

RECEIVED

MAR 15 2021

10:55 A.M.
GRACIE ALANIZ-GONZALES
COUNTY CLERK

NOTICE OF FORECLOSURE SALE
("SUBSTITUTE TRUSTEE'S" SALE)

NOTICE REGARDING MILITARY SERVICE

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 IMMEDIATELY.

DATE OF NOTICE: March 8, 2021

TYPE OF INSTRUMENT: Deed of Trust ("Deed of Trust")

DATED: March 21, 2016

GRANTOR: Christopher D. Joyce and Jennifer B. Joyce

TRUSTEE: New Wave Properties, Inc.

LENDER: First Capital Properties, LTD.

CURRENT HOLDER: First Capital Properties, LTD.

RECORDED IN: Deed of Trust is recorded under Instrument/Document Number 655144 of the real property records of San Patricio County, Texas

LEGAL DESCRIPTION & PROPERTY TO BE SOLD: Lot Fourteen (14), Block One (1) Subdivision Portland Sutherland No. 1 0.176 Acres

(More commonly known as: 202 Sutherland Drive, Portland, Texas 78374)

SECURES: Promissory Note ("Note") in the original principal amount of \$123,500.00, executed by Christopher D. Joyce and Jennifer B. Joyce ("Borrower"), and payable to the order of Lender/Holder.

FORECLOSURE SALE:

DATE: April 6, 2021

TIME: The earliest time the sale will begin is 10:00 A.M. or within three hours thereafter

PLACE: **SAN PATRICIO COUNTY COURTHOUSE IN SINTON, TEXAS, AT THE FOLLOWING LOCATION: AT THE FIRST FLOOR OF THE COURTHOUSE, AT THE SOUTH ENTRANCE BETWEEN THE GLASS DOORS IN THE VESTIBULE, OR SUCH OTHER LOCATION AS MAY BE DESIGNATED BY THE COUNTY COMMISSIONERS COURT OF SAN PATRICIO COUNTY, TEXAS**

TERMS OF SALE: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that First Capital Properties, LTD.'s, bid may be by credit against the indebtedness secured by the lien of the Deed of Trust

TRUSTEES/SUBSTITUTE TRUSTEE(S): New Wave Properties, Inc., Ashleigh Renfro, AND/OR Ian Ghrist, AND/OR Sarah Dill, AND/OR Christina Guerra, AND/OR Sara Colavito.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, First Capital Properties, LTD., the owner and holder of the Note, has requested Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of First Capital Properties, LTD.'s election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with First Capital Properties, LTD.'s, rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If First Capital Properties, LTD., passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the

avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by First Capital Properties, LTD. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, any Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by 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.

Name and Address of Sender of Notice:

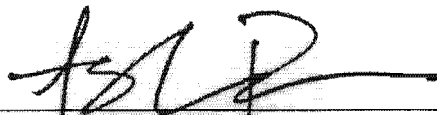
Renfro Hausheer, PLLC
2735 Villa Creek Drive, Suite, 140
Farmers Branch, Texas 75234

Name and Address of Sender of Notice:

DIA Servicing, LLC
2735 Villa Creek Drive, Suite, 140
Farmers Branch, Texas 75234

Pursuant to Section 51.0025 of the Texas Property Code, the mortgage servicer and/or its Attorney are entitled to administer the foreclosure due to the fact that servicer, noteholder or Lender, and Attorney have entered into an agreement granting authority to service the mortgage and administer foreclosure proceedings.

Renfro Hausheer, PLLC



By: Ashleigh Renfro, Substitute Trustee
2735 Villa Creek Drive, Suite 140
Farmers Branch, Texas 75234
Telephone (972) 708-4425
Fax (972) 521-6413

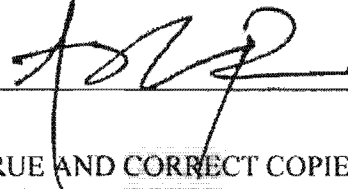
RECIPIENT(S)

Christopher D. Joyce
Jennifer B. Joyce
202 Sutherland Drive
Portland, Texas 78374

VIA CMRRR # 7014-1640-0001-9057-6886
VIA USPS FIRST-CLASS MAIL

DATE SENT: MARCH 8, 2021

BY: _____



I HEREBY CERTIFY THAT ON MARCH 8, 2021, TRUE AND CORRECT COPIES OF THIS DOCUMENT WERE SENT TO THE RECIPIENTS AT THE ADDRESS AND BY THE METHOD(S) DESCRIBED ABOVE.

Ashleigh Renfro



RECEIVED

FEB 25 2021

12:10 PM
GRACIE ALANIZ-GONZALES
COUNTY CLERK

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**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.**

Matter No.: 095176-TX

Date: February 17, 2021

County where Real Property is Located: San Patricio

ORIGINAL MORTGAGOR: MATTHEW W. WEBER AND WIFE, KELLI JOANNA WARNCKE

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS
BENEFICIARY, AS NOMINEE FOR GREEN TREE SERVICING LLC,
ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: LOANCARE, LLC

MORTGAGE SERVICER: LOANCARE

DEED OF TRUST DATED 8/9/2013, RECORDING INFORMATION: Recorded on 8/26/2013, as Instrument No. 630809

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): LOT TWENTY-FIVE (25), BLOCK THREE (3), FRENCH VILLAGE, AN ADDITION TO THE CITY OF PORTLAND, SAN PATRICIO COUNTY, TEXAS, ACCORDING TO MAP OR PLAT RECORDED IN VOLUME 4, PAGE 60 OF THE MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **4/6/2021**, the foreclosure sale will be conducted in **San Patricio** County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than **1:00 PM**, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

LOANCARE is acting as the Mortgage Servicer for LOANCARE, LLC who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. LOANCARE, as Mortgage Servicer, is representing the Mortgagee, whose address is:

LOANCARE, LLC
c/o LOANCARE
3637 SENTARA WAY
VIRGINIA BEACH, VA 23452-4262

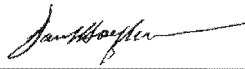
The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.



Matter No.: 095176-TX

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE JOHN SISK, COLETTE MAYERS, STEPHEN MAYERS, ISRAEL CURTIS, RAMON PEREZ, GARRETT SANDERS, MARCIA CHAPA, DYLAN RUIZ, AMY ORTIZ, MARYNA DANIELIAN, MEGAN YSASSI, EVAN PRESS, KATHLEEN ADKINS, DANA DENNEN, JO WOOLSEY, BOB FRISCH, ARNOLD MENDOZA, SANDRA MENDOZA, ALEXIS MENDOZA, SUSANA SANDOVAL, PAUL A. HOEFKER, ROBERT L. NEGRIN** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Aldridge Pite, LLP, 701 N. Post Oak Road, Suite 205, Houston, TX 77024. (713) 293-3618.

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 immediately.

By: 
Paul A. Hoefker, Attorney
Robert L. Negrin, Attorney
Aldridge Pite, LLP
701 N. Post Oak Road, Suite 205
Houston, TX 77024

Return to:
ALDRIDGE PITE, LLP
4375 JUTLAND DR., SUITE 200
P.O. BOX 17935
SAN DIEGO, CA 92177-0935
FAX #: 619-590-1385
866-931-0036

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:

7/18/2002

Original Beneficiary/Mortgagee:

BENEFICIAL TEXAS INC.

Recorded in:

Volume: N/A

Page: N/A

Instrument No: 508328

Grantor(s)/Mortgagor(s):

JACK RAYMOND TAYLOR AND JANA TAYLOR, HUSBAND AND WIFE

Current Beneficiary/Mortgagee:

U.S. Bank National Association, as indenture trustee, for the holders of the CIM Trust 2017-3, Mortgage-Backed Notes, Series 2017-3

Property County:

SAN PATRICIO

Mortgage Servicer:

Select Portfolio Servicing, Inc. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:

3217 S. Decker Lake Dr.,
Salt Lake City, UT 84119

RECEIVED

FEB 25 2021

12:10 PM
GRACIE ALANIZ-GONZALES
COUNTY CLERK

Legal Description: LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

Date of Sale: 4/6/2021

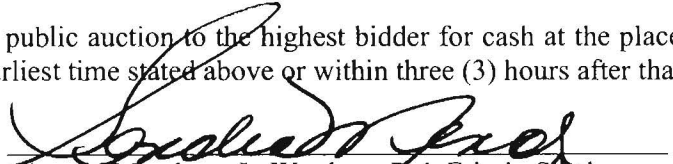
Earliest Time Sale Will Begin: 1pm

Place of Sale of Property: FIRST FLOOR OF THE COURTHOUSE AT THE SOUTH ENTRANCE BETWEEN THE GLASS DOORS IN THE VESTIBULE 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.


Arnold Mendoza, Jo Woolsey, Bob Frisch, Sandra Mendoza, Jodi Steen, Susan Sandoval, Leslye Evans, Janice Stoner, Mary Goldston 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-19-70308-HE

Loan Type: Conventional Residential

EXHIBIT "A"

LEGAL DESCRIPTION

BEGINNING AT A POINT OF INTERSECTION OF TWO COUNTY ROADS, SAME BEING THE SOUTHWEST CORNER OF THIS TRACT OF LAND DEEDED TO W.L. JAMES ET UX BY DEED DATED NOVEMBER 1, 1965, EXECUTED BY R.E. JAMES ET UX AND RECORDED IN VOLUME 330, PAGES 19-20 DEED RECORDS OF SAN PATRICIO COUNTY, TEXAS;

THENCE S 87 DEG. 38' 45' E A DISTANCE OF 150.0 FEET TO A POINT FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING;

THENCE NORTH A DISTANCE OF APPROXIMATELY 151.0 FEET TO A POINT ON THE NORTH LINE OF SAID W.L. JAMES TRACT ABOVE REFERRED TO FOR THE NORTHWEST CORNER HEREOF;

THENCE S 89 DEG. 50' 23' E A DISTANCE OF 115.6' TO A 3/4' PIPE PREVIOUSLY SET FOR AN INSIDE CORNER OF THE R.E. JAMES 10.0 ACRE TRACT AND THE NORTHEAST CORNER OF THIS TRACT;

THENCE SOUTH A DISTANCE OF APPROXIMATELY 151.0 FEET TO A POINT ON THE SOUTH LINE OF SAID W.L. JAMES TRACT ABOVE REFERRED TO FOR THE SOUTHEAST CORNER HEREOF;

THENCE N 87 DEG. 38' 45' W ALONG SAID LINE OF SAID W.L. JAMES TRACT AT A DISTANCE OF 115.79' TO THE POINT OF BEGINNING. TAX MAP OR PARCEL ID NO.: 2139-0318-0000-022

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

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 immediately.

DEED OF TRUST INFORMATION:

Date: **January 14, 2000**
Grantor(s): **Catarino Delafuenta, III and Carol Morales**
Original Mortgagee: **United State of America acting through the Rural Housing Service or successor agency, United States Department of Agriculture**
Original Principal: **\$69,000.00**
Recording Information: **Instrument Number 480763**
Property County: **San Patricio**
Property: **Lot Six (6), Block Two (2), Los Laureles Subdivision to the Town of Sinton in San Patricio County, Texas, as shown by map or plat of same of record in Envelope A-206 of the Map records of said county.**
Property Address: **721 Dominga Drive
Sington, TX 78387**

RECEIVED
FEB 25 2021
12:10 p.m.
GRACIE ALANIZ-GONZALES
COUNTY CLERK

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: **USDA Rural Development**
Mortgage Servicer: **USDA Rural Development**
Mortgage Servicer: **4300 Goodfellow Blvd**
Address: **Bldg. 105F, FC 215
St. Louis, MO 63120**

SALE INFORMATION:

Date of Sale: **April 6, 2021**
Time of Sale: **1:00 pm or within three hours thereafter.**
Place of Sale: **The first floor of the Courthouse at the south entrance between the glass doors in the vestibule or, if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.**
Substitute Trustee: **Arnold Mendoza, Susan Sandoval, Jo Woolsey, Bob Frisch, Sandra Mendoza, Jodi Steen, Leslye Evans, Janice Stoner, Mary Goldston or Alexis Mendoza, any to act**
Substitute Trustee Address: **5501 East LBJ Frwy, Ste. 925
Dallas, TX 75240**

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared, such default was reported to not

have been cured, and all sums secured by such Deed of Trust are declared immediately due and payable.

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Arnold Mendoza, Susan Sandoval, Jo Woolsey, Bob Frisch, Sandra Mendoza, Jodi Steen, Leslye Evans, Janice Stoner, Mary Goldston or Alexis Mendoza, any to act, have been appointed as Substitute Trustees and authorized by the Mortgage Servicer to enforce the power of sale granted in the Deed of Trust; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note is hereby accelerated, and all sums secured by the Deed of Trust are declared to be immediately due and payable.
2. Arnold Mendoza, Susan Sandoval, Jo Woolsey, Bob Frisch, Sandra Mendoza, Jodi Steen, Leslye Evans, Janice Stoner, Mary Goldston or Alexis Mendoza, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien imposed by the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for the particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be sold "AS-IS", purchaser's will buy the property "at the purchaser's own risk" and "at his peril" and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interest of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.
5. 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, the Mortgagee's Attorney, or the duly appointed Substitute Trustee.

Padgett Law Group
6267 Old Water Oak Road
Suite 203
Tallahassee, FL 33213
(850) 422-2520

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

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RECEIVED

DEED OF TRUST INFORMATION:

Date: **July 19, 2002**

Grantor(s): **Bonnie Gurk**

Original Mortgagee: **United States of America acting through the Rural Housing Service or successor agency, United States Department of Agriculture**

Original Principal: **\$80,600.00**

Recording Information: **Instrument Number 508396 and re-recorded at Instrument Number 512419**

Property County: **San Patricio**

Property: **Lots Fifteen (15) and Sixteen (16), Block Three, (3), TAFT & ADDITIONS, San Patricio County Texas, as shown by map or plat of same of record in Volume 3, Page 1-B of the Map Records of San Patricio County, Texas.**

Property Address: **605 Fetick Avenue
Taft, TX 78390**

FEB 25 2021
12:10 PM
GRACIE ALANIZ-GONZALES
COUNTY CLERK

MORTGAGE SERVICING INFORMATION:

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Current Mortgagee: **United States Department of Agriculture, Rural Housing Service**

Mortgage Servicer: **USDA Rural Development**

Mortgage Servicer: **4300 Goodfellow Blvd**

Address: **Bldg. 105F, FC 215
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