity, but solely as trustee of Citigroup Mortgage Loan Trust 2020-RP2 is the current mortgagee of the note and deed of trust and SELECT PORTFOLIO SERVICING, INC. is mortgage servicer. A servicing agreement between the mortgagee, whose address is U.S. Bank Trust National Association, not in its individual capacity, but solely as trustee of Citigroup Mortgage Loan Trust 2020-RP2 c/o SELECT PORTFOLIO SERVICING, INC., 3217 S. Decker Lake Dr., Salt Lake City, UT 84119 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

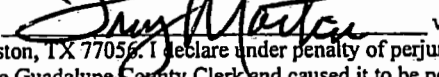
**6. Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056. Substitute Trustee to act under and by virtue of said Deed of Trust.

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

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

For additional sale information visit: [www.mwzmlaw.com/tx-investors](http://www.mwzmlaw.com/tx-investors)

### Certificate of Posting


I am  whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on 5/25/2023 I filed this Notice of Foreclosure Sale at the office of the Guadalupe County Clerk and caused it to be posted at the location directed by the Guadalupe County Commissioners Court.

# POSTED

MAY 25 2023

10:52 AM

TERESA KIEL

Guadalupe County Clerk  
By: 



Our Case No. 22-06401-FC

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

THE STATE OF TEXAS  
COUNTY OF GUADALUPE

**Deed of Trust Date:**  
February 26, 2016

**Property address:**  
1420 DONCASTER DRIVE  
SEGUIN, TX 78155

**POSTED**

MAY 25 2023  
10:57  
TERESA KIEL  
Guadalupe County Clerk  
By: [Signature]

**Grantor(s)/Mortgagor(s):**  
RICARDO VALADEZ JR AND ASHLEY LOPEZ,  
HUSBAND AND WIFE

**LEGAL DESCRIPTION:** Lot 26, Block 8, THE MEADOWS AT NOLTE FARMS PHASE 1, a subdivision in Guadalupe County, Texas, according to the map or plat thereof recorded in Volume 8, Page 281, Map and Plat records of Guadalupe County, Texas.

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

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

**Current Mortgagee:**  
PENNYMAC LOAN SERVICES, LLC

**Date of Sale:** AUGUST 1, 2023

**Property County:** GUADALUPE

**Original Trustee:** RANDALL C PRESENT

**Recorded on:** February 29, 2016  
**As Clerk's File No.:** 2016004050  
**Mortgage Servicer:**  
PENNYMAC LOAN SERVICES, LLC

**Substitute Trustee:**  
Troy Martin, Deborah Martin, Cassie Martin, Alexis Martin,  
Martha Rossington, Reyn Rossington, Wayne Daughtrey,  
Shelby Martin, Jennyfer Sakiewicz, Terri 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

**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, Cassie Martin, Alexis Martin, Martha Rossington, Reyn Rossington, Wayne Daughtrey, Shelby Martin, Jennyfer Sakiewicz, Terri 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, AUGUST 1, 2023** 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.

PENNYMAC LOAN SERVICES, 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, 5/24/23

MARINOSCI LAW GROUP, PC

By: [Signature]

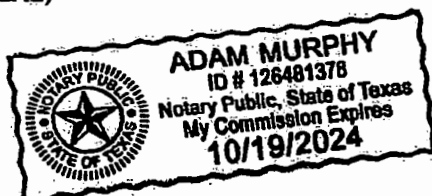
SAMMY HOODA  
MANAGING ATTORNEY

THE STATE OF TEXAS  
COUNTY OF DALLAS

Before me, Adam Murphy, the undersigned officer, on this, the 24 day of MAY 2023, personally appeared SAMMY HOODA, ☐ known to me, who identified herself/himself to be the MANAGING ATTORNEY of MARINOSCI LAW GROUP PC, the person and officer whose name is subscribed to the foregoing instrument, and being authorized to do so, acknowledged that (s)he had executed the foregoing instrument as the act of such corporation for the purpose and consideration described and in the capacity stated.

Witness my hand and official seal

(SEAL)



[Signature]  
Notary Public for the State of TEXAS

My Commission Expires: 10-19-24

Adam Murphy  
Printed Name and Notary Public

Grantor: PENNYMAC LOAN SERVICES, LLC  
3043 TOWNSGATE ROAD, #200  
WESTLAKE VILLAGE, CA 91361  
Our File No. 22-06401

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



**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:** 04/30/2021  
**Grantor(s):** TRAVIS THORNTON, A MARRIED MAN AND ALYCE CANDACE NEVINS-THORNTON, HIS WIFE  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS GUILD MORTGAGE COMPANY LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS  
**Original Principal:** \$162,993.00  
**Recording Information:** Instrument 202199015583  
**Property County:** Guadalupe  
**Property:** (See Attached Exhibit "A")  
**Reported Address:** 3420 OLD LEHMANN RD, SEGUIN, TX 78155

**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 1st day of August, 2023  
**Time of Sale:** 11:00AM 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 Troy Martin, Deborah Martin, Alexis Martin, Cassie Martin, Shelby Martin, Bob Frisch, Wayne Daughtrey or Vicki Rodriguez, 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. Troy Martin, Deborah Martin, Alexis Martin, Cassie Martin, Shelby Martin, Bob Frisch, Wayne Daughtrey or Vicki Rodriguez, 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.

**POSTED**

MAY 31 2023

12:35 PM

TERESA KIEL

Guadalupe County Clerk  
 By: ADWIK



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):** Troy Martin, Deborah Martin, Alexis Martin, Cassie Martin, Shelby Martin, Bob Frisch, Wayne Daughtrey or Vicki Rodriguez, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act.

**Substitute Trustee Address:** 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

Document Prepared by:  
Bonial & Associates, P.C.  
14841 Dallas Parkway, Suite 425, Dallas, TX 75254  
AS ATTORNEY FOR THE HEREIN  
IDENTIFIED MORTGAGEE AND/OR  
MORTGAGE SERVICER

**Certificate of Posting**

I am Shariet Watts whose address is 14841 Dallas Parkway, Suite 425, Dallas, TX 75254. I declare under penalty of perjury that on May 31, 2023 I filed and / or recorded this Notice of Foreclosure Sale at the office of the Guadalupe County Clerk and caused it to be posted at the location directed by the Guadalupe County Commissioners Court.

By: Shariet Watts

**Exhibit "A"**

**FIELD NOTES DESCRIPTION OF A 1.0 ACRE TRACT**

FIELD NOTES DESCRIBING A 1.0 ACRE TRACT OF LAND, MORE OR LESS, OUT OF THE WILLIAM RAGSDALE SURVEY, ABSTRACT NO. 268, GUADALUPE COUNTY, TEXAS, BEING OUT OF A CALLED 15.00 ACRE TRACT AS CONVEYED TO THE SANDRA D. ROBINSON TRUST BY DEED RECORDED IN VOLUME 1325, PAGE 65, DEED RECORDS OF GUADALUPE COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2" IRON PIPE FOUND FOR THE MOST NORTHWESTERLY CORNER OF SAID CALLED 15.00 ACRE TRACT, SAME BEING THE MOST EASTERLY CORNER OF THAT CERTAIN 7.781 ACRE TRACT CONVEYED TO RONALD BEASLEY AND COLLEEN R. RENFROW BY DEED RECORDED IN DOCUMENT NO. 2015001786, SAID DEED RECORDS;

THENCE S50 DEGREES 16'29"W, ALONG THE COMMON LINE BETWEEN SAID 7.781 ACRE TRACT AND THE HEREIN DESCRIBED TRACT, A DISTANCE OF 50.00 FEET TO A 5/8" IRON PIN WITH YELLOW CAP STAMPED "3403" FOUND FOR THE MOST NORTHERLY CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING;

THENCE S39 DEGREES 43'31"E, LEAVING SAID COMMON LINE, A DISTANCE OF 208.73 FEET TO A 5/8" IRON PIN WITH YELLOW CAP STAMPED "3403" FOUND FOR THE MOST EASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S50 DEGREES 16'29"W, A DISTANCE OF 208.73 FEET TO A 5/8" IRON PIN WITH YELLOW CAP STAMPED "3403" FOUND FOR THE MOST SOUTHERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N39 DEGREES 43'31"W, A DISTANCE OF 208.73 FEET TO A 5/8" IRON PIN WITH YELLOW CAP STAMPED "3403" FOUND FOR THE MOST WESTERLY CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT BEING ON THE COMMON LINE BETWEEN THE AFOREMENTIONED 7.781 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE N50 DEGREES 16'29"E, ALONG SAID COMMON LINE, A DISTANCE OF 208.73 FEET TO THE POINT OF BEGINNING, CONTAINING 1.0 ACRE OF LAND, MORE OR LESS.

**Return to:** Bonial & Associates, P.C., 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

716 BROOKS AVENUE  
SCHERTZ, TX 78154

00000009685967

**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: August 01, 2023

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 February 23, 2004 and recorded in Document CLERK'S FILE NO. 03878 (BOOK 1971, PAGE 0376); AS AFFECTED BY LOAN MODIFICATION AGREEMENT CLERK'S FILE NO. 202199035083 real property records of GUADALUPE County, Texas, with WILLIAM O. HERNANDEZ IV, AN UNMARRIED PERSON, AND WILLIAM R. HERNANDEZ, HUSBAND AND WIFE, AND BELINDA O. HERNANDEZ, 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 WILLIAM O. HERNANDEZ IV, AN UNMARRIED PERSON, AND WILLIAM R. HERNANDEZ, HUSBAND AND WIFE, AND BELINDA O. HERNANDEZ, HUSBAND AND WIFE, securing the payment of the indebtednesses in the original principal amount of \$63,995.00, 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

**POSTED**

JUN 01 2023  
1:55 pm  
TERESA KIEL  
Guadalupe County Clerk  
By: W. D. KIEL



716 BROOKS AVENUE  
SCHERTZ, TX 78154

00000009685967

**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: \_\_\_\_\_

716 BROOKS AVENUE  
SCHERTZ, TX 78154

00000009685967

00000009685967

GUADALUPE

**EXHIBIT "A"**

LOT 10, BLOCK 1, THE VILLAGE SUBDIVISION, IN GUADALUPE COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF  
RECORDED IN VOLUME 3, PAGE 18, DEED AND PLAT RECORDS OF GUADALUPE COUNTY, TEXAS.

## NOTICE OF TRUSTEE'S SALE

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

### INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated July 28, 2011 and recorded under Vol. 3025, Page 0717, or Clerk's File No. 11-014076, in the real property records of GUADALUPE County Texas, with Cynthia Ann Keeler, a single person and Sarah Sue Latino, a single person as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for First Continental Mortgage, Ltd. DBA Bay Mortgage, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Cynthia Ann Keeler, a single person and Sarah Sue Latino, a single person securing payment of the indebtedness in the original principal amount of \$250,106.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Cynthia Ann Keeler, Sarah Sue Latino. M&T Bank is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. M & T Bank is acting as the Mortgage Servicer for the Mortgagee. M & T Bank, is representing the Mortgagee, whose address is: PO Box 840, Buffalo, NY 14240.

#### Legal Description:

**LOT 3, BLOCK 6, MESA OAKS 2 SUBDIVISION UNIT 2, SITUATED IN THE CITY OF SCHERTZ, GUADALUPE COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 7, PAGE 418, MAP AND PLAT RECORDS OF GUADALUPE COUNTY, TEXAS.**

POSTED

### SALE INFORMATION

**Date of Sale: 08/01/2023**

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

**JUN 08 2023**

**12:07 PM**

**TERESA KIEL**

**Location of Sale:** The place of the sale shall be: GUADALUPE County Courthouse, Texas, at the following location: 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

### TERMS OF SALE


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

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. Pursuant to the Deed of Trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "AS IS," "WHERE IS" condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the Deed of Trust.



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

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



Troy Martin, Deborah Martin, Aarti Patel, Cassie Martin, Amy Ortiz, Alexis Martin, Dylan Ruiz, Shelby Martin, Martha Rossington, Reyn Rossington, Wayne Daughtrey, Jennyfer Sakiewicz, Aleena Litton, Bob Frisch, C Jason Spence, Cary Corenblum, Daniel McQuade, Joshua Sanders, Marcela Cantu, Matthew Hansen, Terri Martin, Thomas Gilbreith, Vanna Ho, Vicki Rodriguez, Violet Nunez, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or Auction.com, as Substitute Trustee

Our Case No. 23-02434-FC

## APPOINTMENT OF SUBSTITUTE TRUSTEE and NOTICE OF TRUSTEE SALE

THE STATE OF TEXAS  
COUNTY OF GUADALUPE

**Deed of Trust Date:**  
July 19, 2018

**Property address:**  
2590 MCCRAE  
NEW BRAUNFELS, TX 78130

**Grantor(s)/Mortgagor(s):**  
MARILYNN PELLECE AND STEPHEN M. LOEWEN,  
WIFE AND HUSBAND

**LEGAL DESCRIPTION:** Lot 3, Block 2, of Dean Subdivision Unit 1, a subdivision in Guadalupe County, Texas, according to the map or plat thereof recorded in Document No. 2017003116, Map and Plat 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:** AUGUST 1, 2023

**Property County:** GUADALUPE

**Original Trustee:** RANDALL C. PRESENT

**Recorded on:** July 20, 2018  
**As Clerk's File No.:** 201899016266  
**Mortgage Servicer:**  
LAKEVIEW LOAN SERVICING, LLC

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

POSTED

JUN 08 2023

12:11 PM

TERESA KIEL  
Guadalupe County Clerk  
By: *[Signature]*

**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, Cassie Martin, Terri Martin, Shelby Martin, Alexis Martin, Martha Rossington, Reyn Rossington, Jennyfer Sakiewicz, Amy Ortiz, Aarti Patel, Dylan Ruiz, Violet Nunez, Daniel McQuade, Marcela Cantu, Vanna Ho, Cary Corenblum, Joshua Sanders, Aleena Litton, Matthew Hansen, Auction.com, Thomas Gilbraith, C Jason Spence, Bob Frisch, Wayne Daughtrey, Vicki Rodriguez, 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, AUGUST 1, 2023** 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, 6/1/23

MARINOSCI LAW GROUP, PC

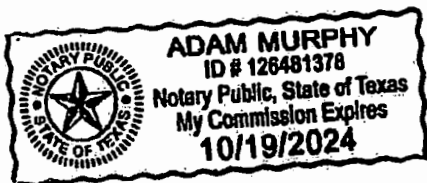
By: [Signature]

SAMMY HOODA  
MANAGING ATTORNEY

THE STATE OF TEXAS  
COUNTY OF DALLAS

Before me, ADAM MURPHY, the undersigned officer, on this, the 1 day of JUNE 2023, personally appeared SAMMY HOODA, ☐ known to me, who identified herself/himself to be the MANAGING ATTORNEY of MARINOSCI LAW GROUP PC, the person and officer whose name is subscribed to the foregoing instrument, and being authorized to do so, acknowledged that (s)he had executed the foregoing instrument as the act of such corporation for the purpose and consideration described and in the capacity stated.

Witness my hand and official seal  
(SEAL)



[Signature]  
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. 23-02434

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#: 23-28163

POSTED

000234

JUN 15 2023  
11:02am  
TERESA KIEL  
Guadalupe County Clerk  
By: [Signature]

## **NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**WHEREAS**, on 8/28/2020, Matthew Adam Benavides and Hazelanne Perilla Benavides, husband and wife, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of Allan B. Polunsky, as Trustee, Mortgage Electronic Registration Systems, Inc., solely as nominee for InterLinc Mortgage Services, LLC, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$299,596.00, payable to the order of Mortgage Electronic Registration Systems, Inc., solely as nominee for InterLinc Mortgage Services, LLC, which Deed of Trust is Recorded on 8/31/2020 as Volume 202099023528, Book , Page , Rerecorded on 08/31/2020 as Instrument No. 202199017890 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 25, Block 2, Homestead Unit 1B, an addition to the City of Schertz in Guadalupe County, Texas, according to the map or plat thereof recorded in Volume 8, Pages 616-617, map and plat Records of Guadalupe County, Texas.**

Commonly known as: **6354 TARRANT HL SCHERTZ 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, 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 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 **8/1/2023 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 County Courthouse**

**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.



4788423

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 6/14/2023

WITNESS, my hand this June 15, 2023

*Francesca Ojeda*

By: Francesca Ojeda, 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

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

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

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

Matter No.: 113587-TX

Date: June 14, 2023

County where Real Property is Located: Guadalupe

ORIGINAL MORTGAGOR: NAMOND A TRAVIS AND TANNIKA S TRAVIS, HUSBAND AND WIFE

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR ON Q FINANCIAL, INC., ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: LAKEVIEW LOAN SERVICING, LLC

MORTGAGE SERVICER: LOANCARE, LLC

DEED OF TRUST DATED 10/28/2016, RECORDING INFORMATION: Recorded on 10/31/2016, as Instrument No. 2016024108

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): LOT 6, BLOCK 13, SARATOGA SUBDIVISION UNIT 10, A SUBDIVISION IN GUADALUPE COUNTY, TEXAS, ACCORDING TO

THE MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGES 355-358, MAP AND PLAT RECORDS OF GUADALUPE

COUNTY, TEXAS

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 8/1/2023, the foreclosure sale will be conducted in Guadalupe County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 12:00 PM, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

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

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

**POSTED**

JUN 22 2023

11:59 AM

TERESA KIEL

Guadalupe County Clerk  
By: *[Signature]*


AP NOS/SOT 08212019



The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I HEREBY APPOINT AND DESIGNATE AMY ORTIZ, AARTI PATEL, DYLAN RUIZ, VIOLET NUNEZ, DANIEL MCQUADE, MARCELA CANTU, VANNA HO, CARY CORENBLUM, JOSHUA SANDERS, ALEENA LITTON, MATTHEW HANSEN, THOMAS GILBRAITH, C JASON SPENCE, DEBORAH MARTIN, TROY MARTIN, ALEXIS MARTIN, CASSIE MARTIN, TERRI MARTIN, SHELBY MARTIN, BOB FRISCH, WAYNE DAUGHTREY, AUCTION.COM, MARTHA ROSSINGTON, REYN ROSSINGTON, JENNYFER SAKIEWICZ, PAUL A. HOEFKER, or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Auction.com, 1 Mauchly, Irvine, CA 92618.

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

By:   
Paul A. Hoefker, Attorney

Aldridge Pite, LLP  
8880 Rio San Diego Drive, Suite 725  
San Diego, California 92108

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

**Notice of Foreclosure Sale**

July 5, 2023

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

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

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

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

Foreclosure Sale:

Date: August 1, 2023

Time: The sale of the Property will be held between the hours of 10:00  
 A.M. and 4:00 P.M. local time; the earliest time at which the  
 Foreclosure Sale will begin is 2:00 P.M. and not later than three  
 hours thereafter.

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

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

Default has occurred in the payment of the Note and in the performance of the obligations of the  
 Deed of Trust. Because of that default, Lakeway Ventures, LLC, the owner and holder of the  
 Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given  
 of Lakeway Ventures, LLC's election to proceed against and sell both the real property and any  
 personal property described in the Deed of Trust in accordance with Lakeway Venture's rights and  
 remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

**POSTED**

JUL 05 2023

3:06 PM

TERESA KIEL

Guadalupe County Clerk  
By: AKS

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

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

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Lakeway Ventures, LLC. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

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

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

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

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



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



# NOTICE OF SUBSTITUTE TRUSTEE'S FORECLOSURE SALE

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

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.     PROPERTY TO BE SOLD:**

LOT 1, BLOCK 28, LIVE OAK HILLS SUBDIVISION, CITY OF SELMA, GUADALUPE COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGES(S) 146, OF THE MAP AND/OR PLAT RECORDS OF GUADALUPE COUNTY, TEXAS AND MUNICIPALLY KNOWN AS 15714 HILL LN, SELMA TX 78154

(hereinafter the "Property")

**2.     INSTRUMENT TO BE FORECLOSED:**

That certain Deed of Trust dated the 28<sup>th</sup> day of February, 2019, from Daryl A. Bennett, a single person, as Grantor, to Danny B. Butler, Trustee, for the benefit of Jefferson Bank, a state chartered bank, having its principal office at 1900 Broadway, Suite 900, San Antonio, Texas 78215, recorded at **Document No. 201999004522** in the Official Public Records of Guadalupe County, Texas (the "Deed of Trust").

POSTED  
 JUL 10 2023  
 11:16 am  
 TERESA KIEL  
 Guadalupe County Clerk  
 By: *AKB*

**3. DATE, TIME, AND PLACE OF SALE:**

**Date:** Tuesday, August 1, 2023

**Time:** The sale will begin no earlier than **10:00 o'clock a.m.** or no later than three (3) hours thereafter. The sale will be completed by no later than 4:00 p.m.

**Place:** The sale will take place at the Guadalupe County Courthouse, 101 E. Court Street, Seguin, Texas 78155, or in the location designated by the Commissioner's Court of said county for conducting foreclosure sales in Guadalupe County, Texas.

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

**4. TERMS OF SALE:**

The Sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the beneficiary thereunder to have the bid credited to the Note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

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 and appearing of record in the Official Public Records of Guadalupe County, Texas. 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 including any unpaid ad valorem taxes. The sale shall not cover any part of the Property that has been released of public record from the lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.**

Pursuant to the Deed of Trust, the beneficiary has the right to direct the Substitute Trustee to sell the Property in one or more parcels and/or to sell all or only a part of the Property.

Pursuant to Section 51.009 of the Texas Property Code, the Property shall be sold "AS IS" and "WHERE IS" with no representations or warranties, either expressed or implied, except as to the warranties of title, if any, provided for under the Deed of Trust. The sale expressly excludes any warranty of merchantability or fitness for a particular use.

Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

**The Property will be sold subject to any unpaid *ad valorem* taxes and any other prior liens. Any purchaser is urged to determine the unpaid balance, if any, of the *ad valorem* taxes, owing on the Property.**

Pursuant to Section 51.0075 of the Texas Property Code, the Trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the Trustee or any substitute trustee.

**5. TYPE OF SALE:**

The sale is a non-judicial Deed of Trust lien and foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust executed by Daryl A. Bennett.

**6. OBLIGATION SECURED:**


The Deed of Trust provides that it secures the payment of the indebtedness and all obligations described therein, including, but not limited to the Adjustable Rate Note in the original principal amount of \$405,840.00 dated February 28, 2019 executed by Daryl A. Bennett (the "Note"), and payable to Jefferson Bank, a state chartered bank, and (b) all renewals and extensions of the note (the "Obligations"). Jefferson Bank is the current holder of the Obligations by virtue of its direct ownership or capacity as servicer and is the named beneficiary under the Deed of Trust. Questions concerning the sale may be directed to the undersigned

or Leslie M. Luttrell in writing at 100 NE Loop 410, Suite 615, San Antonio, Texas 78216 or via telephone at 210.426.3600.

**7. DEFAULT AND REQUEST TO ACT:**

Default has occurred under the Deed of Trust and the beneficiary has requested me, as Substitute Trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

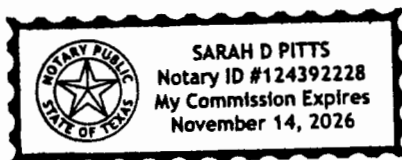
WITNESS MY HAND this 7<sup>th</sup> day of July, 2023.

  
Michael Villa  
Substitute Trustee

THE STATE OF TEXAS   §  
  §  
COUNTY OF BEXAR     §

BEFORE ME, the undersigned authority, on this day personally appeared Michael Villa, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 7<sup>th</sup> day of July, 2023.



  
Notary Public, State of Texas

My commission expires: 11/14/2026

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

### NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**WHEREAS, JUAN JOSE LLANOS, A MARRIED MAN JOINED HEREIN BY HIS SPOUSE KEILA E. LLANOS** delivered that one certain Deed of Trust dated OCTOBER 21, 2022, which is recorded in INSTRUMENT NO. 202299033148, as corrected in INSTRUMENT NO. 202399003783 of the real property records of GUADALUPE County, Texas, conveying to the Trustee(s) therein named the real property therein described, to secure the payment of a Promissory Note in the principal amount of \$384,290.00 payable to the order of PULTE MORTGAGE LLC, to which reference is hereby made for a description of the Promissory Note, the terms and covenants of the Deed of Trust, and the property therein conveyed; and

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

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

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

**NOTICE IS HEREBY GIVEN** that on AUGUST 1, 2023, beginning at 11:00 AM, or not later than three (3) hours after that time, a Substitute Trustee(s) will sell, to the highest bidder submitting cashier's check, certified check or money order, the following described real property:

LOT 36, BLOCK 14, ELLEY WEST UNIT 3, AN ADDITION TO THE CITY OF NEW BRAUNFELS, GUADALUPE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN VOLUME 9, PAGE 454, OF THE MAP AND PLAT RECORDS, GUADALUPE COUNTY, TEXAS.

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

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

Dated: JULY 10, 2023.

**POSTED**

JUL 10 2023

2:54 PM

TERESA KIEL  
Guadalupe County Clerk  
By: *[Signature]*

FILE NO.: GMG-2903  
PROPERTY: 506 AUTUMN ROUGE  
NEW BRAUNFELS, TX 78130

JUAN JOSE LLANOS

#### SUBSTITUTE TRUSTEE(S)

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

NOTICE SENT BY:  
MICHAEL J. SCHROEDER  
3610 NORTH JOSEY LANE, SUITE 206  
CARROLLTON, TEXAS 75007  
Tel: (972) 394-3086  
Fax: (972) 394-1283

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on August 24, 2007, DELORES SPOHN, AN UNMARRIED WOMAN, executed a Deed of Trust/Security Instrument conveying to PRLAP, INC., as Trustee, the Real Estate hereinafter described, to BANK OF AMERICA, N.A., in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 07-019308, in Book 2530, at Page 0936, in the DEED OF TRUST OR REAL PROPERTY RECORDS of GUADALUPE COUNTY, TEXAS; and

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 the contingency and in the manner authorized by said Deed of Trust/Security Instrument; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, AUGUST 1, 2023** 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, I will sell said Real Estate at Guadalupe County Courthouse, 101 E. Court Street, Seguin, TX 78155 in **GUADALUPE COUNTY, TEXAS** 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 was posted.

Said Real Estate is described as follows: BEING ALL THAT CERTAIN TRACT, PIECE OR PARCEL OF LAND LYING AND BEING SITUATED IN GUADALUPE COUNTY, TEXAS, BEING KNOWN AND DESIGNATED AS LOT 21, BLOCK 6, THE VILLAGE UNIT 2, ACCORDING TO A MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 32 GUADALUPE COUNTY, TEXAS MAP AND PLAT RECORDS.

Property Address: 804 AVIATION AVE, SCHERTZ, TX 78154

Mortgage Servicer: NATIONSTAR

Noteholder: NATIONSTAR MORTGAGE LLC  
8950 CYPRESS WATERS BLVD., COPPELL, TX 75019

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. 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.

**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 this 11 day of July, 2023

**POSTED**

JUL 11 2023  
12:51 PM  
TERESA KIEL  
Guadalupe County Clerk  
By: [Signature]

[Signature: Troy Martin]  
Troy Martin, Deborah Martin, Cassie Martin,  
Terri Martin, Shelby Martin, Marinosci Law  
Group PC, 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, Alexis  
Martin, Bob Frisch, Wayne Daughtrey, Vicki  
Rodriguez

Substitute Trustee Address:

Marinosci Law Group, P.C.  
16415 Addison Road, Suite 725  
Addison, TX 75001  
(972) 331-2300



**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

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

**POSTED**

Guadalupe County Texas Home Equity Security Instrument

Date of Security Instrument:	May 19, 2006
Amount:	\$46,790.36
Grantor(s):	LILLY DIAZ SANCHEZ BOYD, AKA LILLY BOYD, A SINGLE PERSON
Original Mortgagee:	CITIFINANCIAL, INC.
Current Mortgagee:	WILMINGTON SAVINGS FUND SOCIETY, FSB, AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST VI-B
Original Trustee:	M MURRAY
Mortgage Servicer and Address:	American Mortgage Investment Partners Management, LLC 3020 Old Ranch Parkway, Suite 180 Seal Beach, CA 90740
Recording Information:	Recorded on 5/26/2006, as Instrument No. 06-10310 in Book 2315 Page 880 Guadalupe County, Texas
Legal Description:	LOT 10, BLOCK 493, ALTENHOF ADDITION, SEGUIN, GUADALUPE COUNTY, TEXAS, ALSO KNOWN AS 903 NORTH CHERRY STREET, SEGUIN, GUADALUPE COUNTY, TEXAS SEE "AGREED RATE REDUCTION RIDER"
Date of Sale:	8/1/2023
Earliest Time Sale Will Begin:	11:00 AM

JUL 11 2023  
12:23pm  
TERESA KIEL  
Guadalupe County Clerk  
By: *UDur*

Place of Sale: The foreclosure sale will be conducted in the area designated by the Guadalupe County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosures 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.

WHEREAS, an Final Judgment was entered on 8/29/2022, under Cause No. 22-0337-CV-E, in the 25th Judicial District Court of Guadalupe County, Texas;

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I HEREBY APPOINT AND DESIGNATE TROY MARTIN, DEBORAH MARTIN, CASSIE MARTIN, ALEXIS MARTIN, MARTHA ROSSINGTON, REYN ROSSINGTON, WAYNE DAUGHTREY, SHELBY MARTIN, JENNYFER SAKIEWICZ, PAUL A. HOEFKER or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as



4790328

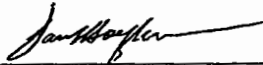

provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Aldridge Pite, LLP, 2950 North Loop West, Suite 500, Houston, TX 77092. (713) 293-3618.

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 state above or within three (3) hours after that time.

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 Texas Home Equity Security Instrument, 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. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of funds 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 the notice immediately.**

EXECUTED in multiple originals on 7/6/2023.

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

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

COMPLAINTS REGARDING THE SERVICING OF YOUR MORTGAGE SHOULD BE SENT TO THE DEPARTMENT OF SAVINGS AND MORTGAGE LENDING, 2601 NORTH LAMAR, SUITE 201, AUSTIN, TX 78705. A TOLL-FREE CONSUMER HOTLINE IS AVAILABLE AT 877-276-5550

AUG 29 2022

$$\frac{4}{m14}$$

**CAUSE NO. 22-0337-CV-E**

By Commander Deputy

**AMERICAN MORTGAGE  
INVESTMENT PARTNERS  
MANAGEMENT, LLC,**

**Plaintiff,**

**v.**

**MANUEL MONCADA, JOSEPH BOYD,  
JOHN BOYD, AND THE UNKNOWN  
HEIRS AT LAW OF LILLY DIAZ  
SANCHEZ BOYD, DECEASED,**

**Defendants.**

IN THE DISTRICT COURT OF

**GUADALUPE COUNTY, TEXAS**

**25TH JUDICIAL DISTRICT**

### FINAL JUDGMENT

On this date, after the Court hearing from American Mortgage Investment Partners Management, LLC, the Court determined it had jurisdiction over the subject matter and the parties to this proceeding.

This suit is an *in rem* proceeding insofar as it concerns only the real property and improvements ("Property") commonly known as 903 N. Cherry St., Seguin, Texas 78155, and being more particularly described as follows, to-wit:

**LOT 10, BLOCK 493, ALTENHOF ADDITION, SEGUIN, GUADALUPE COUNTY, TEXAS, ALSO KNOWN AS 903 NORTH CHERRY STREET, SEGUIN, GUADALUPE COUNTIE, TEXAS SEE "AGREED RATE REDUCTION RIDER".**

TAX ID# R1563

After considering the evidence of record in this cause, this Court finds that Lilly Diaz Sanchez Boyd AKA Lilly Boyd ("Decedent") obtained a loan secured by the Property from CitiFinancial, Inc. and dated May 19, 2006.



The loan servicing records for the Decedent's loan shows that it has been in default since April 2021. The total amount due and owing on the loan as of July 27, 2022 is \$19,202.93, plus interest at the per diem rate of \$2.69.

As such, Plaintiff filed this lawsuit *in rem* only to foreclose its security interest against the Property due to the material default in payment of the indebtedness secured by the Property.

Decedent died on or about December 27, 2020. A search of the probate records was conducted and a probate action associated with Decedent's Estate. Decedent appears to have died intestate.

All of the Decedent's heirs at law have been named as Defendants to this suit and are vested with all of Decedents' right, title and interest in the Property.

Pursuant to Tex. Est. Code § 201.001, heirs-at-law of Decedents acquire a Decedents' undivided interest in property immediately upon the death of the decedent. Each heir, whether known or unknown, is made a party to this proceeding pursuant to Tex. Civ. Prac. & Rem. Code §17.002.

Defendant John Boyd was personally served with process on March 3, 2022. The deadline for Defendant to file a responsive pleading was March 28, 2022. Defendant Manuel Moncada was personally served with process on March 1, 2022. The deadline for Defendant to file a responsive pleading was March 28, 2022. Defendant Joseph Boyd was personally served with process on March 1, 2022. The deadline for Defendant to file a responsive pleading was March 28, 2022. Defendants have not filed an answer or any other pleading constituting an appearance and/or an answer and have wholly made default. The citations with the officer's return and proof of service has been on file with the clerk of the court at least ten days (10) excluding the day of filing and today.



The Unknown Heirs of Lilly Diaz Sanchez Boyd, Deceased ("Unknown Heirs") were served by publication in the Seguin Gazette newspaper from June 29, 2022 through July 20, 2022. The Unknown Heirs are represented by and through their appointed attorney *ad litem*, Jennifer Dillingham.

In accordance with the foregoing findings, this Court has determined that a final judgment should be granted *in rem* only. It is therefore,

ORDERED that a final judgment, *in rem* only, removing all right, title, and interest in the Property is hereby entered against all of the Defendants in this litigation: It is further

ORDERED that Plaintiff may proceed with non-judicial foreclosure of the Property according to the terms of the Deed of Trust, the Texas Constitution Art. XVI § 50 (a)(6), and the Texas Property Code; it is further

ORDERED that a copy of this Final Judgment shall be sent to each person entitled to notice of a foreclosure sale with the notice of the date, time and place of the foreclosure sale. It is further

ORDERED that these proceedings have given the defendants proper notice of the Plaintiff's demand to cure default, notice of intent to accelerate and acceleration, as well as Federal and Texas Fair Debt Collection Practices notices; it is further

ORDERED that the attorney *ad litem*, having fulfilled his duties, is fully released from his representation in connection with the Property and this proceeding and no further action is required from the attorney *ad litem* in connection with the Property and this proceeding: It is further,

ORDERED that the attorney *ad litem*, Jennifer Dillingham, recover attorney's fees in the amount of \$\_\_\_\_\_, which shall be paid to the attorneys *ad litem* within thirty (30) days after the entry of this Final Judgment. It is further



ORDERED that Plaintiff file a certified copy of this Final Judgment in the real property records of the county where the property is located within ten (10) days after the entry of this Final Judgment; however, failure to timely record this Order shall not affect the validity of the foreclosure or defeat and presumption arising under the Texas Constitution. It is further

ORDERED that costs of court are hereby taxed against the party by whom they were incurred.

All relief not expressly granted is DENIED. This judgment finally disposes of all parties and all claims related to the Property and is appealable.

SIGNED: August 29, 2022

  
HONORABLE JUDGE PRESIDING

APPROVED AS TO FORM  
& ENTRY REQUESTED:

ALDRIDGE PITE, LLP

/s/ Cheyenne M. Zokaie  
Cheyenne M. Zokaie: SBN 24092003  
701 North Post Oak Road, Ste. 205  
Houston, Texas 77024  
Tel: (713) 293-3613  
Fax: (858) 412-2798  
czokaie@aldridgepite.com  
Attorney for Plaintiff

I, LINDA BALK, Clerk of the District Courts, in Guadalupe County, Texas, certify this copy is true and correct as FILED & RECORDED in the Official Court Records of District Court. Given under my hand and seal of office in Seguin, Texas on the 4<sup>th</sup> day of OCT, 20 22.

LINDA BALK, District Clerk, Guadalupe County, Texas

By J. Cantu  
Deputy



**FILED and RECORDED in the OFFICIAL PUBLIC RECORDS**

**Honorable Teresa Kiel, Guadalupe County Clerk**

**Document Number:** 202299036804  
**Recorded On:** December 09, 2022 02:16 PM  
**Total Pages:** 5  
**Total Fees:** \$38.00

Discriminatory restrictive covenants based on race, color, religion contradict the 14th Amendment's Equal Protection Clause and are therefore unenforceable under federal law. Supreme Court Decision Shelly v. Kraemer 1948.

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**THIS PAGE CONTAINS IMPORTANT RECORDING INFORMATION  
AND SHALL REMAIN A PART OF THIS INSTRUMENT.**

**Receipt Number:** 20221209000096  
**User:** Jeanne C  
**Station:** Recording3

**Return To:**  
ENV-ALDRIDGE PITE LLP  
701 N POST OAK RD STE 205

HOUSTON TX 77024

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**STATE OF TEXAS  
GUADALUPE COUNTY**

**I hereby certify this instrument was FILED and RECORDED in the OFFICIAL  
PUBLIC RECORDS of Guadalupe County, Texas on the date/time printed above.**



*Teresa Kiel*  
Teresa Kiel  
Guadalupe County Clerk  
Guadalupe County, TX



**NOTICE OF TRUSTEE'S FORECLOSURE SALE****CONTRACT INFORMATION:**

**Date:** 05/27/2009  
**Seller(s):** GLORIA M. NAVARRO  
**Buyers:** Martin Vasquez and Christina Vasquez  
**Original Principal:** \$92,000.00  
**Recording Information:** None  
**Property County:** Guadalupe County, Texas  
**Property:** .50 acre tract of land, more or less, out of the E. Gortari Survey, abstract 23, Guadalupe County, Texas, being the remainder portion of a tract of land called 2.00 acres, described in Volume 1086, page 0285, Official Records, Guadalupe County, Texas, having been described in the previous conveyance in a deed dated November 23, 1999, recorded in Volume 1476, Page 723, Official Records, Guadalupe County, Texas, or more properly described as: 539 Barcus, Seguin, Texas

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 1st day of *Subst* July, 2023  
**Time of Sale:** 11:00 AM or within three hours thereafter.  
**Place of Sale:** NORTH PORCH OF THE GUADALUPE COUNTY COURTHOUSE in GUADALUPE COUNTY, TEXAS 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 TAKE PLACE OR DESIGNATED BY THE COUNTY COMMISSIONER  
**Appointed Trustee(s):** Brian J. Trenz  
**Trustee's Address:** 334 West Mistletoe Ave, San Antonio, Texas 78212

WHEREAS, the above-named Seller previously promised to sell the property to Buyers pursuant to a contract between the parties; and  
 WHEREAS, the Buyers have defaulted under the terms of the contract by failing to make all payments due thereunder; and  
 WHEREAS, the Seller intends to foreclose on the real property at issue pursuant to Texas Property Code, Section 5.066, et seq. and has appointed Brian J Trenz to act as Trustee and 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 Seller and the Trustee;

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

1. Buyer has defaulted under the terms of the Contract and Notice of said default was previously provided by way of Notice dated June 5, 2019.
2. Brian J. Trenz 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, unless as required or outline by the Texas Property Code.
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 Seller's warranties as set out in Section 5.066(d) of the 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 military service to the sender of this notice immediately.**

EXECUTED THIS 11<sup>th</sup> DAY OF JULY, 2023.

  
 Brian J. Trenz  
 TRENZ LAW FIRM  
 334 West Mistletoe Ave  
 San Antonio, Texas 78212  
 Telephone: (210) 802-5020  
 Email: [trenzlawfirm@gmail.com](mailto:trenzlawfirm@gmail.com)

**POSTED**

JUL 11 2023  
 3:50 PM  
 TERESA KIEL  
 Guadalupe County Clerk  
 By: *WURK*