

**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:** 4/5/2022

**Earliest Time Sale Will Begin:** 1pm

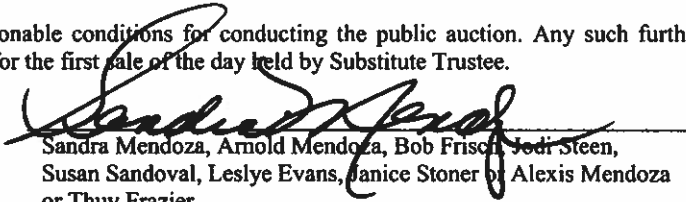
**Place of Sale of Property:** THE FRONT PORCH OF THE LIVE OAK COUNTY COURTHOUSE OR AS DESIGNATED BY  
THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT,  
PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

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.


The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

**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, Janice Stoner 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 3-3  
LIVE OAK  
IDA VASQUEZ  
BY  DEPUTY  
AT 11:12 O'CLOCK A.M.  
A.D. 2022  
TEXAS  
COUNTY COURT

**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.