

NOTICE OF TRUSTEE'S SALE

000340

DEED OF TRUST INFORMATION:

Grantor(s)	Elizabeth Louise Saldivar and Robert James Saldivar	Deed of Trust Date	September 19, 2014
Original Mortgagee	Mortgage Electronic Registration Systems, Inc. ("MERS"), as beneficiary, as nominee for Liberty Home Equity Solutions, Inc., its successors and assigns	Original Principal	\$300,000.00
Recording Information	Instrument #: 2014017245 in Guadalupe County, Texas	Original Trustee	Premium Title Services, Inc.
Property Address	9911 S. State Highway 123, Seguin, TX 78155	Property County	Guadalupe

MORTGAGE SERVICER INFORMATION:

Current Mortgagee	Wilmington Savings Fund Society, FSB, not in its individual capacity but solely in its capacity as Owner Trustee for Ocwen Loan Acquisition Trust 2024-HB1	Mortgage Servicer	PHH Mortgage Corporation
Current Beneficiary	Wilmington Savings Fund Society, FSB, not in its individual capacity but solely in its capacity as Owner Trustee for Ocwen Loan Acquisition Trust 2024-HB1	Mortgage Servicer Address	1661 Worthington Road, Suite 100, West Palm Beach, FL 33409

SALE INFORMATION:

Date of Sale	02/04/2025
Time of Sale	11:00 AM or no later than 3 hours thereafter
Place of Sale	The North porch of the Guadalupe County Courthouse in Guadalupe County, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the Guadalupe County Commissioner's Court.
Substitute Trustees	Troy Martin, Deborah Martin, Alexis Martin, Cassie Martin, Shelby Martin, Bob Frisch, Wayne Daughtrey, Vicki Rodriguez, Selim Taherzadeh, or Michael Linke, any to act
Substitute Trustees' Address	15851 N. Dallas Parkway, Suite 410, Addison, TX 75001

PROPERTY INFORMATION:

Legal Description as per the Deed of Trust:

RV-1407-TX-1959234

LOT 3, PULS FARM SUBDIVISION, SITUATED IN GUADALUPE COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 6, PAGE 335 OF THE MAP AND PLAT RECORDS OF GUADALUPE COUNTY, TEXAS.

For information Purpose: 9911 South State Highway 123, Seguin, TX 78155

Parcel Id: 1G2489-0000-00300-0-00

Being property conveyed by Warranty Deed with Vendor's Lien from Melissa J. Doss by and through her Attorney-in-fact, Larry Lippe, and Larry Lippe, individually, owning, occupying and claiming other property as their respective homesteads to Elizabeth L. Saldivar, recorded November 26, 2001, in Volume 1655, Page 0024, Guadalupe County, Texas.

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

Default has occurred under the Deed of Trust and all sums secured by the Deed of Trust were declared immediately due and payable. The Beneficiary has, or caused another to, removed the Original Trustee and appointed Substitute Trustees. On behalf of the Mortgagee, Mortgage Servicer, and Substitute Trustees, the undersigned is providing this Notice of Trustee's Sale.

TAHERZADEH, PLLC

NOTICE OF TRUSTEE'S SALE- 281-00633

PAGE 1

NOTICE OF TRUSTEE'S 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.

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 other 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. The sale shall not cover any part of the property that has been released 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 Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

Pursuant to 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. Purchasers will buy the property "at the purchaser's own risk" and "at his/her peril", and no representation is made concerning the quality of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property.

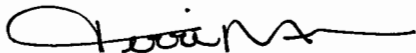
Pursuant to the Texas Property Code, the Trustee reserves the right to set further reasonable conditions for conducting the Sale. Any such further conditions shall be announced before bidding is opened for the first Sale of the day held by the Trustee or any Substitute Trustee.

The Deed of Trust permits the Beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee, or any subsequently appointed Trustee, 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 refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiling may be after the date originally scheduled for this sale.

Interested parties are encouraged to consult counsel of their choice prior to participating in the sale of the property.

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.

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.



Dated July 29, 2024.

/s/ Selim H. Taherzadeh

Selim H. Taherzadeh
15851 N. Dallas Parkway, Suite 410
Addison, TX 75001
(469) 729-6800

Return to: **TAHERZADEH, PLLC**
15851 N. Dallas Parkway, Suite 410, Addison, TX 75001

RECEIVED

000548

2024 NOV 14 PM 2: 23

C&M No. 44-24-03103/ FILE NOS

TERESA KIEL
COUNTY CLERK GUADALUPE COUNTY

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE

BY A 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., 20405 State Highway 249, Suite 170, Houston, TX 77070

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated July 22, 2022 and recorded under Clerk's File No. 202299022746, in the real property records of GUADALUPE County Texas, with Traye Hogue and Erika Mendoza, A Married Couple as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Guild Mortgage Company LLC, A California Limited Liability Company, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Traye Hogue and Erika Mendoza, A Married Couple securing payment of the indebtedness in the original principal amount of \$345,224.00 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 Traye Hogue and Erica Mendoza. 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 157, BLOCK 7, DEER CREST, UNIT 2, GUADALUPE COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 9, PAGE(S) 460-462, OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: 02/04/2025

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.



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, Deborah Martin, Alexis Martin, Cassie Martin, Shelby Martin, Bob Frisch, Wayne Daughtrey or Vicki Rodriguez, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or Xome, 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.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Executed on November 12, 2024.

/s/ Sarah A. Trad SBOT No. 24140355, Attorney at Law
Codilis & Moody, P.C.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Posted and filed by: Alexis Martin

Printed Name: Alexis Martin

C&M No. 44-24-03103

000549

24-03599
753 WOLFETON WAY, NEW BRAUNFELS, TX 78130

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

TERESA KIEL
COUNTY CLERK GUADALUPE COUNTY

2024 NOV 14 PM 2:24

RECEIVED

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

Lot 27, Block B, AVERY PARK SUBDIVISION UNIT 7, a subdivision in the City of New Braunfels, Guadalupe County, Texas, according to the map or plat thereof recorded in Volume 8, Pages 81-82, Map and Plat Records of Guadalupe County, Texas.

Security Instrument: Deed of Trust dated February 5, 2015 and recorded on February 6, 2015 at Instrument Number 2015002325 in the real property records of GUADALUPE County, Texas, which contains a power of sale.

Sale Information: February 4, 2025, at 12:00 PM, or not later than three hours thereafter, at the north porch of the Guadalupe County Courthouse, or as designated by the County Commissioners Court.

Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured: The Deed of Trust executed by JENNIFER L CHAVEZ AND CHARLES A CHAVEZ AND ELDA R CHAVEZ secures the repayment of a Note dated February 5, 2015 in the amount of \$183,460.00. LAKEVIEW LOAN SERVICING, LLC, whose address is c/o LoanCare, LLC, 3637 Sentara Way, Virginia Beach, VA 23452, is the current mortgagee of the Deed of Trust and Note and LoanCare, LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

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

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



4828854

Nicki Company

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

Alexis Martin

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

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

Certificate of Posting

I, Alexis Martin, declare under penalty of perjury that on the 14 day of November, 2024, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of GUADALUPE County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

TS No.: 2024-01547-TX
24-001021-673

Notice of [Substitute] Trustee Sale

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

1. Date, Time and Place of Sale.

Date: 02/04/2025

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

Place: Guadalupe County, Texas at the following location: **NORTH PORCH OF THE GUADALUPE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS**

Property Address: 2417 MARTY WAY, SEGUIN, TX 78155

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

3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 08/02/2022 and recorded 08/02/2022 in Document 202299023817, real property records of Guadalupe County, Texas, with **AUSTIN MORRISON ZEEFE AND MADYSON C CHRISTIAN, HUSBAND AND WIFE**, grantor(s) and **ARK-LA-TEX FINANCIAL SERVICES, LLC, DBA BENCHMARK MORTGAGE** as Lender, **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.** as Beneficiary.

4. Appointment of Substitute Trustee: In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

5. Obligation Secured: Deed of Trust or Contract Lien executed by **AUSTIN MORRISON ZEEFE AND MADYSON C CHRISTIAN, HUSBAND AND WIFE**., securing the payment of the indebtedness in the original principal amount of **\$287,906.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **Ark-La-Tex Financial Services, LLC** is the current mortgagee of the note and deed of trust or contract lien.

POSTED

NOV 26 2024

9:42am

TERESA KIEL
Guadalupe County Clerk
By: [Signature]

TS No.: 2024-01547-TX
24-001021-673

Notice of [Substitute] Trustee Sale

6. Default: A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.

7. Property to be sold: The property to be sold is described as follows:

LOT 32, BLOCK 2, MEADOWS OF MARTINDALE, A SUBDIVISION IN GUADALUPE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN DOCUMENT NO. 202199012335, OFFICIAL PUBLIC RECORDS, AND VOLUME 9, PAGE(S) 435-436, PLAT RECORDS OF GUADALUPE COUNTY, TEXAS.

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

**C/O PHH Mortgage Corporation
PO BOX 24605
West Palm Beach, FL 33416-4605
Phone: 877-744-2506**

TS No.: 2024-01547-TX
24-001021-673

Notice of [Substitute] Trustee Sale

9. Limitation of Damages: If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's attorney.

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

Date: 11/25/2024



Mark Bombick – Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer

C/O Power Default Services, Inc.
7730 Market Center Ave, Suite 100
El Paso, TX 79912
Telephone: 855-427-2204
Fax: 866-960-8298

For additional sale information visit: www.hubzu.com or (855) 882-1314

POWER DEFAULT SERVICES, INC. MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

Certificate of Posting

I am Alexis Martin whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on 11/26/2024 I filed this Notice of Foreclosure Sale at the office of the Guadalupe County Clerk and caused it to be posted at the location directed by the Guadalupe County Commissioners Court.

24-03625

220 LANDMARK OAK, CIBOLO, TX 78108

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

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

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

Security Instrument: Deed of Trust dated December 21, 2018 and recorded on December 27, 2018 at
Instrument Number 201899028948 in the real property records of GUADALUPE
County, Texas, which contains a power of sale.

Sale Information: February 4, 2025, at 12:00 PM, or not later than three hours thereafter, at the north porch
of the Guadalupe County Courthouse, or as designated by the County Commissioners
Court.

Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code
section 51.009, the Property will be sold as is, without any expressed or implied
warranties, except as to warranties of title, and will be acquired by the purchaser at its
own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee
reserves the right to set additional, reasonable conditions for conducting the sale and will
announce the conditions before bidding is opened for the first sale of the day held by the
substitute trustee.

Obligation Secured: The Deed of Trust executed by CALE ESTES AND SHARLENE ESTES secures the
repayment of a Note dated December 21, 2018 in the amount of \$262,393.00.
LAKEVIEW LOAN SERVICING, LLC, whose address is c/o LoanCare, LLC, 3637
Sentara Way, Virginia Beach, VA 23452, is the current mortgagee of the Deed of Trust
and Note and LoanCare, LLC is the current mortgage servicer for the mortgagee.
Pursuant to a servicing agreement and Texas Property Code section 51.0025, the
mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument
referenced above, mortgagee and mortgage servicer's attorney appoint the substitute
trustees listed below.

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

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



4829775

POSTED

DEC 05 2024

10:05am

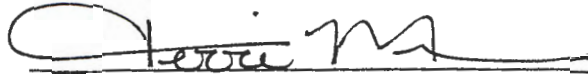
TERESA KIEL

Guadalupe County Clerk

By: 

Nicki Company

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



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

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

Certificate of Posting

Terri Martin, declare under penalty of perjury that on the 5th day of December, 2024 I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of GUADALUPE County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

NOTICE OF 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: 11/13/2020
Grantor(s): ANTON LEVAR LEWIS AND KATINA NICHOLE LEWIS, A MARRIED COUPLE
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR PILGRIM MORTGAGE LLC, ITS SUCCESSORS AND ASSIGNS.
Original Principal: \$230,743.00
Recording Information: Instrument 202099033057
Property County: Guadalupe
Property: (See Attached Exhibit "A")
Reported Address: 501 GATEWOOD BRIAR, CIBOLO, TX 78108-3381

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: Lakeview Loan Servicing, LLC
Mortgage Servicer: Flagstar Bank
Current Beneficiary: Lakeview Loan Servicing, LLC
Mortgage Servicer Address: 5151 Corporate Dr., Troy, MI 48098

SALE INFORMATION:

Date of Sale: Tuesday, the 4th day of February, 2025
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

DEC 05 2024

10:07am

TERESA KIEL

Guadalupe County Clerk
 By: 

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

Substitute Trustee(s): Amy Ortiz, Aarti Patel, Dylan Ruiz, Violet Nunez, Daniel McQuade, Marcela Cantu, Vanna Ho, Cary Corenblum, Joshua Sanders, Aleena Litton, Matthew Hansen, Auction.com, Thomas Gilbraith, C Jason Spence, Deborah Martin, Troy Martin, Alexis Martin, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act.

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

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

Certificate of Posting

I am Terri Martin whose address is 14841 Dallas Parkway, Suite 350, Dallas, TX 75254. I declare under penalty of perjury that on 12/5/2024 I filed and / or recorded this Notice of Foreclosure Sale at the office of the Guadalupe County Clerk and caused it to be posted at the location directed by the Guadalupe County Commissioners Court.

By: 

Exhibit "A"

LOT 30, BLOCK 10, GATEWOOD SUBDIVISION UNIT 4, A SUBDIVISION IN THE CITY OF CIBOLO, GUADALUPE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 7, GPAGES 246-247, MAP AND PLAT RECORDS OF GUADALUPE COUNTY, TEXAS.

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

T.S. #: 2024-11756-TX

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

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

Date: 2/4/2025
 Time: The earliest time the sale will begin is 11:00 AM , or within three (3) hours after that time.
 Place: Guadalupe County Courthouse, Texas, at the following location: 101 East Court Street, Seguin, TX 78155 NORTH PORCH OF THE GUADALUPE COURTHOUSE Or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court, pursuant to section 51.002 of the Texas Property Code.

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

Being all that certain tract or parcel of land lying and being situated in Guadalupe County, Texas, known and designated as Lot 38, Elmwood Village - Subdivision, according to plat thereof recorded in Volume 2, Pages 87-89, Map and Plat Records of Guadalupe County, Texas.

Commonly known as: 506 ARLINGTON ST SEGUIN, TX 78155

Instrument to be Foreclosed - The instrument to be foreclosed is the Deed of Trust dated 6/16/2020 and recorded in the office of the County Clerk of Guadalupe County, Texas, recorded on 6/19/2020 under County Clerk's File No 202099015391, in Book -- and Page -- of the Real Property Records of Guadalupe County, Texas.

Grantor(s):	DAVID SHAWN MURPHY, AN UNMARRIED MAN
Original Trustee:	Gregory S. Graham
Substitute Trustee:	Nestor Solutions, LLC, Auction.com, Alexis Martin, Shelby Martin, Bob Frisch, Wayne Daughtrey, Vicki Rodriguez, Troy Martin, Deborah Martin, Cassie Martin, Terri Martin, Shelby Martin, Jim Mills, Susan Mills, Andrew Mills-Middlebrook, George Hawthorne, Ed Henderson, Kyle Walker, Justin Holliday, Martha Rossington, Reyn Rossington, Jeff Benton, Jennyfer Sakiewicz
Original Mortgagee:	Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Finance of America Mortgage LLC, its successors and assigns
Current Mortgagee:	Freedom Mortgage Corporation
Mortgage Servicer:	Freedom Mortgage Corporation

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

POSTED

DEC 05 2024
 10:09am
 TERESA KIEL
 Guadalupe County Clerk
 By: 

T.S. #: 2024-11756-TX

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

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

The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the Deed of Trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the promissory note in the original principal amount of \$233,197.00, executed by DAVID SHAWN MURPHY, AN UNMARRIED MAN, and payable to the order of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Finance of America Mortgage LLC, its successors and assigns; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of Trustor(s) to the current holder of the Obligations to the mortgagee under the deed of trust.

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

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

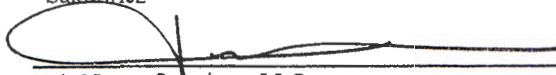
Freedom Mortgage Corporation
11988 EXIT 5 PKWY BLDG 4
FISHERS IN 46037-7939
Phone: (855) 690-5900

T.S. #: 2024-11756-TX

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

Dated: 12/5/2024

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



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

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

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

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

NOTICE OF 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., 20405 State Highway 249, Suite 170, Houston, TX 77070

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated May 30, 2003 and recorded under Vol. 1852, Page 0780, or Clerk's File No. 11211, in the real property records of GUADALUPE County Texas, with Julian R. Velasquez, Jr., a single man as Grantor(s) and Aames Funding Corp, DBA Aames Home Loan as Original Mortgagee.

Deed of Trust executed by Julian R. Velasquez, Jr., a single man securing payment of the indebtedness in the original principal amount of \$80,000.00 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 Julian R. Velasquez, Jr.. DEUTSCHE BANK NATIONAL TRUST COMPANY, as Trustee for MORGAN STANLEY ABS CAPITAL I INC. TRUST 2003-HE2 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2003-HE2 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. PHH Mortgage Corporation is acting as the Mortgage Servicer for the Mortgagee. PHH Mortgage Corporation, is representing the Mortgagee, whose address is: 1 Mortgage Way, Mount Laurel, NJ 08054.

Legal Description:

LOT 16, BLOCK 2, FAIRVIEW SUBDIVISION, NO. 2, CITY OF SEGUIN, GUADALUPE COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 4, PAGE 1 OF THE MAP AND PLAT RECORDS OF GUADALUPE COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: 02/04/2025

Earliest Time Sale Will Begin: 11:00 AM

Location of Sale: The place of the sale shall be: GUADALUPE County Courthouse, 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.

**POSTED**

DEC 17 2024

12:11 PM

TERESA KIEL

By: _____
Texas County Clerk

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, Deborah Martin, Cassie Martin, Alexis Martin, Martha Rossington, Reyn Rossington, Wayne Daughtrey, Shelby Martin, Jennyfer Sakiewicz, Terri Martin, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or ASAP, as Substitute Trustee.

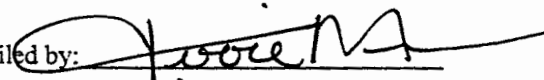
The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:
Codilis & Moody, P.C.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Executed on 12/16/2024.

/s/ Will Morphis SBOT No. 24131905, Attorney at Law
Codilis & Moody, P.C.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Posted and filed by:

Printed Name:


Terri Martin

C&M No. 44-24-01248



152 Castle Breeze Dr, Seguin, TX 78155

24-032067

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: 02/04/2025

Time: Between 11:00 AM – 2:00 PM and beginning not earlier than 11:00 AM and ending not later than three hours thereafter.

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

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 6/2/2022 and recorded in the real property records of Guadalupe County, TX and is recorded under Clerk's File/Instrument Number 202299018028, with Jeremy Lee Saenz and Aniceta Isabel Hernandez (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for LoanDepot.Com, LLC mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Jeremy Lee Saenz and Aniceta Isabel Hernandez, securing the payment of the indebtedness in the original amount of \$391,773.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. loanDepot.com, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

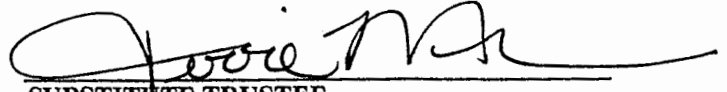
5. Property to be Sold. LOT 72, AMENDED PLAT CASTLEWOOD ESTATES EAST, PHASE II SITUATED IN GUADALUPE COUNTY, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGES 232, MAP AND PLAT RECORDS, GUADALUPE COUNTY, TEXAS.

POSTED

DEC 17 2024
12:14pm
TERESA KIEL
Guadalupe County Clerk
By: [Signature]

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. loanDepot.com, LLC, as Mortgage Servicer, is representing the current Mortgagee whose address is:

loanDepot.com, LLC
26642 Town Centre Drive
Foothill Ranch, CA 92610



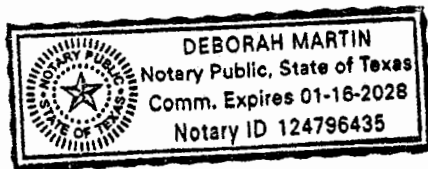
SUBSTITUTE TRUSTEE

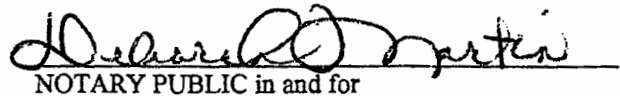
Troy Martin, Deborah Martin, Cassie Martin, Alexis Martin, Martha Rossington, Reyn Rossington, Wayne Daughtrey, Shelby Martin, Jennyfer Sakiewicz, Terri Martin OR AUCTION.COM OR Kirk Schwartz, Esq., Carson Emmons, Esq., c/o Albertelli Law
6565 N MacArthur Blvd, Suite 470
Irving, TX 75039

STATE OF Texas
COUNTY OF Medina

Before me, the undersigned authority, on this day personally appeared Terri 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 17 day of December, 2024.

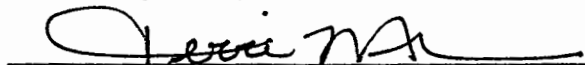



NOTARY PUBLIC in and for

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

CERTIFICATE OF POSTING

My name is Terri Martin, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on December 17, 2024 I filed at the office of the Guadalupe County Clerk and caused to be posted at the Guadalupe County courthouse this notice of sale.


Declarants Name: Terri Martin
Date: 12/17/2024



NOTICE OF SUBSTITUTE TRUSTEE'S SALE

GUADALUPE County

Deed of Trust Dated: July 20, 2006

Amount: \$91,845.00

Grantor(s): EDMUNDO R RIOS and OLIVIA RIOS

Original Mortgagee: COUNTRYWIDE HOME LOANS, INC.

Current Mortgagee: The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2006-15

Mortgagee Servicer and Address: c/o NEWREZ MORTGAGE LLC, D/B/A SHELLPOINT MORTGAGE SERVICING, P.O. BOX 10826, GREENVILLE, SC 29603-0826

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

Recording Information: Document No. 06-16587

Legal Description: LOT 11, BLOCK 7, CAROLINA CROSSING SUBDIVISION, UNIT 3, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 5, PAGE 396A, PLAT RECORDS, GUADALUPE COUTNY, TEXAS.

Whereas, an Order to Proceed with Expedited Foreclosure under the Texas Rule Civil Procedure 736 was entered on August 14, 2018 under Cause No. 18-0928-CV-A in the 25th Judicial District Court of GUADALUPE County, Texas

Date of Sale: February 4, 2025 between the hours of 12:00 PM and 3:00 PM.

Earliest Time Sale Will Begin: 12:00 PM

Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the GUADALUPE County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

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

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

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

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

Anthony Adam Garcia, ATTORNEY AT LAW
HUGHES, WATERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2018-000671

Printed Name:

Terri Martin
c/o Auction.com, LLC
1 Mauchly
Irvine, California 92618

POSTED

DEC 30 2024

9:23 am

TERESA KIEL

Guadalupe County Clerk

By: Wur

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

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

DEED OF TRUST INFORMATION:

Date: July 21, 2010
 Grantor(s): Luis E. Garcia and Diana R. Garcia, Husband and Wife
 Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as nominee for Southwest Stage Funding, LLC dba Cascade Financial Services
 Original Principal: \$133,206.00
 Recording Information: Book 2896, Page 0366
 Property County: Guadalupe
 Property: LOT 11, STAGECOACH HILL, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 5, PAGES 289B-290A, PLAT RECORDS, GUADALUPE COUNTY, TEXAS.
 Property Address: 340 Stagecoach Hill Drive
 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: Southwest Stage Funding, LLC dba Cascade Financial Services
 Mortgage Servicer: Cascade Financial Services
 Mortgage Servicer Address: 2290 E. Yeager Drive
 Suite 250
 Chandler, AZ 85286

SALE INFORMATION:

Date of Sale: February 4, 2025
 Time of Sale: 11:00 AM or within three hours thereafter.
 Place of Sale: NORTH PORCH OF THE GUADALUPE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE.
 Substitute Trustee: Troy Martin, Deborah Martin, Alexis Martin, Cassie Martin, Shelby Martin, Bob Frisch, Wayne Daughtrey or Vicki Rodriguez, Padgett Law Group, Michael J. Burns, Jonathan Smith, Gabrielle A. Davis, or Paige Jones, any to act
 Substitute Trustee Address: 546 Silicon Dr., Suite 103
 Southlake, TX 76092
 TXAttorney@PadgettLawGroup.com

POSTED

APPOINTMENT OF SUBSTITUTE TRUSTEE:

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

The undersigned is the attorney for the mortgagee and/or mortgage servicer, and in such capacity does hereby remove the original trustee and all successor substitute trustees under the above-described Deed of Trust and appoints in their place, any to act, those substitute trustees identified in the SALE INFORMATION section of this notice, whose address is c/o Padgett Law Group, 546 Silicon Dr., Suite 103, Southlake, TX 76092 as Substitute Trustee, who shall hereafter exercise all powers and duties to set aside the said original trustee under said Deed of Trust, and further does hereby request, authorize, and instruct said Substitute Trustees to conduct and direct the execution of remedies set aside to the beneficiary therein.

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

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

WHEREAS, the original Trustee and any previously appointed Substitute Trustee under said Deed of Trust has been hereby removed and the herein described Substitute Trustees, have been appointed as Substitute Trustees and authorized by the Mortgage Servicer to enforce the power of sale granted in the Deed of Trust; and

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

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

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



Michael J. Burns / Jonathan Smith/ Gabrielle A. Davis/ Paige Jones



****NOTICE OF ACCELERATION AND FORECLOSURE SALE****

STATE OF TEXAS §
 §
 COUNTY OF GUADALUPE §

January 3, 2025

Shady Meadows, LLC
 Attn: Jesse Arguiano
 3531 Green Springs
 San Antonio, Texas 78247

CERTIFIED MAIL, RETURN RECEIPT REQUESTED,
ARTICLE NO. 9414 7266 9904 2235 1781 60,
and UNITED STATES FIRST CLASS MAIL

Re: **Indebtedness Evidenced by the Real Estate Lien Note dated September 13, 2024, in the Original Principal Amount of \$1,300,000.00 ("Note") due and unpaid to Roy R. Dawkins ("Lender"), executed by Shady Meadows, LLC ("Borrower") and secured by Deed of Trust filed in the Official Public Records of Guadalupe County, Texas on November 20, 2023, Document No. 202399028484.**

To Whom It May Concern:

On September 13, 2023, Shady Meadows, LLC ("Borrower") executed a Deed of Trust and Note for the sale of real property located at 760 Farm to Market Rd 78, Cibolo, Texas 78108. For the full legal description, please see the attached Exhibit A (the "Property"). On November 20, 2023, said Deed of Trust was filed in the Official Public Records of Guadalupe County, Texas; Document No. 202399028484. Be advised that Borrower has Defaulted on the Note, and Roy R. Dawkins ("Lender") has exercised his right to accelerate all amounts due and owed under the Note and post the Property for Foreclosure Sale.

WHEREAS, the above named Grantee/Lender previously conveyed the above described property in trust to secure payment of the Note described in the Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust has occurred and all unpaid sums secured by the Note and Deed of Trust are declared to be immediately due and payable; and

WHEREAS, Grantee/Lender has appointed Tim R. Burton to serve as Substitute Trustee and requested that said Substitute Trustee sell the Property to satisfy the indebtedness.

Deed of Trust Information:

Date of Execution: **September 13, 2023**

Date of Recording: **November 20, 2023**

POSTED

JAN 03 2025
 1:08pm
 TERESA KIEL
 Guadalupe County Clerk
 By: W. Durr

Recording Information: **Document No. 202399028484**
Grantor: **Shady Meadows, LLC**
Grantee: **Roy R. Dawkins**
Original Principal amount: **\$1,300,000.00**
Property Description: **See Exhibit A. More commonly known as 760 Farm to Market Rd 78, Cibolo, Texas 78108**

Sale Information:

Date of Sale: **Tuesday, February 4, 2025**
Time of Sale: **The sale will begin no earlier than 10 a.m. or no later than three hours thereafter. The Sale will be completed within such three hour time period.**
Place: **At the North porch of the Guadalupe County Courthouse in Guadalupe County, Texas, 211 W. Court St., Seguin, Texas 78155, 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.**

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, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. 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 Grantee/Lender has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title

(if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

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

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.

/s/ Tim R. Burton

TIM R. BURTON

Langley & Banack, Inc.

745 E. Mulberry, Suite 700

San Antonio, Texas 78212

Telephone No. (210) 736-6600

Facsimile No. (210) 735-6889

Exhibit "A"

All that certain 19.91 acres of land situated in the G. Malpez Survey, Abstract 221, Guadalupe County, Texas. Said 19.91 acres tract is part of a tract called 19.75 acres (hereinafter called parent tract) in conveyance from the First Federal Savings & Loan Association of New Braunfels, to Willie A. Kramer by Warranty Deed with Vendor's Lien dated October 16, 1958, recorded in Volume 319, Page 276, Guadalupe County Deed Records, and is described by metes and bounds as follows:

Beginning for reference at the intersection of the center lines of Farm-to-Market Road Number 1103 and Farm-to-Market Road Number 78;

Thence S 83° 32' W 2,324.0 feet to an iron stake found at the northeast corner of and PLACE OF BEGINNING of the tract herein described;

Thence into the parent tract along the west and south lines of a 0.52 acre tract (Melody Lounge) previously conveyed out of the parent tract, ends of all courses being marked with iron stakes, as follows:

S 14° 01' E 169.5 feet;

Thence N 75° 57' E 164.1 feet to the east line of the parent tract;

Thence with fence along said east line, S 29° 28' E at 1,013.1 feet an iron stake set and 1,025.6 feet the center line of the Cibolo Creek;

Thence with said center line, as follows:

S 63° 14' W 128.1 feet;

Thence S 74° 24' W 164.2 feet;

Thence S 45° 46' W 90.7 feet;

Thence S 62° 56' W 165.6 feet;

Thence S 74° 10' W 250.8 feet;

Thence S 79° 47' W 264.6 feet to the intersection of said center line with the east bank of Dietz Creek;

Thence with said east bank, as follows:

N 64° 17' E 266.3 feet;

Thence N 33° 47' W 224.5 feet;

Thence 7° 52' W 115.7 feet;

Thence N 21° 59' W 183.7 feet;

Thence N 1° 03' W 145.2 feet;

Thence N 25° 20' W 397.7 feet;

Thence N 9° 08' E 130.9 feet;

Thence N 28° 10' E 139.2 feet to the intersection of said line with the south line of Farm-to-Market Road Number 78;

Thence, with said south line, N 84° 59' E at 41.0 feet an iron stake found and at 339.0 feet the place of beginning and containing 19.91 acres of land.

000007

NOTICE OF TRUSTEE'S SALE

THE STATE OF TEXAS }

COUNTY OF GUADALUPE }

Date: January 6, 2025

Deed of Trust:

Date: September 25, 2019

Grantor: Diana Marie Stephens
780 Rusty Creek Lane
Kingsbury, TX 78638

Beneficiary: Grigio Partners Ltd., a Texas limited partnership
P.O. Box 1295, San Marcos, Texas 78667-1295

Recorded under clerks file #201999027421, Official Public Records, Guadalupe County, Texas.

Property: Being a 13.416 acre tract located in the H. R. Hunt and U. Wakefield Surveys, Guadalupe County, Texas as shown as Exhibit "A" in Deed of Trust filed of record under file 201999027421 Guadalupe County, Texas.

Date of Sale: February 4, 2025

Time of Sale: The earliest time at which the sale will occur is 10:00 a.m. and no later than 2:00 p.m.

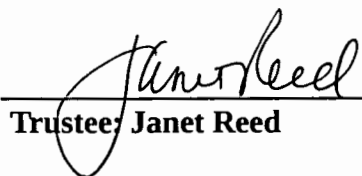
Place of sale of Property: Guadalupe County Courthouse, Seguin, Texas.

101 E. Court Street, Seguin, Guadalupe County, Texas 78155

Designated Area: The north porch of the Guadalupe County Courthouse, Seguin, and Guadalupe County, Texas.

Because of the default by Grantor under the terms of the Deed of Trust and the Note secured thereby, as Trustee, I will sell the property by public auction tot he highest bidder for cash at the place and date above specified to satisfy the debt secured by the Deed of Trust.

The property is being sold subject to all matter of record which are prior to the Deed of Trust, which affect title thereto, and which are a superior interest therein.




Trustee: Janet Reed

For more information:

**P.O. Box 2252
Wimberley, Texas 78676-2252
512-484-4502**

POSTED

JAN 06 2025
11:44am
TERESA KIEL
Guadalupe County Clerk
By: 

NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public nonjudicial foreclosure sale.

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

Lot 14, Block 1, Chelsea Crossing Subd., an addition to the Selma, Guadalupe County, Texas, according to the Plat recorded in Volume 6, Page 390, records of the Maps and Plats of Guadalupe County, Texas, and more commonly known as 9823 Chelsea Circle, Selma, Texas 78154 (the "Property").

POSTED

2. **Date, Time, and Place of Sale.**

The sale is scheduled to be held at the following date, time, and place:

Date: February 4, 2025

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

Place: Guadalupe County, Texas at the following location: North Porch of the Guadalupe Courthouse or as designated by the County Commissioner's Office Pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place or as designated by the County Commissioners.

JAN 08 2025
12:32pm
TERESA KIEL
Guadalupe County Clerk
By: Durr

3. **Terms of Sale.**

The sale will be conducted as a public auction to the highest bidder for cash, subject to the right of *Chelsea Crossing (Selma) HOA, Inc.*, to have its bid credited to the amount of the unpaid debt secured by the lien established in the Declaration 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 all prior matters of record affecting the property, if any, to the extent that they remain in force and effect. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

4. **Type of Sale.**

The sale is a nonjudicial foreclosure sale being conducted pursuant to lien and security interest as set forth in the document entitled "*Declaration of Covenants, Conditions and Restrictions for Chelsea Crossing*", filed on February 11, 2002, and recorded in Volume 1679, Page 0561, et seq., in the Official Public Records of Real Property of Guadalupe County, Texas and the power of sale granted in TEXAS PROPERTY CODE 51.002 and the "Default Order for Expedited Foreclosure", granted in Cause No. 23-0231-CV-E, 456th Judicial District, Guadalupe County, Texas.

5. **Obligations Secured.**

The Declaration provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to the payment of the maintenance charge and all past-due interest which may accrue thereon, together with all reasonable expenses, costs and attorney's fees which may be incurred in connection with the collection thereof.

Questions concerning the sale may be directed to the undersigned:

Thomas L. Placier, Attorney at Law
Crist Law Firm, PLLC
3355 Cherry Ridge Drive, Ste. 217-218
San Antonio, Texas 78230
Telephone: (210) 340-3277
Telecopier: (210) 372-0400

6. **Default and Request To Act.**

The assessments charged against the property have not been paid and the Chelsea Crossing (Selma) HOA, Inc., has requested me, as Trustee, to conduct the sale in accordance with the terms of the Declaration and the property code sections set forth above.

DATED: December 10, 2024

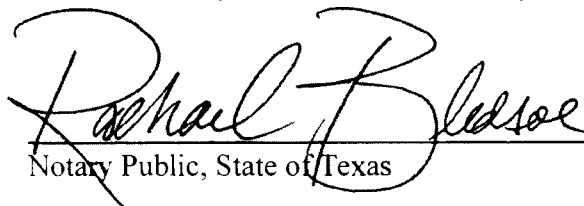
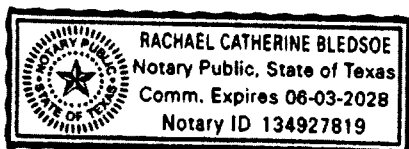


Thomas L. Placier, Substitute Trustee
3355 Cherry Ridge, Ste. 217-218
San Antonio, TX 78230
Telephone: (210) 340-3277
Telecopier: (210) 372-0400
Email: tom@thecristlawfirm.com

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

This instrument was acknowledged before me on the 10th day of December, 2024, by Thomas L. Placier.



Notary Public, State of Texas

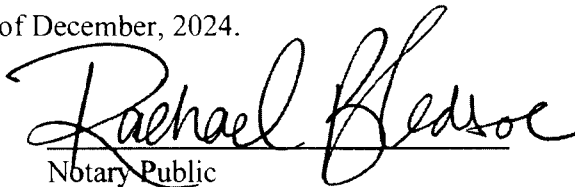
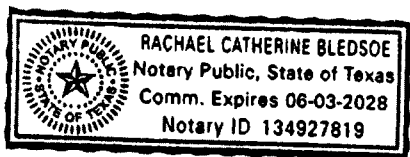
NON-MILITARY AFFIDAVIT

PERSONALLY came and appeared before me, the undersigned authority, THOMAS L. PLACIER, as Representative of the *Chelsea Crossing (Selma) HOA, Inc.*, who, being first duly sworn, did depose and say that according to the Association's records James R. Rothrock, the registered owner of the property located at 3823 Chelsea Circle, Selma, Texas 78154, is not in the military services of the United States of America or its allies.



THOMAS L. PLACIER, Affiant

Sworn to and subscribed before me this 10th day of December, 2024.


Notary Public



Status Report Pursuant to Servicemembers Civil Relief Act

SSN:

Birth Date: Oct-XX-1977

Last Name: ROTHROCK

First Name: JAMES

Middle Name: R

Status As Of: Dec-10-2024

Certificate ID: WSRQJFQJFGCL2LG

On Active Duty On Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects the individuals' active duty status based on the Active Duty Status Date			

Left Active Duty Within 367 Days of Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects where the individual left active duty status within 367 days preceding the Active Duty Status Date			

The Member or His/Her Unit Was Notified of a Future Call-Up to Active Duty on Active Duty Status Date			
Order Notification Start Date	Order Notification End Date	Status	Service Component
NA	NA	No	NA
This response reflects whether the individual or his/her unit has received early notification to report for active duty			

Upon searching the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the individual on the active duty status date as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, Space Force, NOAA, Public Health, and Coast Guard). This status includes information on a Servicemember or his/her unit receiving notification of future orders to report for Active Duty. HOWEVER, WITHOUT A SOCIAL SECURITY NUMBER, THE DEPARTMENT OF DEFENSE MANPOWER DATA CENTER CANNOT AUTHORITATIVELY ASSERT THAT THIS IS THE SAME INDIVIDUAL THAT YOUR QUERY REFERS TO. NAME AND DATE OF BIRTH ALONE DO NOT UNIQUELY IDENTIFY AN INDIVIDUAL.

Sam Yousefzadeh

Sam Yousefzadeh, Director
Department of Defense - Manpower Data Center
4800 Mark Center Drive, Suite 04E25
Alexandria, VA 22350

The Defense Manpower Data Center (DMDC) is an organization of the Department of Defense (DoD) that maintains the Defense Enrollment and Eligibility Reporting System (DEERS) database which is the official source of data on eligibility for military medical care and other eligibility systems.

The DoD strongly supports the enforcement of the Servicemembers Civil Relief Act (50 USC App. § 3901 et seq, as amended) (SCRA) (formerly known as the Soldiers' and Sailors' Civil Relief Act of 1940). DMDC has issued hundreds of thousands of "does not possess any information indicating that the individual is currently on active duty" responses, and has experienced only a small error rate. In the event the individual referenced above, or any family member, friend, or representative asserts in any manner that the individual was on active duty for the active duty status date, or is otherwise entitled to the protections of the SCRA, you are strongly encouraged to obtain further verification of the person's status by contacting that person's Service. Service contact information can be found on the SCRA website's FAQ page (Q35) via this URL: <https://scra.dmdc.osd.mil/scra/#/faqs>. If you have evidence the person was on active duty for the active duty status date and you fail to obtain this additional Service verification, punitive provisions of the SCRA may be invoked against you. See 50 USC App. § 3921(c).

This response reflects the following information: (1) The individual's Active Duty status on the Active Duty Status Date (2) Whether the individual left Active Duty status within 367 days preceding the Active Duty Status Date (3) Whether the individual or his/her unit received early notification to report for active duty on the Active Duty Status Date.

More information on "Active Duty Status"

Active duty status as reported in this certificate is defined in accordance with 10 USC § 101(d) (1). Prior to 2010 only some of the active duty periods less than 30 consecutive days in length were available. In the case of a member of the National Guard, this includes service under a call to active service authorized by the President or the Secretary of Defense under 32 USC § 502(f) for purposes of responding to a national emergency declared by the President and supported by Federal funds. All Active Guard Reserve (AGR) members must be assigned against an authorized mobilization position in the unit they support. This includes Navy Training and Administration of the Reserves (TARs), Marine Corps Active Reserve (ARs) and Coast Guard Reserve Program Administrator (RPAs). Active Duty status also applies to a Uniformed Service member who is an active duty commissioned officer of the U.S. Public Health Service or the National Oceanic and Atmospheric Administration (NOAA Commissioned Corps).

Coverage Under the SCRA is Broader in Some Cases

Coverage under the SCRA is broader in some cases and includes some categories of persons on active duty for purposes of the SCRA who would not be reported as on Active Duty under this certificate. SCRA protections are for Title 10 and Title 14 active duty records for all the Uniformed Services periods. Title 32 periods of Active Duty are not covered by SCRA, as defined in accordance with 10 USC § 101(d)(1).

Many times orders are amended to extend the period of active duty, which would extend SCRA protections. Persons seeking to rely on this website certification should check to make sure the orders on which SCRA protections are based have not been amended to extend the inclusive dates of service. Furthermore, some protections of the SCRA may extend to persons who have received orders to report for active duty or to be inducted, but who have not actually begun active duty or actually reported for induction. The Last Date on Active Duty entry is important because a number of protections of the SCRA extend beyond the last dates of active duty.

Those who could rely on this certificate are urged to seek qualified legal counsel to ensure that all rights guaranteed to Service members under the SCRA are protected

WARNING: This certificate was provided based on a last name, SSN/date of birth, and active duty status date provided by the requester. Providing erroneous information will cause an erroneous certificate to be provided.

Mailing Affidavit

STATE OF TEXAS)

COUNTY OF BEXAR)

Thomas L. Placier appeared in person before me today and stated under oath:

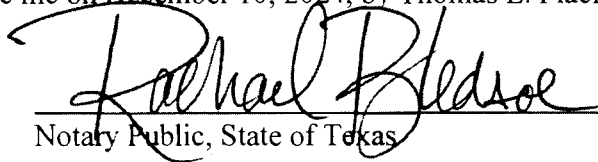
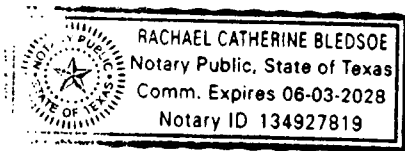
"My name is Thomas L. Placier. I am competent to make this affidavit. The facts stated in this affidavit are within my personal knowledge and are true and correct.

"I did deposit a signed original of the attached letter with the United States Post Office on December 10, 2024. The letter was mailed in a postpaid envelope properly addressed to the addressee shown on the attached letter.



Thomas L. Placier
Affiant

SUBSCRIBED AND SWORN TO before me on December 10, 2024, by Thomas L. Placier.



Notary Public, State of Texas

AFFIDAVIT OF POSTING AND FILING

Date: January 8, 2025

Affiant: Thomas L. Placier, Substitute Trustee

Affiant on oath swears that the following statements are true and are within the personal knowledge of Affiant:

1. This affidavit is made with respect to the foreclosure of the Lien that arose on or about December 10, 2024 on 9823 Chelsea Circle, Selma, Guadalupe County, Texas, pursuant to the "Declaration of Covenants, Conditions and Restrictions for Chelsea Crossing", (hereinafter the "Declaration")

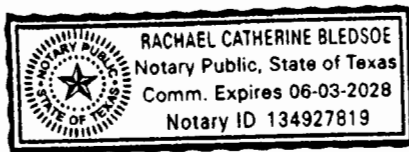
2. Attached to this affidavit is a copy of the *Notice of Foreclosure Sale*, file-stamped by the county clerk's office.

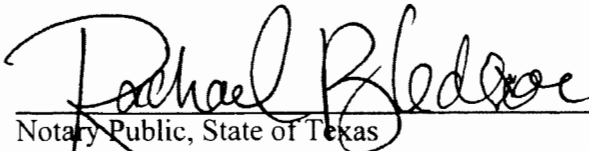
3. Affiant posted a copy of the *Notice of Foreclosure Sale* on Jan. 8, 2025 the place at the Guadalupe County Courthouse designated in the notice, being the area designated by the county commissioner's court for foreclosure sales, and filed the *Notice of Foreclosure Sale* in the office of the county clerk for the county in which the property is located.



Thomas L. Placier
Substitute Trustee

SUBSCRIBED AND SWORN TO before me on Jan. 8, 2025 by Thomas L. Placier.





Notary Public, State of Texas

RESOLUTION DESIGNATING TRUSTEE TO EXERCISE POWER OF SALE

Date: Aug 17, 2024

Beneficiary: *Chelsea Crossing (Selma) Homeowners Association, Inc.*, a Texas nonprofit corporation

Beneficiary's Mailing Address:

Chelsea Crossing (Selma) Homeowners Association, Inc.
c/o CRIST LAW FIRM, PLLC
3355 Cherry Ridge, Ste. 217-218
San Antonio, Texas 78230

Substitute Trustees: William D. Crist, Attorney at Law and Thomas L. Placier, Attorney at Law

Substitute Trustee's Address:

CRIST LAW FIRM, PLLC
3355 Cherry Ridge, Ste. 217-218
San Antonio, Texas 78230

Declaration of Protective and Restrictive Covenants:

Date Filed: February 11, 2002

Beneficiary: *Chelsea Crossing (Selma) Homeowners Association, Inc.*, a Texas nonprofit corporation

Recording information:

Volume 1679
Page(s) 0561 *et seq*
Guadalupe County, Texas

Section 51.002 of the Texas Property Code allows the Chelsea Crossing (Selma) Homeowners Association, Inc., to remove the existing trustee, (if any), and appoint a substitute trustee for the purpose of covenant enforcement and assessment collection. The Association now appoints WILLIAM D. CRIST, Attorney at Law and THOMAS L. PLACIER, Attorney at Law, as Substitute Trustees pursuant to the said property code section. The Association directs and authorizes its Substitute Trustees to foreclose the liens established pursuant to the Declaration of Protective and Restrictive Covenants (hereinafter the "Declaration"), and to enforce said covenants in accordance with the terms of the Declaration and the laws of the State of Texas.

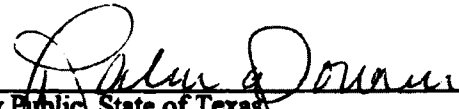
Chelsea Crossing (Selma) Homeowners Association, Inc.

BY: Melvin A. Clark

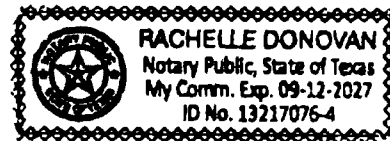
Melissa Clark, Board President

STATE OF TEXAS §
 §
COUNTY OF GUADALUPE §

This instrument was acknowledged before me on August 17, 2024, by Melissa Clark
as representative of the Chelsea Crossing (Selma) Homeowners Association, Inc.



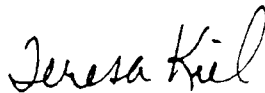
Notary Public, State of Texas



PREPARED IN THE OFFICE OF:
CRIST LAW FIRM, PLLC
3355 Cherry Ridge, Ste. 217-218
San Antonio, Texas 78230

202499030382
I certify this instrument was ELECTRONICALLY FILED
and RECORDED in the OFFICIAL PUBLIC RECORDS
of Guadalupe County, Texas on
12/11/2024 11:04:52 AM PAGES: 2 LEAH
TERESA KIEL, COUNTY CLERK







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 11, BLOCK 3, CYPRESS POINT, UNIT 2, CITY OF SCHERTZ, COMAL AND GUADALUPE COUNTIES, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN COUNTY CLERKS FILE NO. 201406045887, OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, AND IN VOLUME 8, PAGE(S) 275, OF THE MAP AND/OR PLAT RECORDS OF GUADALUPE COUNTY, TEXAS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 07/31/2015 and recorded in Document 201506031038 real property records of Comal County, Texas.

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

Date: 02/04/2025

Time: 10:00 AM

Place: Comal County, Texas at the following location: THE NORTHEAST PORCH OF THE HISTORIC COMAL COUNTY COURTHOUSE, 100 MAIN PLAZA, NEW BRAUNFELS, TX 78130, OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE
or as designated by the County Commissioners Court.

*****PROPERTY LIES IN BOTH COMAL AND GUADALUPE COUNTY. POSTING SHALL OCCUR IN BOTH COUNTIES. FORECLOSURE SALE WILL BE HELD IN COMAL COUNTY. *****

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 FRANK V. CASTILLO, provides that it secures the payment of the indebtedness in the original principal amount of \$268,450.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Wilmington Savings Fund Society, FSB, as trustee of Stanwich Mortgage Loan Trust F is the current mortgagee of the note and deed of trust and CARRINGTON MORTGAGE SERVICES LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is Wilmington Savings Fund Society, FSB, as trustee of Stanwich Mortgage Loan Trust F c/o CARRINGTON MORTGAGE SERVICES LLC, 1600 South Douglass Road, Suite 200-A, Anaheim, CA 92806 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

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

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

Mackie Wolf Zientz & Mann, P.C.

Brandon Wolf, Attorney at Law

✓ L. Keller Mackie, Attorney at Law

Michael Zientz, Attorney at Law

Lori Liane Long, Attorney at Law

Chelsea Schneider, Attorney at Law

Ester Gonzales, Attorney at Law

Karla Balli, Attorney at Law

Parkway Office Center, Suite 900

14160 Dallas Parkway

Dallas, TX 75254

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

Certificate of Posting

I am Terri Martin whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on 01/09/25 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

JAN 09 2025

11:00 am

TERESA KIEL

Guadalupe County Clerk

By: Durk

24TX267-0695
267 GOLIAD DR, NEW BRAUNFELS, TX 78130

NOTICE OF FORECLOSURE SALE

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

LOT 102, BLOCK 3, DOVE CROSSING SUBDIVISION, UNIT 3C, AN ADDITION TO THE CITY OF NEW BRAUNFELS, GUADALUPE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 487, MAP AND PLAT RECORDS, GUADALUPE COUNTY, TEXAS

Security Instrument: Deed of Trust dated September 22, 2023 and recorded on September 22, 2023 as Instrument Number 202399023792 in the real property records of GUADALUPE County, Texas, which contains a power of sale.

Sale Information: February 04, 2025, at 11:00 AM, or not later than three hours thereafter, at the north porch of the Guadalupe County Courthouse, or as designated by the County Commissioners Court.

Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured: The Deed of Trust executed by DAVID M TWISS AND KAITLIN WREN TWISS secures the repayment of a Note dated September 22, 2023 in the amount of \$294,566.00. CARRINGTON MORTGAGE SERVICES, LLC, whose address is c/o Carrington Mortgage Services, LLC, 1600 South Douglass Road, Suite 200-A, Anaheim, CA 92806, is the current mortgagee of the Deed of Trust and Note and Carrington Mortgage Services, LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

POSTED

JAN 09 2025

11:02 am

TERESA KIEL

Guadalupe County Clerk

By: VDurr

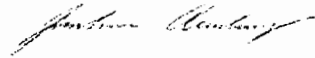


4832255

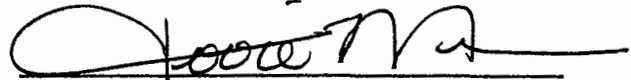
Substitute Trustee(s): Amy Ortiz, Aarti Patel, Dylan Ruiz, Violet Nunez, Daniel McQuade, Marcela Cantu, Vanna Ho, Cary Corenblum, Joshua Sanders, Aleena Litton, Matthew Hansen, Thomas Gilbraith, C Jason Spence, Deborah Martin, Troy Martin, Alexis Martin, Cassie Martin, Terri Martin, Shelby Martin, Bob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

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

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



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



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

Certificate of Posting

I, Terri Martin, declare under penalty of perjury that on the 9th day of January, 2025 I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of GUADALUPE County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

Notice of Foreclosure Sale**POSTED**

January 13, 2025

JAN 13 2025

12:37pm

TERESA KIEL
Guadalupe County Clerk
By: W. Durk

Deed of Trust ("Deed of Trust"):

Dated: August 26, 2021

Grantor: Rey Alonso Esquivel Perez and Mirna C. Ramirez

Trustee: A. Robert Raetzsch

Lender: Jose Luis Lopez and Amanda Montoya n/k/a Amanda Montoya Lopez

Recorded in: Document Number 202199029972 of the real property records of Guadalupe County, Texas

Legal Description: Lots 10 and 11, Block 8, TOWN LOTS OF MARION, also known as THE CITY OF MARION, Guadalupe County, Texas, according to the map or plat thereof record in Volume 33, Pages 558-559, Deed Records of Guadalupe County, Texas

Secures: Promissory Note ("Note") in the original principal amount of \$272,500.00, executed by Rey Alonso Esquivel Perez and Mirna C. Ramirez ("Borrower") and payable to the order of Lender

Substitute Trustee: Stephen D. Finch

Substitute Trustee's Address: 105 West Donegan, SEGUIN, TX, 78155

Foreclosure Sale:

Date: Tuesday, February 4, 2025

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 1:00 p.m. and not later than three hours thereafter.

Place: The North Porch of the Guadalupe County Courthouse, 101 East Court Street, Seguin, Guadalupe County, Texas 78155 or such other place as may be designated by the Guadalupe 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 Jose Luis Lopez and Amanda Montoya n/k/a Amanda Montoya Lopez'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, Jose Luis Lopez and Amanda Montoya n/k/a Amanda Montoya Lopez, 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 Jose Luis Lopez and Amanda Montoya n/k/a Amanda Montoya Lopez's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Jose Luis Lopez and Amanda Montoya n/k/a Amanda Montoya Lopez'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 Jose Luis Lopez and Amanda Montoya n/k/a Amanda Montoya Lopez 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 Jose Luis Lopez and Amanda Montoya n/k/a Amanda Montoya Lopez. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

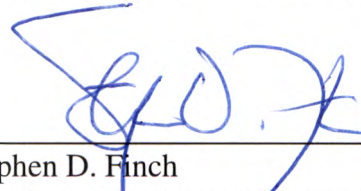
Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "**AS IS,**" **without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust.** Prospective bidders are advised to conduct an independent investigation of the nature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



Stephen D. Finch
Substitute Trustee and Attorney for Jose Luis Lopez
and Amanda Montoya k/n/a Amanda Montoya
Lopez
105 West Donegan
SEGUIN, TX 78155
Telephone (830) 372-4036
Telecopier (830) 372-5526

NOTICE OF SUBSTITUTE TRUSTEE'S SALE**DATE, TIME, PLACE OF SALE:**

Date: Tuesday, the 4th day of February, 2025
Time: 11:00 am or not later than three hours after that time
Place: **NORTH PORCH OF THE GUADALUPE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE.**

TERMS OF SALE: CASH

DEED OF TRUST INFORMATION - INSTRUMENT TO BE FORECLOSED:

Date: June 6, 2023
Grantor(s): 8 New Beginnings, LLC
Original Mortgagee: RCN Enterprises, LLC d/b/a Nworie Capital
Original Principal: \$363,750.00
Recording Information: Deed Inst. #202399014406
Current Mortgagee/Beneficiary: U.S. Bank National Association, as Trustee for Velocity Commercial Capital Loan Trust 2023-3
Secures: Term Note (the "Note") in the original principal amount of \$363,750.00 and all obligations contained therein. All sums secured by the Deed of Trust, (the "Deed of Trust") have been and are hereby declared immediately due and payable as a result of default under the Note and/or Deed of Trust.

MODIFICATIONS AND RENEWALS:

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

PROPERTY TO BE SOLD:

Property County: Guadalupe
Property Description: (See Attached Exhibit "A")
Property Address: 520 Brook Shadow, Cibolo, Texas 78108
Condition and Important Recitals: Should a conflict occur between the property address and the legal description contained in "Exhibit A" the legal description shall control. The property will be sold "AS IS" without any representations, warranties, or recourse, and subject to any liens or interests that may survive the sale. Any purchaser who purchases the property does so at his/her/its own risk and is strongly encouraged engage in significant due diligence prior to sale.

MORTGAGE SERVICING INFORMATION:

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

Master Mortgage Servicer:
Mortgage Servicer Address:

POSTED

JAN 14 2025

2:51pm

TERESA KIEL

Guadalupe County Clerk

By: W. Durr

SUBSTITUTE TRUSTEE(S): Virgil Jordan, Troy Martin, Deborah Martin, Alexis Martin, Cassie Martin, Shelby Martin, Bob Frisch, Wayne Daughtrey or Vicki Rodriguez, or any.

SUBSTITUTE TRUSTEE ADDRESS:

1320 Greenway Dr., Ste. 780, Irving, TX 75038

DOCUMENT PREPARED BY:
McCalla Raymer Leibert Pierce, LLC
1320 Greenway Drive, Ste. 780, Irving, TX 75038
AS ATTORNEY FOR THE HEREIN
IDENTIFIED MORTGAGEE AND/OR
MORTGAGE SERVICER



Certificate of Posting

I am Terri Martin whose address is 01/14/24. I declare under penalty perjury that I filed and/or recorded this Notice of Foreclosure Sale at the office of the Guadalupe County Clerk and caused it to be posted at the location directed by the Guadalupe County Commissioners.

Return to: Jay.Jordan@mccalla.com or 1320 Greenway Drive, Ste. 780, Irving, TX 75038

EXHIBIT "A"

Lot 87, Block 5, Charleston Parke Subdivision, Unit 2, situated in the City of Cibolo, Guadalupe County, Texas, according to the map or plat thereof recorded in Volume 7, Pages 261-262, Map and Plat Records of Guadalupe County, Texas.

COPY**POSTED****Notice of Substitute Trustee Sale**

T.S. #: 23-10037

JAN 14 2025
 2:55pm
 TERESA KIEL
 Guadalupe County Clerk
 By: *[Signature]*

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

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

Date: **2/4/2025**
 Time: The sale will begin no earlier than **12:00 PM** or no later than three hours thereafter.
 The sale will be completed by no later than **3:00 PM**
 Place: **Guadalupe County Courthouse in SEGUIN, Texas, at the following location:
 Guadalupe County Courthouse, 101 E. Court Street, Seguin, TX 78155 OR IN
 THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT
 TO SECTION 51.002 OF THE TEXAS PROPERTY CODE**

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

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS "EXHIBIT A"

Instrument to be Foreclosed – The instrument to be foreclosed is the Deed of Trust is dated 11/9/2021 and is recorded in the office of the County Clerk of Guadalupe County, Texas, under County Clerk's File No 202199039554, recorded on 11/17/2021, of the Real Property Records of Guadalupe County, Texas.
 Property Address: 617 S RIVER ST SEGUIN TX 78155

Trustor(s):	DANIEL TOLLMAN and RITA TOLLMAN	Original Beneficiary:	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR VILLAGE CAPITAL & INVESTMENT LLC, ITS SUCCESSORS AND ASSIGNS
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Current Beneficiary:	Planet Home Lending, LLC	Loan Servicer:	Planet Home Lending, LLC
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Current Substituted Trustees:	Auction.com, Troy Martin, Deborah Martin, Cassie Martin, Terri Martin, Shelby Martin, Alexis Martin, Jennyfer Sakiewicz, Martha Rossington, Reyn Rossington, Rick Snoke, Wayne Daughtrey, Prestige Default Services, LLC
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The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

Terms of Sale - The sale will be conducted as a public auction to the highest bidder for cash with funds being made payable to Prestige Default Services, LLC, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale. Prospective bidders are strongly urged to examine the applicable property records to determine the

T.S. #: 23-10037

nature and extent of such matters, if any. Pursuant to the Deed of Trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

Type of sale - The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of the sale granted by the deed of trust executed by DANIEL TOLLMAN, A MARRIED MAN JOINED BY HIS SPOUSE, RITA TOLLMAN. The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of \$79,324.00, executed by DANIEL TOLLMAN, A MARRIED MAN JOINED BY HIS SPOUSE, RITA TOLLMAN, and payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR VILLAGE CAPITAL & INVESTMENT LLC, ITS SUCCESSORS AND ASSIGNS; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of DANIEL TOLLMAN, A MARRIED MAN JOINED BY HIS SPOUSE, RITA TOLLMAN to DANIEL TOLLMAN and RITA TOLLMAN. Planet Home Lending, LLC is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

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

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

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

Dated: 01/14/2025

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



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

EXHIBIT "A"

Situate, lying and being in the County of Guadalupe, State of Texas, described as follows:

A Tract or Parcel of Land Containing 0.1361 Acre (5,929 Square Feet), being a Portion of Acre Block No. 6, City Of Seguin, Guadalupe County, Texas And Being That Same Tract Conveyed to Kathryn Schwerdtfeger and Emma Kessler, Recorded in Volume 2939, Page 406, Official Records Guadalupe County, Texas (O.R.G.C.T.) and being more particularly described by Metes And Bounds As Follows: (Bearings Are Based In Volume 2939, Page 406, O.R.G.C.T.)

Beginning at a set 1/2-inch Iron Rod with Orange Plastic Cap Stamped "Precision Surveyors" (hereinafter Called Set 172 inch Iron Rod") in the East right-of-way Line (R.O.W.) of South River Street (71-Foot R.O.W.) for the Northwest Corner of herein described Tract, from which the intersection of the East row Line of said South River Street and the South Row Line of East Convent Street (20-Foot Row) bears North 186.84 Feet;

Thence N. 89 degrees 43 Minutes 34 Seconds E., 105.85 Feet, departing the East Row Line of said South River Street and along the North Line of herein described Tract, to a point for the common Northeast corner of herein described Tract and the Northwest corner of a called 0.694 acre Tract conveyed to Joshua Grommon, recorded in Volume 2216, Page 550, O.R.G.C.T., from which a found fence post bears N. 82 degrees 04 Minutes 43 Seconds W., 0.57 Feet;

Thence S. 01 degrees 05 Minutes 10 Seconds W., 56.62 Feet, along the common East Line of herein described Tract and the West Line of said Called 0.694 acre Tract conveyed to Joshua Grommon, to a point for the common Southeast corner of herein described Tract and the Northeast corner of a Called 0.258 acre Tract Conveyed to Thalia Patlan Stautzenberger, recorded in Volume 2646, Page 253, O.R.G.C.T., from which a found fence post bears N. 65 degrees 22 Minutes 48 Seconds W., 0.42 Feet;

Thence N. 89 Degrees 56 Minutes 04 Seconds W., 104.78 Feet, along the common South Line of herein described Tract and the North Line of said called 0.258 acre Tract conveyed to Thalia Patlan Stautzenberger, to a set 1/2-Inch Iron Rod in the East Row Line of said South River Street for the common Southwest corner of herein described Tract and the Northwest corner of said Called 0.258 acre Tract conveyed to Thalia Patlan Stautzenberger;

Thence North, 55.98 Feet (Call 57.00 Feet), along the common West Line of herein described Tract and the East Row Line of said South River Street to the point of beginning, Containing 0.1361 Acre (5,929 Square Feet) of Land, more or less.

 **COPY****NOTICE OF SUBSTITUTE TRUSTEE'S SALE****DATE:** January 14, 2025**SUBSTITUTE TRUSTEE:** CASSIE MARTIN, ALEXIS MARTIN, MARTHA ROSSINGTON, REYN ROSSINGTON, WAYNE DAUGHTREY, SHELBY MARTIN, JENNYFER SAKIEWICZ, TERRI MARTIN, BENJAMIN H. HA, or BENJAMIN K. WILLIAMS**SUBSTITUTE TRUSTEE'S ADDRESS:** 10119 Lake Creek Pkwy., Suite 201
Austin, Texas 78729**POSTED**

JAN 14 2025

2:59 pm

TERESA KIEL

Guadalupe County Clerk
By: **DEED OF TRUST:****Date:** November 14, 2023**Grantor:** JAMES E. MAHAN III, a married man, owning, occupying, and claiming other property as homestead**Beneficiary:** CAPSTONE FUND, LLC**Beneficiary's Mailing Address:** c/o Capstone Servicing Corporation
507 Denali Pass, Suite 401
Cedar Park, Texas 78613**Trustee:** BENJAMIN K. WILLIAMS or BENJAMIN H. HA**Recording Information:** Document No. 202399028063, Official Public Records, Guadalupe County, Texas; Document No. 202399028298, Official Public Records, Guadalupe County, Texas**Property:**

Being 25.097 acres of land, more or less, out of the R. XIMENES SURVEY, ABSTRACT NO. 347 and the W. H. PATE SURVEY NO. 22, ABSTRACT NO. 259, in Guadalupe County, Texas, being that same property described in Substitute Trustee's Deed recorded in Volume 825, Page 946, Official Public Records, Guadalupe County, Texas. Said 25.097 acres of land being more particularly described by metes and bounds in Exhibit "A" attached to the above-referenced deed of trust.

Together with all personal property described in the above-referenced deed of trust.

NOTE:**Date:** November 14, 2023**Amount:** \$3,440,000.00

Debtor: JAMES E. MAHAN III, a married man, owning, occupying, and claiming other property as homestead

Holder: CAPSTONE FUND, LLC

DATE OF SALE OF PROPERTY:

Tuesday, February 4, 2025, at 11:00 a.m.

PLACE OF SALE OF PROPERTY:

The north porch of the Guadalupe County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.

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.

Mortgagee has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION (IF ANY). The sale will begin at the Time of Sale or not later than three hours thereafter.




BENJAMIN K. WILLIAMS, Substitute Trustee
and Attorney for Mortgage Servicer

c/o LAW OFFICE OF BEN WILLIAMS, PLLC
10119 Lake Creek Pkwy., Suite 201
Austin, Texas 78729
(512) 872-6088



22TX935-0056
209 LAS HADAS, SEGUIN, TX 78155

NOTICE OF FORECLOSURE SALE

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

SEE EXHIBIT "A"

Security Instrument: Deed of Trust dated October 25, 2016 and recorded on November 9, 2016 as Instrument Number 2016024930 in the real property records of GUADALUPE County, Texas, which contains a power of sale.

Sale Information: February 04, 2025, at 12:00 PM, or not later than three hours thereafter, at the north porch of the Guadalupe County Courthouse, or as designated by the County Commissioners Court.

Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured: The Deed of Trust executed by LEWIS CHESTER DODD AND KAY LYNN RISKE secures the repayment of a Note dated October 25, 2016 in the amount of \$433,117.00. LAKEVIEW LOAN SERVICING, LLC, whose address is c/o Nationstar Mortgage LLC, 8950 Cypress Waters Blvd., Coppell, TX 75019, is the current mortgagee of the Deed of Trust and Note and Nationstar Mortgage LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

POSTED

JAN 14 2025
3:01pm
TERESA KIEL
Guadalupe County Clerk
By: UDurr



4832651

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

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

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



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



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

Certificate of Posting

I, Terri Martin, declare under penalty of perjury that on the 14th day of January, 2025 I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of GUADALUPE County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

Exhibit "A"

Lot 6, Block 2, LAS HADAS SUBDIVISION, A PLANNED UNIT DEVELOPMENT, a subdivision in Guadalupe County, Texas, according to plat thereof recorded in Volume 5, Pages 234A-234B, Map and Plat Records of Guadalupe County, Texas.

Being the same property which, by Deed dated , and recorded July 22, 2016 among the Land Records of Guadalupe County, Texas in was granted and conveyed by Lindsey J. Lyde A/K/A Lindsey J. Gray N/K/A Lindsey J. Gillum, joined pro forma by her husband, Kendall Gillum unto Lewis Chester Dodd and wife, Kay Lynn Riske.

Being the same property which, by Deed dated , and recorded July 22, 2016 among the Land Records of County, in was granted and conveyed by Jeffrey C. Lyde, a single person unto Lindsey J. Lyde A/K/A Lindsey J. Gray N/K/A Lindsey J. Gillum.

Being the same property which, by Deed dated , and recorded November 8, 2012 among the Land Records of County, in Book 4000, Page 91 was granted and conveyed by Pamela Marle Coldeway F/K/A Pamela Krueger, a single person unto Jeffrey C. Lyde and wife, Lindsey J. Lyde.

Parcel/Tax ID:

Property Address: 209 Las Hadas, Seguin, TX 78155

**2016024930
FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
11/09/2016 9:38:31 AM
PAGES: 30
TERESA KIEL, COUNTY CLERK
GUADALUPE COUNTY, TEXAS**



Teresa Kiel



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

NOTE AND DEED OF TRUST INFORMATION:

Note:	Real Estate Lien Note
Original Principal Amount of Note:	\$200,000.00
Deed of Trust:	Deed of Trust and Security Agreement dated May 3, 2024, filed as Document No. 202499010219 of the Official Public Records of Guadalupe County, Texas
Date of Note and Deed of Trust:	May 3, 2024
Grantor:	GINIKA PROPERTIES LLC
Original Mortgagee:	GUNNAR TELTOW
Recording Information:	Document No. 202499010219 of the Official Public Records of Guadalupe County, Texas
Property County:	Guadalupe County, Texas
Property:	One tract located at 9525 FM 1117, Seguin, Guadalupe County, Texas 78155, being 25.00 acres of land, more or less, situated in the Archie R. Eggleston Survey, A-467, Guadalupe County, Texas and more particularly described in <u>Exhibit "A"</u> attached hereto and incorporated herein verbatim; and all improvements, fixtures, materials, supplies, equipment, apparatus, and other items owned by Grantor and attached to, installed in or used in connection with the Property and such other personal property described as Personal Property pursuant to the Deed of Trust.

POSTED

JAN 14 2025

3:02pm

TERESA KIEL

Guadalupe County Clerk

By: Durr



MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee:	GUNNAR TELTOW
Mortgage Servicer:	GUNNAR TELTOW
Current Beneficiary:	GUNNAR TELTOW
Mortgage Servicer Address:	6612 Orchard Hill Drive Austin, Texas 78739

SALE INFORMATION:

Date of Sale:	February 4, 2025
Time of Sale:	11:00 A.M. or within three hours thereafter.
Place of Sale:	The Property has been scheduled for foreclosure sale on Tuesday, February 4, 2025, between the hours of 10:00 A.M. and 4:00 P.M. at the north porch of the Guadalupe County Courthouse. If the preceding area is no longer the designated area, the place of sale will be at the area most recently designated by the Guadalupe County Commissioner's Court (pursuant to §51.002(h) of the TEX. PROP. CODE ANN.). This sale shall commence at 11:00 A.M. or within three hours thereafter. The property will be sold to the highest bidder for cash.

Substitute Trustee:	Troy Martin or Deborah Martin or Cassie Martin or Alexis Martin or Martha Rossington or Reyn Rossington or Wayne Daughtrey or Shelby Martin or Jennyfer Sakiewicz or Terri Martin
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Substitute Trustee Address:	ServiceLink Agency Sales and Posting, LLC 4600 Fuller Ave., Suite 400 Irving, Texas 75038
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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, Mary Wingfield, and any previously appointed Substitute Trustees have been removed and Troy Martin or Deborah Martin or Cassie Martin or Alexis Martin or Martha Rossington or Reyn Rossington or Wayne Daughtrey or Shelby Martin or Jennyfer Sakiewicz or Terri Martin have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned 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 or Deborah Martin or Cassie Martin or Alexis Martin or Martha Rossington or Reyn Rossington or Wayne Daughtrey or Shelby Martin or Jennyfer Sakiewicz or Terri Martin, 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.
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 Grantors 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 purchasers 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.

5. 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.

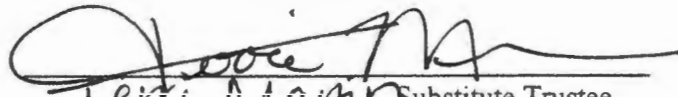

Terri Martin, Substitute Trustee

EXHIBIT "A"
LEGAL DESCRIPTION

One tract located at 9525 FM 1117, Seguin, Guadalupe County, Texas 78155, and more particularly described as follows:

Being a 25.000 ACRE TRACT situated in the Archie R. Eggleston Survey, A-467, Guadalupe County, Texas. Said 25.000 ACRE TRACT is off the north side of a tract called 61.836 acres in conveyance from Kermit Remeau, et ux to John E. Klump, et ux recorded in Volume 1152 at Page 685 of the Official Records of said county and being described by metes and bounds as follows:

BEGINNING at a one-half inch diameter rebar found marking the northeast corner of the tract herein described, same being the northeast corner of said 61.836 acre tract, lying in the south line of a tract called Tract 14 (11.079 acres) (Kothmann #1 unrecorded subdivision) recorded in Volume 561 at Page 529, being the northwest corner of a tract called 10.00 acres in Volume 789 at Page 523, marking the approximate location of the common line of the Archie R. Eggleston Survey, A-467 and the Charles Carrier Survey, A-98;

THENCE with the east line of the tract herein described, same being a segment of the common line of said 61.836 acre tract and said 10.00 acre tract, S 05° 32' 01" E. (called S 05° 23' E) 860.84 feet to a one-half inch diameter rebar set with cap (B&A) marking the southeast corner of the tract herein described;

THENCE with the south line of the tract herein described, into and across said 61.836 acre tract, S 89° 56' 39" W, at 185.63 feet a one-half inch diameter rebar set with cap (B&A) at 479.61 feet a one-half inch diameter rebar set with cap (B&A), at 1250.46 feet a one-half inch diameter rebar set with cap (B&A) and at 1321.79 feet a one-half inch diameter rebar set with cap (B&A) marking the southwest corner of the tract herein described, lying in the common line of said 61.836 acre tract and a tract called 30.677 acres in Volume 519 at Page 913;

THENCE with the west line of the tract herein described, same being a segment of the common line of said 61.836 acre tract with that of said 30.677 acre tract and residue called Tract 17 (Copple Oaks Estates in Volume 4 at Page 24 of the Map Records) recorded in Volume 654 at Page 29 and a tract called 5.466 acres in Volume 1273 at Page 616 as follows:

N 01° 28' 30" E, (called N 01° 28' 30" E—basis of bearing) 487.69 feet to a one-half inch diameter rebar found marking the northeast corner of said 30.677 acre tract, southeast corner of said Tract 17,

N 00° 16' 32" E, 369.34 feet (called N 00° 24' E, 370 feet) to a one-half inch diameter rebar found at a three way fence corner marking the northwest corner of the tract herein described, same being the northwest corner of said 61.836 acre tract, lying in the east line of said 5.466 acre tract, marking the approximate location of the north line of the Archie R. Eggleston Survey, A-467, the southeast corner of the Richard Nixon Survey, A-252, southwest corner of the Charles Carrier Survey, A-98;

THENCE with the north line of the tract herein described, same being the common line of said 61.836 acre tract with that of said Tract 14, along the approximate location of the Archie R. Eggleston Survey, A-467 and the Charles Carrier Survey, A-98, N 89° 56' 39" E, 1224.45 feet (called S 89° 56' 30" E, 1232 feet) to the PLACE OF BEGINNING and containing 25.000 ACRES OF LAND.

000023

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE
AND APPOINTMENT OF SUBSTITUTE TRUSTEE**

POSTED

Date: January 14, 2025

JAN 14 2025

3:28 pm

TERESA KIEL

Guadalupe County Clerk

By: Morgan Turner

Deed of Trust ("Deed of Trust"):

Date: August 20, 2024

Grantor: Kristie Earick

Trustee: Douglas K. Watson, II, Trustee

Beneficiary: Michael A. Ferguson and Cynthia R. Ferguson

Recording Information: August 21, 2024, as Document Number 202499019782, in the Official Public Records of the Clerk of Guadalupe County, Texas

Promissory Note ("Note"):

Date: August 20, 2024

Borrower: Kristie Earick

Lender: Michael A. Ferguson and Cynthia R. Ferguson

Original Principal Amount: \$103,500.00

Current Holder of the Note and Lien: Michael A. Ferguson and Cynthia R. Ferguson

Property To Be Sold. The property to be sold (the "Property") is described as follows:

3070 Stockdale Hwy, Seguin, TX 78155, legally described as Lot 1, Block 1, of Ferguson Subdivision, an addition in the City of Seguin, Guadalupe County, Texas, according to the map or plat thereof recorded under Volume 9, Page 602, Map Records, Guadalupe County, Texas. ("Property").

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

Date: February 4, 2025

Time: The sale shall begin no earlier than 1:00 p.m. or no later than three hours thereafter. The sale shall be completed by no later than 4:00 P.M.

Place: The North porch of the Guadalupe County Courthouse in Guadalupe County, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the Guadalupe County Commissioner's Court, or at such other location as may be designated by the County Commissioner for the sale.

Terms of Sale: The sale will be conducted as a public auction to the highest bidder for cash, "AS IS". Those desiring to purchase the Property will need to demonstrate their ability to pay cash on the day the Property is sold.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that, by law, the sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Type of Sale: The sale is a non-judicial public foreclosure sale as allowed under the Deed of Trust and the Texas Property Code.

Obligations Secured: The Deed of Trust secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the Deed of Trust described herein; and (2) all modifications of the Deed of Trust. Michael A. Ferguson and Cynthia R. Ferguson are the current beneficiary(ies) of the Note and Lien.

Appointment of Substitute Trustee: Pursuant to Tex. Prop. Code § 51.075(d), the undersigned is an attorney authorized by the Lender and/or the mortgage servicer to appoint a Substitute Trustee to give notice of the sale, conduct the sale, and otherwise perform all of the duties and exercise all of the rights and privileges of a Trustee or Substitute Trustee under Chapter 51 of the Texas Property Code and the Deed of Trust.

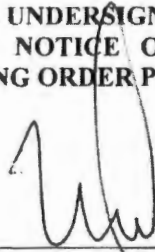
Default and Request To Act: Default has occurred under the Deed of Trust, and the beneficiary has requested me, as Substitute Trustee, to conduct this sale.

Questions concerning the sale may be directed to the undersigned.

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

NOTICE TO COUNSEL FOR BORROWER: THE UNDERSIGNED INTENDS TO APPEAR ON BEHALF OF LENDER AT AND REQUIRES NOTICE OF ANY HEARING ON ANY APPLICATION FOR TEMPORARY RESTRAINING ORDER PERTAINING TO THIS SALE.

DATED January 14, 2024.



MATTHEW M. COWART,
Substitute Trustee
P.O. Box 780805
San Antonio, Bexar County, Texas 78278
Telephone: (210) 426-2288
FAX: (210) 579-1554
E-mail: mcowartlaw@yahoo.com