

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 9/30/2016	Grantor(s)/Mortgagor(s): RICHARD C MILLER AND AMANDA JUNE MILLER, JOINED HEREIN PRO FORMA BY HIS WIFE
Original Beneficiary/Mortgagee: NAVY FEDERAL CREDIT UNION	Current Beneficiary/Mortgagee: NAVY FEDERAL CREDIT UNION
Recorded in: Volume: N/A Page: N/A Instrument No: 00138938	Property County: GOLIAD
Mortgage Servicer: Navy Federal Credit Union is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 820 Follin Lane SE, Vienna, VA 22180
Date of Sale: 2/4/2025	Earliest Time Sale Will Begin: 1pm
Place of Sale of Property: Outside the north door of the Goliad 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.	

Legal Description: LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Adolfo Rodriguez, Janice Stoner or Jodi Steen, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there said Deed of Trust; and, further, does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein

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.

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.

NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(1): 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.

Dated: 12/30/2024

[Handwritten Signature]

Thuy Frazier, Attorney
McCarthy & Holthus, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075
Attorneys for Navy Federal Credit Union

Dated: 1-2-25

Printed Name: Bob Frisch
[Handwritten Signature]

Substitute Trustee
c/o Tejas Trustee
1255 West 15th Street, Suite 1060
Plano, TX 75075

MH File Number: TX-22-92326-POS
Loan Type: Conventional Residential

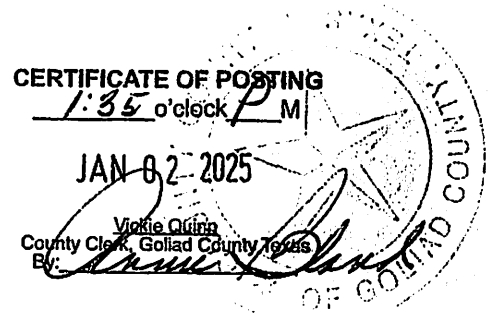


EXHIBIT A

EXHIBIT "A"

Being a 12.00 acre tract of land situated in the Robert Milby Survey, Abstract No. 199, Goliad County, Texas, said 12.00 acres being the same tract of land conveyed from J. Randell Turley, et ux to William S. Campbell, II by deed dated July 31, 2002 as recorded in Volume 167, Page 565 of the Official Records of Goliad County, Texas, said 12.00 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch diameter iron rod found for the North corner of the herein described tract, said iron rod also being the West corner of a 20.166 acre tract of land conveyed from Michael V. Stewart to Roy B. Boyd, et ux as recorded in Volume 409, Page 553 of the Deed Records of said county and at the intersection of the southeast right-of-way line of Farm-to-Market Road 1961 (80' R.O.W.) and the southwest right-of-way line of Lassman Road (40' R.O.W.);

THENCE, South 78°12'00" East (basis of bearing), with the common line of the 20.166 acre Boyd tract, passing at a distance of 1,252.19 feet a 5/8 inch diameter iron rod found on line for reference, and continuing for an overall distance of 1,252.48 feet to a point for the East corner of the herein described tract, said point also being the South corner of the 20.166 acre Boyd tract and in the northwest line of a 109.97 acre tract of land conveyed from Newana Jorgensen, et al to F. Wayne Henderson as recorded in Volume 171, Page 749 of the Official Records of said county;

THENCE, South 11°28'26" West, with the common line of the 109.97 acre Henderson tract, a distance of 419.69 feet to a 5/8 inch diameter iron rod found for the South corner of the herein described tract, said iron rod also being the East corner of a 12.00 acre tract of land conveyed from the Brenda L. Garrett to Mary L. Garrett, et al as recorded in Volume 101, Page 389 of the Official Records of said county;

THENCE, North 78°12'00" West, with the common line of the 12.00 acre Garrett tract, a distance of 1,241.15 feet to a 5/8 inch diameter iron rod found for the West corner of the herein described tract, said iron rod also being the North corner of the 12.00 acre Garrett tract and in the southeast right-of-way line of Farm-to-Market Road 1961;

THENCE, North 11°46'00" East, with the southeast right-of-way line of Farm-to-Market Road 1961, a distance of 82.26 feet to a 5/8 inch diameter iron rod found for an interior corner of the herein described tract;

THENCE, North 09°30'00" East, with the southeast right-of-way line of Farm-to-Market Road 1961, a distance of 337.70 feet to the POINT OF BEGINNING, CONTAINING within these metes and bounds 12.00 acres of land, more or less.



Goliad County
Vickie Quinn
Goliad County Clerk

Instrument Number: 1

Foreclosure Posting

Recorded On: January 02, 2025 01:39 PM

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: 1
Receipt Number: 20250102000010
Recorded Date/Time: January 02, 2025 01:39 PM
User: Annie B
Station: clerk03

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