

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

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

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated March 20, 2013 and recorded under Vol. 4062, Page 0884, or Clerk's File No. 13-006866, in the real property records of GUADALUPE County Texas, with Justine D. Gruslin as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for USAA Federal Savings Bank, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Justine D. Gruslin securing payment of the indebtedness in the original principal amount of \$167,036.00 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 Justine D. Gruslin. Lakeview Loan Servicing, LLC 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. LoanCare, LLC is acting as the Mortgage Servicer for the Mortgagee. LoanCare, LLC, is representing the Mortgagee, whose address is: 3637 Sentara Way, Virginia Beach, VA 23452.

Legal Description:

LOT 11, BLOCK 35, BELMONT PARK SUBDIVISION, UNIT 4, CITY OF SCHERTZ, GUADALUPE COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 7, PAGE(S) 28, OF THE PLAT RECORDS OF GUADALUPE COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: 06/01/2021

Earliest Time Sale Will Begin: 11:00 AM

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.



2021 APR - 8 AM 10:49
RECEIVED
GENESA KIEL
CLERK GUADALUPE COUNTY
BY *M. Hester*

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

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

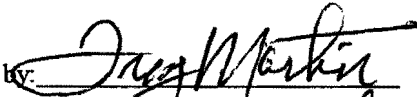
WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I **HEREBY APPOINT AND DESIGNATE Troy Martin, Deanna Ray, Deborah Martin, Cassie Martin, Terri Martin, Alexis Martin, Elizabeth Anderson, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or ServiceLink Agency Sales And Posting, as Substitute Trustee.**

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

Executed on 04/05/2021.

/s/ Lisa Collins SBOT No. 24115338, Attorney at Law
Codilis & Moody, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

Posted and filed by:



Printed Name:

TROY MARTIN

C&M No. 44-20-0140

1640 Nolte Farms Drive, Sequin, TX 78155

21-002648

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: 06/01/2021

Time: Between 11am - 2pm and beginning not earlier than 11am - 2pm or 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 6/6/2017 and recorded in the real property records of Guadalupe County, TX and is recorded under Clerk's File/Instrument Number, 2017012953 with Zachary V. Garcia and Stephanie M. Garcia (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for DHI Mortgage Company Ltd mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Zachary V. Garcia and Stephanie M. Garcia, securing the payment of the indebtedness in the original amount of \$166,250.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Wells Fargo Bank, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. LOT 16, BLOCK 1, THE MEADOWS AT NOLTE FARMS PHASE II, A SUBDIVISION IN GUADALUPE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGES 578-580, MAP AND PLAT RECORDS OF GUADALUPE COUNTY, TEXAS, AND RATIFIED IN DOCUMENT NO. 2016023656, OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.

RECEIVED
2021 APR 29 AM 11:20
TERESA KIEL
COUNTY CLERK GUADALUPE COUNTY
BY *Teresa Kiel*



4731233

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Wells Fargo Home Mortgage, as Mortgage Servicer, is representing the current Mortgagee whose address is:

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

Troy Martin

SUBSTITUTE TRUSTEE

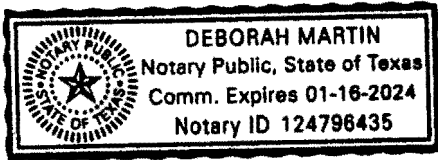
Troy Martin, Deborah Martin, Cassie Martin, Terri Martin, Alexis Martin, Elizabeth Anderson
1320 Greenway Drive, Suite 300
Irving, TX 75038

STATE OF Texas
COUNTY OF Medina

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 29 day of April, 2021.

Deborah Martin
NOTARY PUBLIC in and for



Medina COUNTY
My commission expires: 1/16/2024
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 4/29/21 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: 4/29/21

Notice of Foreclosure Sale

April 28, 2021

Deed of Trust ("Deed of Trust"):

Dated: February 10, 2017

Grantor: Javel Quintanilla and Cynthia Gonzalez

Trustee: Roy Neal Linnartz

Lender: Green Pastures Partners, LLC, a Texas Limited Liability Company

Recorded in: Instrument Number 2017003212, Guadalupe County, Texas.

Secures: Real Estate Lien Note ("Note") in the original principal amount of \$69,500.00, executed by Javel Quintanilla and Cynthia Gonzalez ("Borrower") and payable to Green Pastures Partners, LLC, a Texas Limited Liability Company, Lender

Property: All that certain tract or parcel of land known and designated as Lot 24, Green Pastures Subdivision, according to map or plat thereof recorded in Volume 8, Page 463, Map and Plat Records of Guadalupe County, Texas (the "Green Pastures Subdivision")

Substitute Trustees: Roy Neal Linnartz
Peter A. James

Substitute Trustee's Address: 496 Comal Ave., New Braunfels, Texas 78130


Foreclosure Sale:

Date: Tuesday, June 1, 2021

Time: The sale of the Property will be held 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.

Place: THE NORTH PORCH OF THE GUADALUPE COUNTY COURTHOUSE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

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 Green Pastures Partners, LLC, a Texas Limited Liability Company's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.



TERESAKIEL
COUNTY CLERK GUADALUPE COUNTY

2021 MAY -3 PM 4:01

RECEIVED

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, Green Pastures Partners, LLC, a Texas Limited Liability Company, the owner and holder of the Note, has requested Trustee to sell the Property.

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

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

If Green Pastures Partners, LLC, a Texas Limited Liability Company 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 Green Pastures Partners, LLC, a Texas Limited Liability Company. 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, 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.



Roy Neal Linnartz

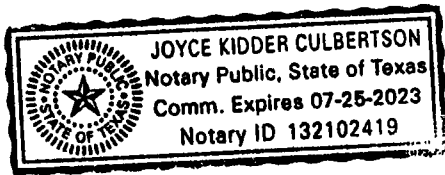
Peter A. James
496 Comal Avenue
New Braunfels, Texas 78130
Telephone (830) 625-9300
Fax (830) 214-2054

STATE OF TEXAS)

COUNTY OF COMAL)

Before me, the undersigned notary public, on this day personally appeared Peter A. James, 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 on April 28, 2021.



Joyce Culbertson

Notary Public, State of Texas

NOTICE OF FORECLOSURE SALE

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 any other 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.

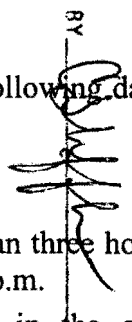
1. Property to Be Sold. The property to be sold is as follows:

Lot 243, Rancho Vista Subdivision, a subdivision in Guadalupe County, Texas, according to the map or plat thereof recorded in Volume 4, Pages 317-318, of the Map and Plat Records of Guadalupe County, Texas.

2. Instrument to be foreclosed: Instrument #08-14728, Vol. 2652, Pg. 0045, Official Public 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: Tuesday, June 1, 2021
- Time: The sale will begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale will be completed by no later than 1:00 p.m.
- Place: North porch of the Guadalupe County Courthouse, or in the area designated by the Commissioner's Court pursuant to Section 51.002 of the Texas Property Code.

RECEIVED
 2021 MAY -5 PM 3: 01
 JENESA KIEBS
 COUNTY CLERK
 GUADALUPE COUNTY, TEXAS
 BY 

The deed of trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust 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 refilled in accordance with the posting and filing requirements of the Texas Property Code. The sale may not be cancelled except by the beneficiary or beneficiary's representative.

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 their bid immediately in cash if their bid is accepted.

The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any. 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.

Pursuant to Texas Property Code Section 51.009, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Pursuant to Texas Property Code Section 51.0075, the trustee or substitute 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 foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by OLGA TREVIS. The real property and any personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by Texas Business and Commerce Code Section 9.604(a).

6. Obligations Secured. The deed of trust provides that it secures the payment of the indebtedness and obligations therein described including but not limited to the promissory note of July 31, 2008, in the original principal amount of \$84,000.00, and payable to the order of DAVID JORDAN and DIANA JORDAN. Questions regarding the sale may be addressed to the undersigned.

7. Default and Request to Act. Default has occurred under the deed of trust, and the beneficiary has requested the 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.

Dated: May 5th, 2021



John W. McGlothlin or
Ashley R. Chagnon,
Substitute Trustee
133 W. San Antonio, Suite 400
San Marcos, TX 78666
V: 512.392.7510

SUBSTITUTE TRUSTEE'S NOTICE OF FORECLOSURE SALE

THE STATE OF TEXAS)
)
COUNTY OF GUADALUPE)

WHEREAS, by a Deed of Trust (the "Deed of Trust") dated effective August 23, 2019, Maricela Cedillo Gomez and Alejandro Gomez (the "Debtor") conveyed certain property situated in Guadalupe County, Texas, to Edward Cox, Trustee, for the benefit of Bruce Hall and Rebecca Hall (the "Noteholder"), to secure the indebtedness evidenced by that certain note (the "Note") in the original principal amount of \$168,300.00, which was executed by the Debtor to the Noteholder, and to secure any and all other indebtedness described in the Deed of Trust;

WHEREAS, the Deed of Trust encumbers certain real property (the "Property") located in Guadalupe County, Texas, described as follows:

All that certain tract or parcel of land containing 1.224 acres of land out of the Benjamin Fuqua Survey, Abstract No. 131, Guadalupe County, Texas and being the same land, as surveyed and found on the ground on May 20, 1997, as that certain called 1.226 acre parcel, described in Volume 1080, Page 64 of the Official Records of Guadalupe County, Texas; said 1.224 acre parcel being mor particularly described by metes and bounds in Exhibit "A" attached hereto and incorporated by reference herein for all purposes.

WHEREAS, the Deed of Trust was recorded in the Official Records of Guadalupe County Texas, at document number 201999021858;

WHEREAS, A. ROBERT RAETZSCH or HUNTER H. HEWELL have been appointed as Substitute Trustee in the place and stead of Edward Cox, Trustee, in the manner authorized in the Deed of Trust; and

WHEREAS, default has occurred under the terms and provisions of the Deed of Trust, and the Note is now wholly due, and the owner and holder of the Note has requested the undersigned as Substitute Trustee to enforce the power of sale of the Deed of Trust by selling the Property;

NOW, THEREFORE, the undersigned, as Substitute Trustee herein described, hereby give notice that Substitute Trustee will accordingly sell the Property at public auction to the highest bidder for cash, "AS IS", at the courthouse of Guadalupe County, Texas, in the area designated by the commissioner's court of said county for foreclosure sales of real property as evidenced by a written instrument filed in the real property records of said county, being the North porch of the Guadalupe County Courthouse, 101 E. Court Street, Seguin, Guadalupe County, Texas, on June 1, 2021, between the hours of 1:00 o'clock p.m. and 4:00 o'clock p.m. (the earliest time at which the foreclosure will be held is 1:00 o'clock p.m.) after due posting and filing of this notice and after written notice of such sale having been given by certified mail to the Debtor and any other Debtor who, according to the records of the Noteholder, is obligated to pay the indebtedness described above. This sale will be conducted subject to the right of rescission contained in Section 51.016 of the Texas Property Code.

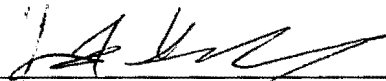
PROVIDED, HOWEVER, the Property is being sold subject to all matters that are prior or superior to the Deed of Trust.

Assert and protect your rights if you are a member of the armed forces of the United

RECEIVED
2021 MAY -7 PM 3:35
TELETYPE UNIT
COUNTY CLERK GUADALUPE COUNTY
BY *[Signature]*

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

DATED this 7th day of May, 2021.



HUNTER H. HEWELL,
Substitute Trustee

EXHIBIT "A"

ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 1.224 ACRES OF LAND OUT OF THE BENJAMIN FUQUA SURVEY, ABSTRACT NO. 131, GUADALUPE COUNTY, TEXAS AND BEING THE SAME LAND, AS SURVEYED AND FOUND ON THE GROUND ON MAY 20, 1997, AS THAT CERTAIN CALLED 1.226 ACRE PARCEL DESCRIBED IN VOLUME 1080, PAGE 64 OF THE OFFICIAL RECORDS OF GUADALUPE COUNTY, TEXAS; SAID 1.224 ACRE PARCEL BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1 INCH IRON PIPE FOUND AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF ILKA ROAD (COUNTY ROAD NO. 203) AND THE NORTHERLY RIGHT-OF-WAY LINE OF WOEHLER LANE (A PRIVATE LANE RECORDED IN VOLUME 640, PAGE 748 OF THE OFFICIAL RECORDS OF GUADALUPE COUNTY, TEXAS) FOR THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THIS PARCEL;

THENCE WITH SAID RIGHT-OF-WAY LINE OF WOEHLER LANE, NORTH 89 DEG 35' 18" WEST, A DISTANCE OF 296.18 FEET (CALLED NORTH 89 DEG 34' 41" WEST, 296.46 FEET) TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THIS PARCEL, SAME BEING THE SOUTHEAST CORNER OF THAT CERTAIN CALLED 1.223 ACRE PARCEL DESCRIBED IN VOLUME 1048, PAGE 610 OF THE OFFICIAL RECORDS OF GUADALUPE COUNTY, TEXAS;

THENCE LEAVING SAID RIGHT-OF-WAY LINE AND WITH THE COMMON LINE OF THIS PARCEL AND SAID 1.223 ACRE PARCEL, NORTH 0 DEG 07' 23" WEST (BASIS OF BEARINGS), A DISTANCE OF 179.95 FEET (CALLED NORTH 0 DEG 07' 23" WEST, 179.98 FEET) TO A 1-1/4 INCH IRON PIPE FOUND FOR THE NORTHWEST CORNER OF THIS PARCEL, SAME BEING THE NORTHEAST CORNER OF SAID 1.223 ACRE PARCEL, THE SOUTHEAST CORNER OF THAT CERTAIN CALLED 2.463 ACRE PARCEL DESCRIBED IN VOLUME 1077, PAGE 160 AND THE SOUTHWEST CORNER OF THAT CERTAIN CALLED 1.225 ACRE PARCEL DESCRIBED IN VOLUME 562, PAGE 798 OF THE OFFICIAL RECORDS OF GUADALUPE COUNTY, TEXAS;

THENCE WITH THE COMMON LINE OF THIS PARCEL AND SAID 1.225 ACRE PARCEL, SOUTH 89 DEG 33' 56" EAST, A DISTANCE OF 296.52 FEET (CALLED SOUTH 89 DEG 36' 31" EAST, 296.79 FEET) TO A 1 INCH IRON PIPE FOUND ON THE AFOREMENTIONED RIGHT-OF-WAY LINE OF ILKA ROAD FOR THE NORTHEAST CORNER OF THIS PARCEL, SAME BEING THE SOUTHEAST CORNER OF SAID 1.225 ACRE PARCEL;

THENCE WITH SAID RIGHT-OF-WAY LINE, SOUTH 0 DEG 00' 56" EAST, A DISTANCE OF 179.83 FEET (CALLED SOUTH 0 DEG 01' 00" EAST, 180.15 FEET) TO THE POINT OF BEGINNING AND CONTAINING 1.224 ACRES OF LAND.

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

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

DEED OF TRUST INFORMATION:

Date: April 13, 2006
 Grantor(s): James E. Beasley, an unmarried man
 Original Mortgagee: Mortgage Electronic Registration Systems, Inc., solely as nominee of Winstar
 Mortgagee: Mortgage Partners, Inc.
 Original Principal: \$62,100.00
 Recording Information: Book 2299, Page 816
 Property County: Guadalupe
 Property: LOT 18, BLOCK 4, GREENBRIAR PARK SUBDIVISION, (ALSO KNOWN AS VORDENBAUM ADDITION), IN THE CITY OF SEGUIN, GUADALUPE COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2, PAGES 40-41, MAP AND PLAT RECORDS OF GUADALUPE COUNTY, TEXAS.
 Property Address: 722 Baxter Street
 Seguin, TX 78155

RECEIVED
 2021 MAY 20 AM 10:16
 JENNIFER SAHIEL
 COUNTY CLERK
 GUADALUPE COUNTY
 BY *Jennifer Sahiel*

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, not in its individual capacity but solely as Trustee for the NRZ PASS-THROUGH TRUST XIV
 Mortgage Servicer: Shellpoint Mortgage Servicing
 Mortgage Servicer Address: 55 Beattie Place, Suite 100 MS 561
 Greenville, SC 29601

SALE INFORMATION:

Date of Sale: June 1, 2021
 Time of Sale: 12:00 pm or within three hours thereafter.
 Place of Sale: at the North Porch of the Guadalupe County Courthouse or, if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.
 Substitute Trustee: Amy Ortiz, Aarti Patel, Stacey Sanders, Ramon Perez, Garrett Sanders, Erika Aguirre, Beatriz Sanchez, Dylan Ruiz, Candice Shulte, Maryna Daniellian, Bruce Neyland, Allison Askew, Deborah Martin, Troy Martin, Alexis Martin, Cassie Martin, Terri Martin, Shelby Martin, or Cheyenne Zokaie, any to act
 Substitute Trustee Address: 5501 East LBJ Frwy, Ste. 925
 Dallas, TX 75240

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 are declared immediately due and payable.

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Amy Ortiz, Aarti Patel, Stacey Sanders, Ramon Perez, Garrett Sanders, Erika Aguirre, Beatriz Sanchez, Dylan Ruiz, Candice Shulte, Maryna Danielian, Bruce Neyland, Allison Askew, Deborah Martin, Troy Martin, Alexis Martin, Cassie Martin, Terri Martin, Shelby Martin, or Cheyenne Zokaie, any to act, have been appointed as Substitute Trustees and authorized by the Mortgage Servicer to enforce the power of sale granted in the Deed of Trust; and

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

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

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

Padgett Law Group
6267 Old Water Oak Road
Suite 203
Tallahassee, FL 33213
(850) 422-2520

WITNESS MY HAND this 10 day of May, 2020.

Jay Martin

Amy Ortiz, Aarti Patel, Stacey Sanders, Ramon Perez, Garrett Sanders, Erika Aguirre, Beatriz Sanchez, Dylan Ruiz, Candice Shulte, Maryna Danielian, Bruce Neyland, Allison Askew, Deborah Martin, Troy Martin, Alexis Martin, Cassie Martin, Terri Martin, Shelby Martin, or Cheyenne Zokaie

NOTICE OF TRUSTEE'S SALE

OWNER OF RECORD: Sherry Mannel
LIEN HOLDER: Seguin Nob Hill Homeowners Association, Inc.
AMOUNT OF LIEN: \$5,348.01 (\$4,033.01* homeowner assessments and late fees; \$1,315.00 attorney's fees and expenses)
 *Does not include monthly assessment of \$130.00 levied May 1, 2021 and does not include monthly assessment of \$130.00 to be levied June 1, 2021
PROPERTY ADDRESS: 1051 Country Club Drive, #9, Seguin, Texas 78155
LEGAL DESCRIPTION: Unit C-9, Nob Hills Condominiums, Guadalupe County, Texas

Notice is hereby given that the above-described Property is encumbered and the Owner is legally indebted to the lien holder in the amount set forth above for due but unpaid owner's association assessments, late fees, legal expenses, and filing fees, levied and authorized pursuant to the Condominium Declaration for Nob Hill Condominiums, executed on July 12, 1979, recorded in Volume 1, Page 35, Official Records of Condominium Records of Guadalupe County, Texas as amended. Notice is further given that the amount of the Lien may increase if future assessments are not timely paid, and said subsequent indebtedness will be secured by the Lien herein described.

Seguin Nob Hill Homeowners Association, Inc. hereby gives notice that the above-described Property will be auctioned for sale at a public sale held at the place designated for public foreclosure auctions by the Commissioners of Guadalupe County, Texas. The sale shall commence no earlier than 10:00 a.m. on June 1, 2021. The property will be sold to the highest bidder for cash or some other form of payment acceptable to the Lien Holder.

Pursuant to the Texas Property Code, the Owner of the Property may have a right, not later than the 90th day after the date written notice of the sale is mailed to the Owner, to redeem the Property. The purchaser at the foreclosure sale may not transfer ownership of the Property to a person other than the redeeming Owner during the redemption period.

Executed on May 6, 2021.

SEGUIN NOB HILL HOMEOWNERS
 ASSOCIATION, INC., a Texas non-profit
 corporation

By: 
 TOM L. NEWTON, JR., Its Trustee

RECEIVED

2021 MAY 10 AM 11:28

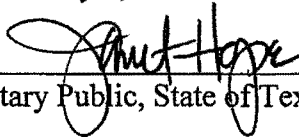
TERESA KIEL
 COUNTY CLERK GUADALUPE COUNTY

BY

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

Before me, the undersigned notary public, on this day personally appeared Tom L. Newton, Jr., acting on behalf of SEGUIN NOB HILL HOMEOWNERS ASSOCIATION, INC., known to me or proved to me by presentation to me of a governmentally-issued identification card to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed it for the purposes and consideration expressed in it.

Given under my hand and seal of office on May 6, 2021.



Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Tom L. Newton, Jr.
Allen, Stein & Durbin, P.C.
P. O. Box 101507
San Antonio, Texas 78201

05994.0003.2103632/jh

