

RECEIVED

JUN 15 2020

10:30A M
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.**

San Patricio County Texas Home Equity Security Instrument

Date of Security Instrument: December 22, 2009

Amount: \$97,503.75

Grantor(s): ADOLPHO G. GUERRA, AKA ADOLPHO GUERRA,
YOLANDA GUERRA AKA YOLANDA RODRIGUEZ
GUERRA, HUSBAND AND WIFE

Original Mortgagee: CITIFINANCIAL, INC.

Current Mortgagee: WILMINGTON SAVINGS FUND SOCIETY, FSB, AS
TRUSTEE OF STANWICH MORTGAGE LOAN TRUST A

Original Trustee: LANA L OWEN

Mortgage Servicer and Address: Carrington Mortgage Services, LLC
1600 South Douglass Road, Suite 200-A
Anaheim, California 92806

Recording Information: Recorded on 12/30/2009, as Instrument No. 596659 San
Patricio County, Texas

Legal Description: BEING A 111.33 FT. X 789 FT. RECTANGULAR TRACT
OF LAND OUT OF LOT 12, OF THE WELDER &
COLEMAN-FULTON PASTURE CO. SUBDIVISION OF
THE GEORGE HARRIS LEAGUE, ABSTRACT 19, SAN
PATRICIO COUNTY, TEXAS AND MORE COMPLETELY
DESCRIBED IN ATTACHED EXHIBIT "A"

Date of Sale: 7/7/2020

Earliest Time Sale Will Begin: 1:00 PM

Place of Sale: The foreclosure sale will be conducted in the area designated by the San Patricio County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosures 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.

WHEREAS, an Default Order was entered on 12/17/2019, under Cause No. S-18-5890CV-B, in the 156th Judicial District Judicial District Court of San Patricio County, Texas;

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 **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



4724650


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.

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 state above or within three (3) hours after that time.

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 Texas Home Equity Security Instrument, 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. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's Attorney.

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 the notice immediately.

EXECUTED in multiple originals on 6/11/2020.

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

COMPLAINTS REGARDING THE SERVICING OF YOUR MORTGAGE SHOULD BE SENT TO THE DEPARTMENT OF SAVINGS AND MORTGAGE LENDING, 2601 NORTH LAMAR, SUITE 201, AUSTIN, TX 78705. A TOLL-FREE CONSUMER HOTLINE IS AVAILABLE AT 877-276-5550

EXHIBIT A (Legal Description)

THE FOLLOWING DESCRIBED REAL PROPERTY SITUATED IN SAN PATRICIO COUNTY, TEXAS, TO-WIT:

BEING A 111.33 FT. X 789 FT. RECTANGULAR TRACT OF LAND OUT OF LOT 12, OF THE WELDER & COLEMAN-FULTON PASTURE CO. SUBDIVISION OF THE GEORGE MORRIS LEAGUE, ABSTRACT 19, SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY MAP OR PLAT OF RECORD IN THE OFFICE OF THE COUNTY CLERK OF SAID COUNTY, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTERLINE OF A PUBLIC ROAD AND IN THE NORTH BOUNDARY LINE

OF SAID LOT 12, SAID POINT BEING 940.84 FT. EAST OF THE NORTHWEST CORNER OF SAID LOT 12, FOR THE NORTHWEST CORNER AND POINT OF BEGINNING OF THIS TRACT;

THENCE IN A SOUTHERLY DIRECTION FOLLOW A LINE PARALLEL WITH THE WEST BOUNDARY LINE OF SAID LOT 12 A DISTANCE OF 789 FT. TO A POINT FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE IN AN EASTERLY DIRECTION AND PARALLEL WITH THE NORTH BOUNDARY LINE OF SAID LOT 12 A DISTANCE OF 111.33 FT. TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF THIS TRACT;

THENCE IN A NORTHERLY DIRECTION AND PARALLEL WITH THE WEST BOUNDARY LINE OF SAID LOT 12, A DISTANCE OF 789.00 FEET TO A POINT IN THE CENTERLINE OF A PUBLIC ROAD, SAID POINT BEING THE NORTHEAST CORNER OF THIS TRACT;

THENCE IN A WESTERLY DIRECTION ALONG THE CENTERLINE OF SAID PUBLIC ROAD AND THE NORTH BOUNDARY LINE OF SAID LOT 12 A DISTANCE OF 111.33 FT. TO THE PLACE OF BEGINNING AND CONTAINING TWO ACRES OF LAND, MORE OR LESS.

Tax ID: 2139-0019-0012-028

Notice of Trustee's Sale

Date: **June 2, 2020**
Trustee: **Lee J. Schmitt**
Mortgagee: **Nextlots Now, LLC, a Texas Limited Liability Company**
Note: **October 18, 2019, Principal Amount \$ 24,400.00**

Deed of Trust

Date: **October 18, 2019**
Grantor: **Richard Scott Garcia**
JoAnna Garica
Mortgagee: **Nextlots Now, LLC, a Texas Limited Liability Company**
Recording information: **Deed of Trust and Promissory Note**

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JUN - 4 2020
11:30 AM
GRACIE ALANIZ-GONZALES
COUNTY CLERK

Property Acct. No. : **36006**
Lot 4, Block 373, Original Townsite Addition, Town Of Aransas Pass, San Patricio County, Texas, According To The Map Or Plat Thereof, Recorded In Volume 3, Page 41, Map Records Of San Patricio County, Texas.

(Address: 1027 S. Lamont (It4) Aransas Pass, San Patricio County, Texas 78336)

County: **San Patricio County**
Trustee's/Substitute Trustee's Name: **Lee J. Schmitt**
Trustee's/Substitute Trustee's Address: **P.O. Box 865, Lancaster, Texas 75146**
Date of Sale (first Tuesday of month): **July 7, 2020**
Time of Sale: **10:00 am**
Place of Sale: **San Patricio County Courthouse**

Lee J. Schmitt is Trustee under the Deed of Trust/ Nextlots Now, LLC, a Texas Limited Liability Company has appointed **Lee J. Schmitt** as Trustee under the Deed of Trust. Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the **July 7, 2020**, Trustee will offer the Property for sale at public auction at the **San Patricio County Courthouse, Sinton, Texas**, to the highest bidder for cash, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The earliest time the sale will occur is the **10:00 AM**, and sale will be conducted no later than three hours thereafter.



Lee J. Schmitt, Trustee

6-2-2020

NOTICE OF FORECLOSURE SALE

May 29, 2020

DEED OF TRUST

Date: January 26, 2010

Grantor: Alma Gonzalez

Trustee: F-T Service Corp.

Lender: Curtis Speed and Adrian Perez

Recorded in: Clerk's File No.603512 of the Official Public Records of San Patricio County, Texas.

Secures: Real Estate Note/Promissory Note in the original principal amount of FIFTY-FOUR THOUSAND AND NO/100 (\$54,000.00) executed by Alma Gonzalez ("Borrower") and payable to the order of Curtis Speed and Adrian Perez.

Property: The real property and improvements described in and mortgaged in the Deed of Trust, including the real property located at 12169 Villarreal Street, Sinton, Texas 78387, and more particularly described as Lots 7 and 8, Block 3, Sinton Ranches Estates, a subdivision in the City of Sinton, San Patricio County, Texas, according to map or plat recorded in Envelopes A-273 & A-274, Tube 19-1, of the Map Records of San Patricio County, Texas, to which reference is made for all pertinent purposes, and all rights and appurtenances thereto.

Substitute Trustee: Thomas E. Jackson
Law Office of J. Reese Buchanan, P.C.
737 Everhart Road, Suite C
Corpus Christi, Texas 78411

Foreclosure Sale:

Date: Tuesday, July 7, 2020

Time: The sale of the Property will be held between the hours of 1:00 P.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 1:00 P.M. and not later than three hours thereafter.

Place: The first floor of the San Patricio County Courthouse at the south entrance

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MAY 29 2020

12:58P_M

GRACIE ALANIZ-GONZALES
COUNTY CLERK

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 pursuant to section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place or as designated by the County Commissioners.

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 Lender's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Real Estate Note/Promissory Note and in the performance of the obligations of the Deed of Trust. Because of that default, Charles Curtis Speed and Adrian Perez, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber those real and personal property. Formal notice is hereby given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with the Lender'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, THE SUBSTITUTE TRUSTEE WILL SELL THE PROPERTY IN ACCORDANCE WITH THE TERMS OF SALE DESCRIBED ABOVE, THE DEED OF TRUST AND APPLICABLE TEXAS LAW.

If the Lender passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be posted and re-filed 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 Lender. 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.

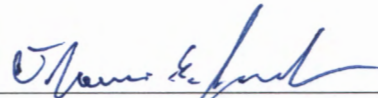
Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further

conditions shall be announced before bidding opened for the first sale of the day held by Substitute Trustee.

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.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE 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.

EXECUTED this 29th day of May, 2020



Thomas E. Jackson
Substitute Trustee
Law Office of J. Reese Buchanan, P.C.
737 Everhart Road, Suite C
Corpus Christi, Texas 78411

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TS No.: 2020-01003-TX
20-000559-673

MAY 28 2020

1:32 PM
GRACIE ALANIZ GONZALES
COUNTY CLERK

Notice of [Substitute] Trustee 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.

1. Date, Time and Place of Sale.

Date: 07/07/2020

Time: The sale will begin at 01:00 PM or not later than three hours after that time

Place: San Patricio County, Texas at the following location: **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 PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS**

Property Address: 2108 ST CHARLES DR, PORTLAND, TX 78374

2. 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. Any conveyance of the property is subject to all matters of record affecting the property.

3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 06/16/2005 and recorded 07/19/2005 in Document 546572, real property records of San Patricio County, Texas, with Lee Garza and wife, Gennie Kay Garza grantor(s) and OPTION ONE MORTGAGE CORPORATION, A CALIFORNIA CORPORATION as Lender, Wells Fargo Bank, National Association, as Trustee for Securitized Asset Backed Receivables LLC Trust 2005-OP2, Mortgage Pass-Through Certificates, Series 2005-OP2 as Beneficiary.

4. Appointment of Substitute Trustee: In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

5. Obligation Secured: Deed of Trust or Contract Lien executed by Lee Garza and wife, Gennie Kay Garza, securing the payment of the indebtedness in the original principal amount of \$91,920.00, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. Wells Fargo Bank, National Association, as Trustee for Securitized Asset Backed Receivables LLC Trust 2005-OP2, Mortgage Pass-Through Certificates, Series 2005-OP2 is the current mortgagee of the note and deed of trust or contract lien.

Notice of [Substitute] Trustee Sale

6. Default: A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.

7. Property to be sold: The property to be sold is described as follows:

LOT 22, BLOCK 1, TWIN FOUNTAINS UNIT 3, AN ADDITION TO THE TOWN OF PORTLAND, SAN PATRICIO COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 12, PAGE 41, OF THE MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.

8. Mortgage Servicer Information: 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 lien securing the property referenced above. PHH Mortgage Corporation, as Mortgage Servicer, is representing the current mortgagee, whose address is:

C/O PHH Mortgage Corporation

**1 Mortgage Way
Mt. Laurel, NJ 08054**

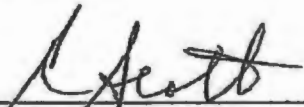
Phone: 877-744-2506

Notice of [Substitute] Trustee Sale

9. Limitation of Damages: 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.

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.

Date: May 22, 2020



Stephanie Spurlock, Camisha Scott, Iman Walcott, Tanesha Humphrey, Claire Buxton – Attorney
or Authorized Agent of The Mortgagee or Mortgage Servicer

C/O Power Default Services, Inc.
Northpark Town Center
1000 Abernathy Rd NE; Bldg 400, Suite 200
Atlanta, GA 30328
Telephone: 855-427-2204
Fax: 866-960-8298

**POWER DEFAULT SERVICES, INC. MAY BE ACTING AS A DEBT COLLECTOR
ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR
THAT PURPOSE.**

Certificate of Posting

I am Sandra Mendoza 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 5.28.20 I filed this Notice of Foreclosure Sale at the office of the San Patricio County Clerk and caused it to be posted at the location directed by the San Patricio County Commissioners Court.

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 OF SALE

PURSUANT TO AUTHORITY conferred upon the Trustee by that certain Deed of Trust dated October 16, 2018, executed by **DAVID A. AYER AND CYNTHIA A. LOZANO, A MARRIED COUPLE** ("Mortgagor") to K. Clifford Littlefield, Trustee for the benefit of **VANDERBILT MORTGAGE AND FINANCE, INC.** ("Mortgagee"), filed for record under Instrument No. 682506, Official Public Records of San Patricio County, Texas, Mortgagee appoints K. Clifford Littlefield, Andrew Schuster, Alexander J. Tiffany or Norma Jean Hesseltine, whose address is listed below, under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the covenants of the Deed of Trust, to sell on **Tuesday, July 7, 2020**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the San Patricio County Courthouse at the place designated by the Commissioner's Court for such sales in San Patricio County, Texas, (on the steps of the county courthouse or as designated by the County Commissioner), the sale to begin at 1:00 o'clock p.m. or not later than three (3) hours after such time on that date, selling all of the property as an entirety or in such parcels as the Trustee acting may elect the property offered for sale, more particularly described on Exhibit "A" attached hereto and made a part hereof, together with any and all improvements constructed upon, affixed to or located upon the above described real property, including but not limited to a 2018 CMH Manufactured Home, Serial No. CW2019818TXAB.

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.

EXECUTED this 19th day of May, 2020.

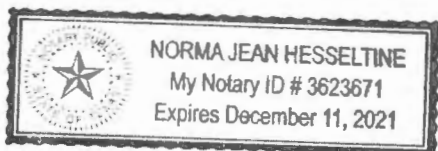
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MAY 21 2020
9:57 AM
GRACIE ALANIZ-GONZALES
COUNTY CLERK

THE STATE OF TEXAS §
COUNTY OF NUECES §

K. CLIFFORD LITTLEFIELD
K. CLIFFORD LITTLEFIELD, Mortgagee Attorney
UPTON, MICKITS & HEYMANN, L.L.P.
802 N. Carancahua, Suite 450
Corpus Christi, Texas 78401
Telephone: (361) 884-0612
Facsimile: (361) 884-5291
Email: clittlefield@umhlaw.com

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by **K. CLIFFORD LITTLEFIELD**, this 19th day of May, 2020, to certify which witness my hand and official seal.



Norma Jean Hesseltine
NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

1.00 acres tract of land being out of Section 22 of the George H Paul Subdivision of the Coleman-Fulton Pasture Company Lands, recorded in Volume 1, Page 27 of the Map Records of San Patricio County, Texas; Said 1.00 acres tract being one-half of a 2 acres tract of land conveyed to Jose M. and Margarita G. Ramos by Deed recorded in Volume 511, Page 240 of the Deed Records of San Patricio County, Texas; Said 1.00 acres tract is comprised of a portion of the S. Riley Survey, Abstract 223, is located approximately 4 miles northeast of the City of Odem, in San Patricio County, Texas, and is described by metes and bounds as follows.

BEGINNING at a point in the pavement, in the approximate centerline intersection of F. M. Highway 1944 and County Road 2567, at the common corner of Sections 21, 22, 28 and 29 of said Subdivision, at the southwest corner of said Section 22 and the southwest corner of said 2 acres tract, for the southwest corner of this tract;

Thence N 01°03'54" E (called North) along the approximate centerline of the 60-foot right-of-way of said County Road 2567, the east line of said Section 28, the west line of said Section 22, the west line of said 2 acres tract, and the west line of this tract, at 48.00 feet pass a point whence 5/16 inch iron rod with surveyor's cap stamped "R.P.L.S. 5874" set at the intersection of the east line of the 60-foot right-of-way of said County Road 2567 and the north line of the 80-foot right-of-way of said F. M. Highway 1944 bears S 88°56'06" E a distance of 30.00 feet; in all a distance of 168.03 feet to a point at the southwest corner of the 1.00 acres Share 2, also surveyed this date, for the northwest corner of this tract,

Thence S 21°00'45" E across said 2 acres tract, along the south line of said Share 2 and the north line of this tract, at 30.28 feet pass a 5/8 inch iron rod with surveyor's cap stamped "R.P.L.S. 5874" set in said east right-of-way line of said County Road 2567 for a line marker, in all a distance of 297.94 feet to a 5/8 inch iron rod with surveyor's cap stamped "R.P.L.S. 5874" set in interior west line of a 158 acres tract of land conveyed to Edwin C. McDonald by Deed recorded in Clerk's File No. 421018 of the Real Property Records of San Patricio County, Texas; in the east line of said 2 acres tract, at the southeast corner of said Share 2, for the northeast corner of this tract;

Thence S 01°03'54" W (called South) along an interior west line of said 158 acres tract, the east line of said 2 acres tract and the east line of this tract, at 86.96 feet pass a 5/8 inch iron rod with surveyor's cap stamped "R.P.L.S. 5874" set in said north right-of-way line of F. M. Highway 1944, in all a distance of 126.96 feet to a point in the pavement, in the approximate centerline of said 80-foot right-of-way, in the north line of said Section 21 and the south line of said Section 22, at an exterior corner of said 158 acres tract, and the southeast corner of said 2 acres tract, for the southeast corner of this tract;

Thence N 88°56'06" W along the approximate centerline of said 80-foot right-of-way, the north line of said Section 21, the south line of said Section 22, the south line of said 2 acres tract, and the south line of this tract, a distance of 295.10 feet (called West 295.1') to the **POINT OF BEGINNING**, containing 1.00 acres of land, more or less, subject to any and all easements and agreements of record.

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 OF SALE

PURSUANT TO AUTHORITY conferred upon the Trustee by that certain Deed of Trust dated September 14, 2013, executed by **TIMOTHY P. THORN, AN UNMARRIED PERSON** ("Mortgagor") to Tim Williams, Trustee for the benefit of **21ST MORTGAGE CORPORATION** ("Mortgagee"), filed for record under Instrument No. 631390, Official Public Records of San Patricio County, Texas, Mortgagee appoints K. Clifford Littlefield, Andrew Schuster, Alexander J. Tiffany or Norma Jean Hesseltine, whose address is listed below, under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the covenants of the Deed of Trust, to sell on **Tuesday, July 7, 2020** (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the San Patricio County Courthouse at the place designated by the Commissioner's Court for such sales in San Patricio County, Texas, (on the steps of the county courthouse or as designated by the County Commissioner), the sale to begin at 1:00 o'clock p.m. or not later than three (3) hours after such time on that date, selling all of the property as an entirety or in such parcels as the Trustee acting may elect the property offered for sale, more particularly described on Exhibit "A" attached hereto and made a part hereof, together with any and all improvements constructed upon, affixed to or located upon the above described real property, including but not limited to the 2007 Oak Creek Manufactured Home, Serial No. OC050716488AB.

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.

EXECUTED this 19th day of May, 2020.

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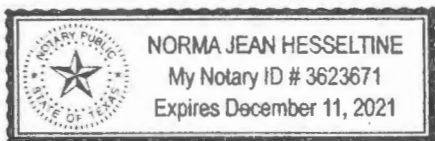
MAY 21 2020
9:54 AM
GRACIE ALANIZ-GONZALES
COUNTY CLERK

KLITTLE!

K. CLIFFORD LITTLEFIELD, Mortgagee Attorney
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THE STATE OF TEXAS §
COUNTY OF NUECES §

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by **K. CLIFFORD LITTLEFIELD**, this 19th day of May, 2020, to certify which witness my hand and official seal.



Norma Jean Hesseltine

NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

Tract One: The North One-Half (N/2) of Lot SIX (6), Block Five (5), TRADEWINDS ESTATES, San Patricio County, Texas, according to the map or plat thereof, recorded in Volume 13, Page 112 of the Map Records, San Patricio County, Texas.

Tract Two: The South One-Half (S/2) of Lot SEVEN (7), Block FIVE (5), TRADEWINDS ESTATES, San Patricio County, Texas, according to the map or plat thereof, recorded in Volume 13, Page 112, of the Map Records, San Patricio County, Texas.

Return to:
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