

CERTIFICATE OF POSTING

10:20 o'clock A M

SEP 19 2024

NOTICE OF FORECLOSURE SALE

Vickie Quinn
County Clerk, Goliad County Texas
By: *Vickie Quinn*

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: TRACT ONE:
FIELD NOTES OF A 4.996 ACRE TRACT OF LAND, BEING PART OF A CALLED 148.047 ACRE TRACT (TRACT 2) CONVEYED FROM LORETTA BOCHAT AND DOUGLAS STAUSS TO LORETTA BOCHAT BY PARTITION DEED DATED OCTOBER 3, 1983, RECORDED IN VOLUME 360, PAGE 175 OF THE DEED RECORDS OF GOLIAD COUNTY, TEXAS;
SAID 4.996 ACRE TRACT, WHICH IS COMPRISED OF A PORTION OF THE JAMES L. MILLS SURVEY, ABSTRACT 200, IS SITUATED IN GOLIAD COUNTY, TEXAS, APPROXIMATELY 13 MILES NORTH-NORTHEAST OF THE TOWN OF GOLIAD AND IS DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT A 5/8 INCH IRON ROD SET IN A FENCE IN AN EAST LINE OF A CALLED 2183.65 ACRE TRACT CONVEYED TO W. F. ALBRECHT BY DEED RECORDED IN VOLUME 41, PAGE 371 OF SAID DEED RECORDS AND IN THE WEST LINE OF SAID CALLED 148.047 ACRE TRACT (TRACT 2), FOR THE SOUTHWEST CORNER OF THIS TRACT, WHENCE A 3/8 INCH IRON ROD FOUND AT A FENCE CORNER AT THE SOUTHWEST CORNER OF SAID CALLED 148.047 ACRE TRACT (TRACT 2) BEARS SOUTH 03 DEGREES 01 MINUTES 22 SECONDS WEST, A DISTANCE OF 1642.86 FEET;
THENCE NORTH 03 DEGREES 01 MINUTES 22 SECONDS EAST WITH SAID FENCE ALONG SAID EAST LINE OF SAID CALLED 2183.65 ACRE TRACT AND THE WEST LINE OF SAID CALLED 148.047 ACRE TRACT (TRACT 2), A DISTANCE OF 2.94 FEET TO A POINT AT AN ANGLE CORNER IN THE WEST LINE SAID CALLED 148.047 ACRE TRACT (TRACT 2) FOR AN ANGLE CORNER OF THIS TRACT;
THENCE NORTH 03 DEGREES 27 MINUTES 29 SECONDS EAST CONTINUING WITH SAID FENCE ALONG SAID EAST LINE OF SAID CALLED 2183.65 ACRE TRACT AND THE WEST LINE OF SAID CALLED 148.047 ACRE TRACT (TRACT 2), A DISTANCE OF 463.75 FEET TO A 5/8 INCH IRON ROD SET FOR THE NORTHWEST CORNER OF THIS TRACT;
THENCE SOUTH 88 DEGREES 54 MINUTES 56 SECONDS EAST ALONG THE NORTH LINE OF THIS TRACT AND ENTERING SAID CALLED 148.047 ACRE TRACT (TRACT 2), A DISTANCE OF 466.69 FEET TO A 5/8 INCH IRON ROD SET FOR THE NORTHEAST CORNER OF THIS TRACT;
THENCE SOUTH 03 DEGREES 27 MINUTES 29 SECONDS WEST ALONG THE EAST LINE OF THIS TRACT, A DISTANCE OF 466.69 FEET TO A 5/8 INCH IRON ROD SET FOR THE SOUTHEAST CORNER OF THIS TRACT;
THENCE NORTH 88 DEGREES 54 MINUTES 56 SECONDS WEST ALONG THE SOUTH LINE OF THIS TRACT, AT 15.00 FEET PASS A 5/8 INCH IRON ROD SET AT THE CENTERLINE OF THE NORTH END OF A PROPOSED 30 FEET WIDE INGRESS AND EGRESS EASEMENT, IN ALL A DISTANCE OF 466.67 FEET TO THE POINT OF BEGINNING, CONTAINING 4.996 ACRES, MORE OR LESS
BEARINGS CITED HEREIN ARE BASED ON THE CALLED BEARING OF THE WEST LINE OF SAID CALLED 148.047 ACRE TRACT (TRACT 2)

TRACT TWO: (EASEMENT)
FIELD NOTES OF THE CENTERLINE OF A THIRTY (30) FEET WIDE INGRESS AND EGRESS EASEMENT, BEING PART OF A CALLED 148.047 ACRE TRACT (TRACT 2) CONVEYED FROM LORETTA BOCHAT AND DOUGLAS STAUSS TO LORETTA BOCHAT BY PARTITION DEED DATED OCTOBER 3, 1983, RECORDED IN VOLUME 360, PAGE 175 OF THE DEED RECORDS OF GOLIAD COUNTY, TEXAS;
SAID 30 FEET EASEMENT, WHICH IS COMPRISED OF A PORTION OF THE JAMES L. MILLS SURVEY, ABSTRACT 200, IS SITUATED IN GOLIAD COUNTY, TEXAS, APPROXIMATELY 13 MILES NORTH-NORTHEAST OF THE TOWN OF GOLIAD AND SAID CENTERLINE IS DESCRIBED AS FOLLOWS:
COMMENCING AT A 5/8 INCH IRON ROD SET IN A FENCE IN AN EAST LINE OF A CALLED 2183.65 ACRE TRACT CONVEYED TO W. F. ALBRECHT BY DEED RECORDED IN VOLUME 41, PAGE 371 OF SAID DEED RECORDS AND IN THE WEST LINE OF SAID CALLED 148.047 ACRE TRACT (TRACT 2), AND AT THE SOUTHWEST CORNER OF A 4.996 ACRE TRACT, JUST SURVEYED, WHENCE A 5/8 INCH IRON ROD FOUND AT A FENCE CORNER AT THE SOUTHWEST CORNER OF SAID CALLED 148.047 ACRE TRACT (TRACT 2) BEARS SOUTH 03 DEGREES 01 MINUTES 22 SECONDS WEST, A DISTANCE OF 1642.86 FEET;
THENCE SOUTH 88 DEGREES 54 MINUTES 56 SECONDS EAST ALONG THE SOUTH LINE OF SAID 4.996 ACRE TRACT AND ENTERING SAID CALLED 148.047 ACRE TRACT (TRACT 2), A DISTANCE OF 451.67 FEET TO A 5/8 INCH IRON ROD SET FOR THE BEGINNING POINT AND NORTH END OF THE CENTERLINE OF THIS EASEMENT, WHENCE A 5/8 INCH IRON ROD SET AT THE SOUTHEAST CORNER OF SAID 4.996 ACRE TRACT BEARS SOUTH 88 DEGREES 54 MINUTES 56 SECONDS EAST, A DISTANCE OF 15.00 FEET;
THENCE SOUTH 27 DEGREES 03 MINUTES 09 SECONDS EAST WITH SAID CENTERLINE, A DISTANCE OF 463.82 FEET TO A 3/8 INCH NAIL SET FOR AN ANGLE POINT IN THE CENTERLINE OF THIS EASEMENT;
THENCE SOUTH 06 DEGREES 27 MINUTES 52 SECONDS WEST WITH SAID CENTERLINE, A DISTANCE OF 438.90 FEET TO A 3/8 INCH NAIL SET FOR AN ANGLE POINT IN THE CENTERLINE OF THIS EASEMENT;
THENCE SOUTH 22 DEGREES 52 MINUTES 47 SECONDS EAST WITH SAID CENTERLINE, A DISTANCE OF 309.60 FEET TO A 3/8 INCH NAIL SET FOR AN ANGLE POINT IN THE CENTERLINE OF THIS EASEMENT;
THENCE SOUTH 54 DEGREES 23 MINUTES 49 SECONDS EAST WITH SAID CENTERLINE, A DISTANCE OF 164.38 FEET TO A 3/8 INCH NAIL SET FOR AN ANGLE POINT IN THE CENTERLINE OF THIS EASEMENT;
THENCE SOUTH 40 DEGREES 40 MINUTES 31 SECONDS EAST WITH SAID CENTERLINE, A DISTANCE OF 538.32 FEET TO A 5/8 INCH IRON ROD SET IN THE MOST SOUTHERLY EAST LINE OF SAID CALLED 148.047 ACRE TRACT AND THE WEST LINE OF A CALLED 4.319 ACRE TRACT CONVEYED TO CLARENCE STAUSS, ET AL. BY PARTITION DEED DATED MARCH 27 1974, RECORDED IN VOLUME 260, PAGE 438 OF SAID DEED RECORDS, FOR THE ENDING POINT AND SOUTH END OF THE CENTERLINE OF THIS EASEMENT, CONTAINING 1.319 ACRES, MORE OR LESS INSIDE THIS EASEMENT, WHENCE FROM SAID ENDING POINT A 5/8 INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID CALLED 4.319 ACRE TRACT BEARS NORTH 02 DEGREES 36 MINUTES 55 SECONDS EAST, A DISTANCE OF 32.94 FEET AND A 5/8 INCH IRON ROD FOUND AT A FENCE CORNER AT THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID CALLED 148.047 ACRE TRACT BEARS SOUTH 02 DEGREES 36 MINUTES 55 SECONDS WEST, A DISTANCE OF 67.32 FEET.
BEARINGS CITED HEREIN ARE BASED ON THE CALLED BEARING OF THE WEST LINE OF SAID CALLED 148.047 ACRE TRACT (TRACT 2):

TRACT THREE: (EASEMENT)
BEING A RIGHT OF INGRESS AND EGRESS ACROSS 4.319 ACRES OF LAND: SAID 4.319 ACRE TRACT BEING OUT OF THE JAMES L. MILLS SURVEY, ABSTRACT NO. 200, LOCATED IN GOLIAD COUNTY, TEXAS, AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEING ALL THAT CERTAIN PARCEL OR TRACT OF LAND, CONTAINING 4.319 ACRES, LOCATED IN GOLIAD COUNTY, TEXAS, AND BEING A PART OF THE JAMES L. MILLS SURVEY, ABSTRACT NO. 200, IS A PART OF A 199 ACRES TRACT OF LAND CONVEYED TO OTTILIA STAUSS IN DEED OF PARTITION WITH OTTO A. STAUSS ET AL. DATED SEPTEMBER 18, 1928, RECORDED IN THE DEED RECORDS OF SAID COUNTY, IN VOLUME 36, PAGE 232, AND SAID 4.319 ACRES TRACT IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF A 199 ACRES TRACT CONVEYED TO ROLLO STAUSS IN SAID DEED OF PARTITION AND IN THE WEST LINE OF SAID OTTILIA STAUSS TRACT; THENCE SOUTH 03 DEGREES 27 MINUTES 42 SECONDS WEST ALONG SAID WEST LINE, A DISTANCE OF 3,035.55 FEET TO THE SOUTHWEST CORNER OF SAID TRACT, IN THE NORTH RIGHT-OF-WAY LINE OF THE GOLIAD PUBLIC ROAD, THENCE SOUTH 85 DEGREES 55 MINUTES 45 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE SOUTH LINE OF SAID OTTILIA STAUSS TRACT, A DISTANCE OF 60 FEET TO A STEEL ROD; THENCE NORTH 03 DEGREES 27 MINUTES 42 SECONDS EAST PARALLEL TO SAID WEST LINE OF SAID TRACT, A DISTANCE OF 3,136.34 FEET TO A STEEL ROD; THENCE NORTH 86 DEGREES 41 MINUTES 09 SECONDS WEST A DISTANCE OF 60.25 FEET TO A STEEL ROD, SET IN THE EAST LINE OF SAID ROLLO STAUSS TRACT AND IN SAID WEST LINE OF SAID OTTILIA STAUSS TRACT; THENCE SOUTH 03 DEGREES 18 MINUTES 51 SECONDS WEST ALONG SAID WEST LINE AND ALONG SAID ROLLO STAUSS EAST LINE, A DISTANCE OF 100 FEET TO THE PLACE OF BEGINNING AND CONTAINING BETWEEN THE ABOVE METES AND BOUNDS, 4.319 ACRES OF LAND.

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 02/08/2001 and recorded in Book 00135 Page 00764 Document 0096712 real property records of Goliad County, Texas.

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

Date: 11/05/2024

Time: 01:00 PM

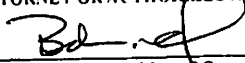
Place: Goliad County, Texas at the following location: ON THE COURTHOUSE STEPS AT THE NORTH ENTRANCE TO THE GOLIAD COUNTY COURTHOUSE, OR THE PRECEDING AREA IS NO LONGER THE DESIGNATED AREA, AT THE AREA MOST RECENTLY DESIGNATED BY THE COUNTY COMMISSIONER'S COURT or as designated by the County Commissioners Court.

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

5. **Obligations Secured.** The Deed of Trust executed by DARRYL R. MULLENIX AND MILANA BOCHAT MULLENIX, provides that it secures the payment of the indebtedness in the original principal amount of \$57,100.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. NATIONSTAR MORTGAGE LLC is the current mortgagee of the note and deed of trust and NATIONSTAR MORTGAGE LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is NATIONSTAR MORTGAGE LLC c/o NATIONSTAR MORTGAGE LLC, 8950 Cypress Waters Blvd, Coppell, TX 75019 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, L.L.C., located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

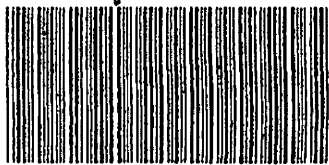
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.


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.auction.com or (800) 280-2832

Certificate of Posting

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



VG-6-2024-6

Goliad County
Vickie Quinn
Goliad County Clerk

Instrument Number: 6

Foreclosure Posting

Recorded On: September 19, 2024 10:27 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$2.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 6
Receipt Number: 20240919000001
Recorded Date/Time: September 19, 2024 10:27 AM
User: Vickie Q
Station: clerk01

Record and Return To:

WOOLSEY LEGAL SERVICES
5906 Raven Hill Rd
Corpus Christi TX 78414



STATE OF TEXAS
Goliad County

I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Records of Goliad County, Texas

Vickie Quinn
Goliad County Clerk
Goliad County, TX