

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

CALDWELL County

Deed of Trust Dated: April 20, 2007

Amount: \$21,117.00

Grantor(s): MARY CONTRERAS

Original Mortgagee: AMERICAN GENERAL FINANCIAL SERVICES, INC

Current Mortgagee: OneMain Financial Services, Inc.

Mortgagee Servicer and Address: c/o SELECT PORTFOLIO SERVICING, INC., 3217 South Decker Lake Drive, Salt Lake City, UT 84119

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. 072071

Legal Description: SEE EXHIBIT "A" ATTACHED HERETO.

WHEREAS MARY CONTRERAS is deceased.

Whereas, an Order to Proceed with Expedited Foreclosure under the Texas Rule Civil Procedure 736 was entered on January 4, 2019 under Cause No. 18-O-502 in the 421st Judicial District Court of CALDWELL County, Texas

Date of Sale: February 1, 2022 between the hours of 1:00 PM and 4:00 PM.

Earliest Time Sale Will Begin: 1:00 PM

Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the CALDWELL 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 DONALD GRAHAM, AMY ORTIZ, DYLAN RUIZ, VIOLET NUNEZ, EDWARD LUBY, NANCY PARKER, ROBERTA AVERY-HAMILTON, CARY CORENBLUM, SHARLET WATTS, JOSHUA SANDERS, ALEENA LITTON, MATTHEW HANSEN, THOMAS GILBRAITH, C JACON SPENCE, SHARLET WATTS, ANGELA ZAVALA, MICHELLE JONES, RICHARD ZAVALA JR., DEANNA RAY, ELIZABETH ANDERSON 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, WATTERS & ASKANASE, L.L.P.  
1201 Louisiana, Suite 2800  
Houston, Texas 77002  
Reference: 2016-012128

  
c/o Tejas Trustee Services  
14800 Landmark Blvd, Suite 850  
Addison, TX 75254

Filed this 16<sup>th</sup> day of Dec 20 21  
2:20 P.M.

TERESA RODRIGUEZ  
COUNTY CLERK, CALDWELL COUNTY, TEXAS  
By Veronica Salinas Deputy

Veronica Salinas

BEING situated in the City of Luling, in Caldwell County, Texas; and being a part of the SPENCER MORRIS LEAGUE, in Caldwell County, Texas, as conveyed by Joseph Monty to Edith Reedy, February 2, 1961, recorded in Volume 286 at Page 184 of the Caldwell County Deed Records, said tract being described by metes and bounds as follows:

BEGINNING at a 3/4 inch iron rod pin found in the Northwest right of way of Pine Street and the Southeast corner of this tract;

THENCE North 60 degrees West 150 feet with existing fence to a 1/2 inch iron pin set at the base of a chain link fence corner post for the Northeast corner of this tract;

THENCE South 30 degrees West 60 feet with existing fence to a 1/2 inch iron pin set South 30 degrees West 0.8 feet of a chain link fence corner post for the Northwest corner of this tract;

THENCE South 60 degrees East 150 feet to the Northwest right of way line of Pine Street found a 3/4 inch iron pin marking the Southwest corner of this tract;

THENCE North 30 degrees East 60 feet with the Northwest right of way line of Pine Street to the PLACE OF BEGINNING as surveyed on the ground by Ben H. Chamness, Jr., Registered Professional Engineer No. 3417, on May 3, 1973.