

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
2/20/2014

Grantor(s)/Mortgagor(s):
DARLENE HEDRICK A/K/A DARLENE A
HENDRICK, AKA DARLENE ANN HENDRICK,
A SINGLE WOMAN

Original Beneficiary/Mortgagee:
MERS, INC., ACTING SOLELY AS NOMINEE FOR
PROFICIO MORTGAGE VENTURES, LLC, IS
ORGANIZED AND EXISTING UNDER THE LAWS
OF UNITED STATES OF AMERICA, ITS
SUCCESSORS AND ASSIGNS

Current Beneficiary/Mortgagee:
Reverse Mortgage Funding LLC

Recorded in:
Volume: 282
Page: 293
Instrument No: 210774

Property County:
LIVE OAK

Mortgage Servicer:
Celink is representing the Current Beneficiary/Mortgagee
under a servicing agreement with the Current
Beneficiary/Mortgagee.

Mortgage Servicer's Address:
3900 Capital City Blvd.,
Lansing, MI 48906

Legal Description: SEE LEGAL DESCRIPTION AS EXHIBIT "A" ATTACHED HERETO AND MADE A
PART HEREOF FOR ALL INTENTS AND PURPOSES

Date of Sale: 10/5/2021


Earliest Time Sale Will Begin: 1pm

Place of Sale of Property: THE FRONT PORCH OF THE LIVE OAK COUNTY COURTHOUSE OR
AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA
DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE
TEXAS PROPERTY CODE.

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place
and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that
time.

Notice Pursuant to Tex. Prop. Code § 51.002(i):

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


Sandra Mendoza, Arnold Mendoza, Bob Frisch, Jodi
Steen, Susan Sandoval, Leslye Evans, Vicki
Hammonds or Alexis Mendoza
or Thuy Frazier
or Cindy Mendoza
or Catherine Allen-Rea
or Cole Patton, Substitute Trustee
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

MH File Number: TX-19-70182-RM
Loan Type: FHA

FILED Aug 26 A.D. 2021
LIVE OAK COUNTY TEXAS
IDA VASQUEZ COUNTY COURT
BY Sharon Lemons DEPUTY
AT 9:17 O'CLOCK a.m.

TX-19-70182-RM

EXHIBIT "A"

BEING ALL OF LOT NO. 14 AND THE SOUTH ONE-HALF ON LOT NO. 13 OF THE MORNINGSIDE ADDITION TO THE CITY OF GEORGE WEST, TEXAS, AS PER MAP OR PLAT OF SAID MORNINGSIDE ADDITION RECORDED IN VOLUME 2, PAGE 35 OF THE PLAT RECORDS OF SAID COUNTY, SAID SOUTH ONE-HALF (1/2) OF SAID LOT NO. 13 BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERN CORNER OF SAID LOT NO. 13, SAME BEING THE MOST WESTERN CORNER OF SAID LOT NO. 14;

THENCE NORTH 36°01' WEST, ALONG THE WESTERN BOUNDARY LINE OF SAID LOT NO. 13, 32.5 FEET TO A POINT FOR THE MOST WESTERN CORNER OF THIS TRACT;

THENCE NORTH 53°59' EAST, PARALLEL WITH THE SOUTHERN BOUNDARY LINE OF SAID LOT NO. 13, 133.33 FEET TO A POINT FOR THE MOST NORTHERN CORNER OF THIS STREET;

THENCE SOUTH 36°01' EAST, ALONG THE EASTERN BOUNDARY LINE OF SAID LOT NO. 13, THE WESTERN BOUNDARY OF CHARLES STREET, 32.5 FEET TO A POINT FOR THE MOST EASTERN CORNER OF THIS TRACT, SAME BEING THE MOST EASTERN CORNER OF SAID LOT NO. 13, THE MOST NORTHERN CORNER OF SAID LOT NO. 14;

THENCE SOUTH 53°59' WEST, ALONG THE SOUTHERN BOUNDARY LINE OF SAID LOT NO. 13, THE NORTHERN BOUNDARY LINE OF SAID LOT NO. 14, 133.33 FEET TO THE PLACE OF BEGINNING.

TRACT TWO:

BEING THE NORTH ONE-HALF (N-1/2) OF LOT NO. 15 OF THE MORNINGSIDE ADDITION TO THE CITY OF GEORGE WEST, TEXAS, AS PER MAP OR PLAT OF SAID MORNINGSIDE ADDITION RECORDED IN VOLUME 2, PAGE 35 OF THE PLAT RECORDS OF SAID COUNTY, SAID ONE-HALF (N-1/2) OF SAID LOT NO. 15 BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE MOST NORTHERN CORNER OF SAID LOT NO. 15 THE MOST EASTERN CORNER OF LOT NO. 14 OF SAID MORNINGSIDE ADDITION, FOR THE MOST NORTHERN CORNER OF THIS TRACT;

THENCE SOUTH 36°01' EAST ALONG THE SOUTHWESTERN BOUNDARY LINE OF CHARLES STREET, 32.5 FEET TO A POINT FOR THE MOST EASTERN CORNER OF THIS TRACT;

THENCE SOUTH 53°59' WEST, PARALLEL WITH THE NORTHWESTERN BOUNDARY LINE OF SAID LOT NO. 15, 133.33 FEET TO A POINT FOR THE MOST SOUTHERN CORNER OF THIS TRACT;

THENCE NORTH 36°01' WEST, ALONG THE SOUTHWESTERN BOUNDARY LINE OF SAID LOT NO. 15, 32.5 FEET TO THE MOST WESTERN CORNER OF SAID LOT NO. 15, FOR THE MOST WESTERN CORNER OF THIS TRACT;

THENCE NORTH 53°59' EAST, ALONG THE NORTHWESTERN BOUNDARY LINE OF SAID LOT NO. 15, THE SOUTHEASTERN BOUNDARY LINE OF LOT NO. 14 OF SAID MORNINGSIDE ADDITION, 133.33 FEET TO THE PLACE OF BEGINNING.