

NOTICE OF TRUSTEE'S SALE

THE STATE OF TEXAS §
COUNTY OF San Patricio §

KNOW ALL PERSONS BY THESE PRESENTS:

THAT, WHEREAS, on or about September 28, 2020 Jon Burchard ("Borrower"), executed and delivered to Lee J. Schmitt, Trustee whose address is P O Box 870 Lancaster, Texas 75146, for the benefit of NEXTLOTS NOW, LLC, a Texas limited liability company ("Lender"), that certain (the "Deed of Trust"), recorded in as Instrument#703243 of the Official Records of San Patricio County, Texas, to secure payment of that certain OF THE PROMISSORY NOTE in the original principal amount of \$39,400.00, dated September 28, 2020, and the other indebtedness, liabilities, and obligations described in the Deed of Trust (collectively, the "Indebtedness");

WHEREAS, pursuant to and in accordance with the terms and conditions of the Deed of Trust, Lender hereby appoints Lee J. Schmitt an individual ("Trustee"), whose address is P O Box 870 Lancaster, Texas 75146, to succeed to all of the rights, powers, and estates granted and delegated in the Deed of Trust to the Original Trustee and any subsequent trustee; and

WHEREAS, the Deed of Trust creates liens on certain real property situated in San Patricio County, Texas more particularly described on Exhibit A attached hereto and made a part hereof (the "Land"), including any improvements located thereon (the "Improvements", and collectively with the Land, the "Mortgaged Property"); and

WHEREAS, Lender has made demand upon Borrower to pay to Lender the Indebtedness, but Lender has not been paid; and

WHEREAS, Lender has accelerated the Indebtedness and the Indebtedness is now due and payable; and

WHEREAS, Lender as owner of the Indebtedness has requested Trustee to sell the Mortgaged Property to satisfy, in whole or in part, the Indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, March 1, 2022, at 10:00 A.M. or no later than three hours after that time, Trustee, or a subsequently appointed successor substitute trustee, will commence the sale of the Mortgaged Property, in parcels or as a unit, at public auction to the highest bidder for cash; such sale will be held at the area designated for such sales by Resolutions of the Commissioner's Court of San Patricio County, Texas, SUBJECT, HOWEVER, to all liens, exceptions to title, easements, restrictions, and encumbrances affecting any of the Mortgaged Property or title thereto which are equal or prior to the liens and security interests created by the Deed of Trust.

To the extent that any of the Mortgaged Property has been released from the lien of the Deed of Trust, this notice is not intended to cover such property, and such property will not be part of the property conveyed to the purchaser hereunder.

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, 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.

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.

If such sales do not result in full satisfaction of all of the Indebtedness, the liens and security interests of the Deed of Trust shall remain in full force and effect with respect to any of the Mortgaged Property not so sold and any and all items and types of real and personal property covered by the Deed of Trust and not described herein.

LENDER: NEXTLOTS NOW, LLC,
a Texas limited liability company

By: *Bea Flores*
Name: Bea Flores, Manager

EXECUTED effective as of January 31, 2022

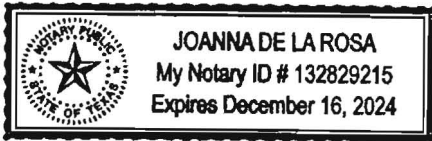
Lee J. Schmitt
Lee J. Schmitt, Trustee

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on January 31, 2022, by

Lee J. Schmitt, in the capacity therein stated.

[SEAL]



Joanna De La Rosa
Notary Public in and for the State of Texas

Exhibit A

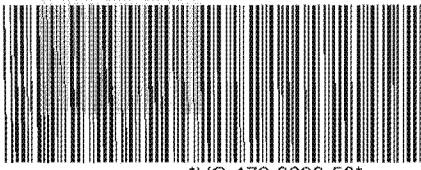
Legal Description of the Land

Tract No. 1: ACCT NO. 35619; Lot 14, and the East 25 feet of Lot 13, Block 272, Original Townsite, City Of Aransas Pass, San Patricio County, Texas, as described in Clerk's File #401734, Real Property Records Of San Patricio County, Texas.

(Address: S. 8th (Lot 13&14 Blk. 272) Aransas Pass, San Patricio County, Texas 78336)

Tract No. 2: The West 25 feet of Lot 13, Block 272, Original Townsite, City Of Aransas Pass, San Patricio County, Texas, as described in Clerk's File #278323, Real Property Records Of San Patricio County, Texas.

(Address: 336 N. 8th (W Lot 13 Blk. 272) Aransas Pass, San Patricio County, Texas 78336)



VG-172-2022-58

San Patricio County
Gracie Alaniz-Gonzales
San Patricio County Clerk

Instrument Number: 58

Foreclosure Posting

Recorded On: February 03, 2022 10:03 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$3.00

***** 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: 58
Receipt Number: 20220203000014
Recorded Date/Time: February 03, 2022 10:03 AM
User: Janie F
Station: cclerkdeeds1-pc

Record and Return To:

NEW HOUSE MARKETING INC
PO BOX 865
LANCASTER TX 75146



STATE OF TEXAS
San Patricio 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 San Patricio County, Texas

Gracie Alaniz-Gonzales
San Patricio County Clerk
San Patricio County, TX

“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.”

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: January 28, 2022

DEED OF TRUST:

Date: December 31, 2009
Grantor: James Lapree and Cynthia Chapa
Beneficiary: First Capital Properties Ltd.
Trustee: New Wave Properties, Inc.

Recording Information: Document No. 612592, Official Records of San Patricio County, Texas

Property: Lot Two (2), Block Five (5), PORTLAND - SUTHERLAND ADDITION #4, an Addition to the City of PORTLAND in San Patricio County, Texas, as shown by map or plat of same of record in the Map Records of San Patricio County, Texas. Also known as 103 Daniel Moore, Portland, TX 78374.

NOTE:

Date: December 31, 2009
Original Principal Amount: \$103,900.00
Debtor: James Lapree and Cynthia Chapa
Owner: First Capital Properties Ltd.

Substitute Trustee: C. M. Henkel III, 802 N. Carancahua, Suite 2100, Corpus Christi, Nueces County, Texas 78401.

Date and Time of Sale of Property: The sale shall begin at 1:00 p.m. on Tuesday, March 1, 2022 or no later than three hours after that time.

Place of Sale of Property: At the area of the Nueces County Courthouse in Corpus Christi, Texas, designated by the Commissioner's Court of Nueces County, Texas, where foreclosures are to take place.

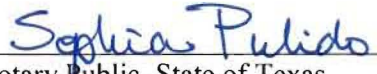
Because of default in performance of the obligations of the Deed of Trust, Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust. The sale will begin at the earliest time stated above or within three hours after that time.

Substitute Trustee:



C. M. HENKEL III

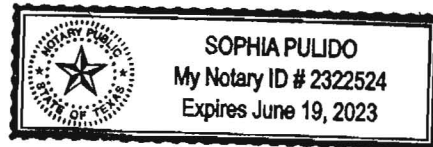
ACKNOWLEDGED, SUBSCRIBED AND SWORN TO BEFORE ME, by C. M. Henkel III on January 28, 2022.

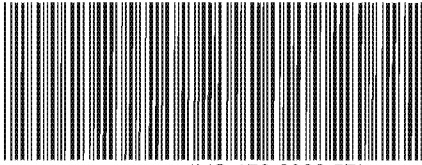


Notary Public, State of Texas

After Recording Return to:

C. M. HENKEL III
802 N. Carancahua, Suite 2100
Corpus Christi, Texas 78401





VG-172-2022-57

San Patricio County
Gracie Alaniz-Gonzales
San Patricio County Clerk

Instrument Number: 57

Foreclosure Posting

Recorded On: January 31, 2022 02:33 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$3.00

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

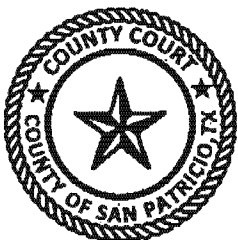
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 57
Receipt Number: 20220131000078
Recorded Date/Time: January 31, 2022 02:33 PM
User: Lina G
Station: cclerkdeeds2

Record and Return To:

PEREZ SERVICE COMPANY AKA PESCO



STATE OF TEXAS
San Patricio 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 San Patricio County, Texas

Gracie Alaniz-Gonzales
San Patricio County Clerk
San Patricio County, TX

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.

5965-362

NOTICE OF FORECLOSURE SALE

1 THE PROPERTY TO BE SOLD

COMMONLY KNOWN AS

2169 LEE LANE, INGLESIDE, TEXAS 78362

LEGAL DESCRIPTION

THE SURFACE ESTATE ONLY IN LOT FIVE (5), BLOCK SEVEN (7), PARKSIDE TERRACE UNIT TWO (2), AN ADDITION TO THE CITY OF INGLESIDE, SAN PATRICIO COUNTY, TEXAS, ACCORDING TO MAP OR PLAT RECORDED IN ENVELOPES A-165 & A-166, TUBE 23-1, OF THE MAP AND/OR PLAT RECORDS OF SAN PATRICIO COUNTY, TEXAS.

2 THE DEED OF TRUST TO BE FORECLOSED UPON

RECORDED IN REAL PROPERTY RECORDS OF
SAN PATRICIO COUNTY

RECORDED ON
OCTOBER 15, 2013

UNDER DOCUMENT#
632050

3 THE SALE IS SCHEDULED TO BE HELD

PLACE

DATE

TIME

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

MARCH 1, 2022

1:00 PM - 4:00 PM

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 § 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.

OBLIGATIONS SECURED

The Deed of Trust executed by CASIMIRO GARZA, III and ENCARNACION M. GARZA, provides that it secures the payment of the indebtedness in the original principal amount of \$175,500.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. REVERSE MORTGAGE SOLUTIONS, INC. is the current mortgagee of the note and deed of trust and PHH MORTGAGE CORPORATION is the current mortgage servicer. A servicing agreement between the mortgager, whose address is 1 Mortgage Way, Mount Laurel, New Jersey 08054, and the mortgage service exists. TEXAS PROPERTY CODE § 51.0025 authorizes the mortgage servicer to collect the debt.

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.

In accordance with Texas Property Code § 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint the following as Substitute Trustee to act under and by virtue of said Deed of Trust:

ARNOLD MENDOZA, SUSAN SANDOVAL, JO WOOLSEY, BOB FRISCH, SANDRA MENDOZA, JODI STEEN, LESLYE EVANS, JANICE STONER, MARY GOLDSTON, ALEXIS MENDOZA, NICHOLAS S. CAMPBELL, ANNAROSE M. HARDING, SARA A. MORTON, JONATHON AUSTIN, and/or BRANCH M. SHEPPARD.

ATTORNEYS AT LAW

Branch M. Sheppard
Annarose M. Harding
Sara A. Morton
Jonathon Austin


GALLOWAY, JOHNSON, TOMPKINS, BURR & SMITH
A PROFESSIONAL LAW CORPORATION
1301 McKinney Street, Suite 1400
Houston, Texas 77010
(713) 599-0700

CERTIFICATE OF POSTING

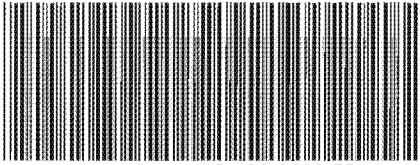
I declare under penalty of perjury that I filed this Notice of Foreclosure Sale at the office of the County Clerk and caused it to be posted at the location directed by the County Commissioners Court.

POSTED 1.27.22

NAME Arnold Mendoza

Arnold Mendoza

TRUSTEE



VG-172-2022-55

San Patricio County
Gracie Alaniz-Gonzales
San Patricio County Clerk

Instrument Number: 55

Foreclosure Posting

Recorded On: January 27, 2022 11:09 AM

Number of Pages: 2

" Examined and Charged as Follows: "

Total Recording: \$3.00

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

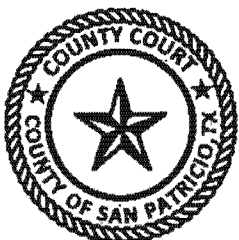
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 55
Receipt Number: 20220127000021
Recorded Date/Time: January 27, 2022 11:09 AM
User: Lina G
Station: cclerkdeeds2

Record and Return To:

PIONEER LAND SERVICES
3737 REYNOSA ST
CORPUS CHRISTI TX 78416



STATE OF TEXAS
San Patricio 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 San Patricio County, Texas

Gracie Alaniz-Gonzales
San Patricio County Clerk
San Patricio County, TX

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 June 23, 2020, executed by **MARY CATHERINE LANDEROS, AN UNMARRIED PERSON** ("Mortgagor") to Tim Williams, Trustee for the benefit of **21ST MORTGAGE CORPORATION** ("Mortgagee"), filed for record under Instrument No. 699866, Official Public Records of San Patricio County, Texas, Mortgagee appoints K. Clifford Littlefield, Alexander J. Tiffany, Mara E. Schechter or Norma Jean Hesselstine, whose address is listed below, Arnold Mendoza, Susan Sandoval, Jo Woolsey, Bob Frisch, Sandra Mendoza, Jodi Steen, Leslye Evans, Janice Stoner, Mary Goldston or Alexis Mendoza, whose business address is 14800 Landmark Blvd., Suite 850, Dallas, Texas 75254, 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, March 1, 2022**, (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 2021 Oak Creek Manufactured Home, Serial No. OC012133430.

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.

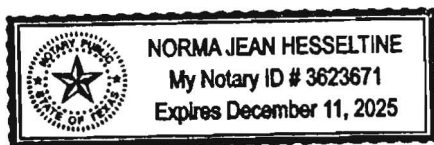
EXECUTED this 19 day of January, 2022.

K Littlefield

K. CLIFFORD LITTLEFIELD, Mortgage 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

THE STATE OF TEXAS §
COUNTY OF NUECES §

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by **K. CLIFFORD LITTLEFIELD**, this 19 day of January, 2022, to certify which witness my hand and official seal.



Norma Jean Hesselstine

NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

Field notes of a 0.50 acre tract of land, being part of a tract conveyed from Derward Stevens to Fernando Landeros, et ux by General Warranty Deed dated December 22, 2000 and recorded in Clerk's File No. 490882 of the Real Property Records of San Patricio County, Texas;

Said 0.50 acre tract is part of Lot 14 of the northwest quarter of Section 12 of George H. Paul Subdivision of the Coleman Fulton Pasture Company Lands as shown on map recorded in Volume 1, Page 27 of the Map Records of San Patricio County, Texas;

Said 0.50 acre tract is comprised of a portion of the Ward B. Blanchard Survey, Abstract 70, is situated just outside the city limits of the City of Sinton in San Patricio County, Texas, and is described by metes and bounds as follows:

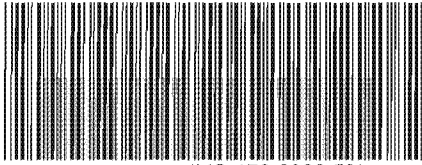
Beginning at a 5/8" iron rod with surveyor's cap stamped "RPLS 1907" set in the east line of said Fernando Landeros tract, the west line of Lot 1, Block 2 of Sinton Ranch Estates as recorded in Clerk's File No. 483863, Envelope No. A-273-274, Tube No. 19-1 of the Map Records of San Patricio County, Texas, and the west line of a tract conveyed from Arlene M. Barton to Ronald E. Barton by Revocable Transfer on Death Deed dated June 15, 2016 and recorded in Clerk's File No. 657472 of the Official Public Records of San Patricio County, Texas, for the northeast corner of this tract, whence the northeast corner of said Lot 14 bears N 00° 36' 30" E a distance of 456.86 feet;

Thence S 00° 36' 30" W along the west line of said Lot 1, the west line of said Ronald E. Barton tract, the east line of said Fernando Landeros tract, and the east line of this tract, a distance of 181.28 feet to a 5/8" iron rod with surveyor's cap stamped "RPLS 1907" set for the southeast corner of this tract;

Thence N 89° 23' 30" W across said Fernando Landeros tract, along the south line of this tract, a distance of 120.00 feet to a 5/8" iron rod with surveyor's cap stamped "RPLS 1907" set in the east line of a tract conveyed from Stevens Brothers Properties, Inc. to Rolando G. Cadriel by General Warranty Deed dated October 23, 2018 and recorded in Clerk's File No. 682468 of the Official Public Records of San Patricio County, Texas, and the east line of Lot 4 of Monte Alto Acres as recorded in Clerk's File No. 437212, Envelope A-158 of the Map Records of San Patricio County, Texas, for the southwest corner of this tract;

Thence N 00° 36' 30" E along the east line of said Rolando G. Cadriel tract, the east line of said Lot 4, the west line of said Fernando Landeros tract, and the west line of this tract, a distance of 181.28 feet to a 5/8" iron rod with surveyor's cap stamped "RPLS 1907" set in the east line of Lot 3 of said Monte Alto Acres, for the northwest corner of this tract;

Thence S 89° 23' 30" E across said Fernando Landeros tract, along the north line of this tract, a distance of 120.00 feet to the place of beginning, containing 0.50 acres of land, more or less, subject to all easements of record.



VG-172-2022-53

San Patricio County
Gracie Alaniz-Gonzales
San Patricio County Clerk

Instrument Number: 53

Foreclosure Posting

Recorded On: January 20, 2022 08:05 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$3.00

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

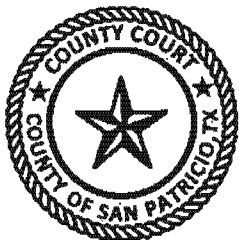
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 53
Receipt Number: 20220120000004
Recorded Date/Time: January 20, 2022 08:05 AM
User: Janie F
Station: cclerkdeeds1-pc

Record and Return To:

UPTON MICKITS & HEYMAN LLP



STATE OF TEXAS
San Patricio 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 San Patricio County, Texas

Gracie Alaniz-Gonzales
San Patricio County Clerk
San Patricio County, TX

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 April 2, 2018, executed by **FELIPE G. RENDON A/K/A FELIPE RENDON AND LYDIA P. RENDON A/K/A LYDIA PERALES RENDON, A MARRIED COUPLE** ("Mortgagor") to Tim Williams, Trustee for the benefit of **21ST MORTGAGE CORPORATION** ("Mortgagee"), filed for record under Instrument No. 676340, Official Public Records of San Patricio County, Texas, Mortgagee appoints K. Clifford Littlefield, Alexander J. Tiffany, Mara E. Schechter or Norma Jean Hesseltine, whose address is listed below, Arnold Mendoza, Susan Sandoval, Jo Woolsey, Bob Frisch, Sandra Mendoza, Jodi Steen, Leslye Evans, Janice Stoner, Mary Goldston or Alexis Mendoza, whose business address is 14800 Landmark Blvd., Suite 850, Dallas, Texas 75254, 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, March 1, 2022**, (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 2018 Palm Harbor Manufactured Home, Serial No. PHH330TX1721351AB.

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.

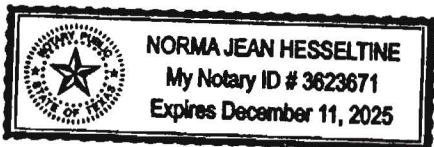
EXECUTED this 19th day of January, 2022.

K. 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

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 January, 2022, to certify which witness my hand and official seal.



[Signature]

NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

Lot Twenty Eight (28), SOUTHWIND ESTATES, a Subdivision near the City of Gregory, San Patricio County, Texas, as shown by the map or plat thereof recorded in Envelope A-189 thru A-193, Tube 25-5, Map Records of San Patricio County, Texas, to which reference is here made for all pertinent purposes.

Return to:
K. Clifford Littlefield
Upton, Mickits & Heymann, L.L.P.
802 N. Carancahua, Suite 450
Corpus Christi, Texas 78401



VG-172-2022-54

San Patricio County
Gracie Alaniz-Gonzales
San Patricio County Clerk

Instrument Number: 54

Foreclosure Posting

Recorded On: January 20, 2022 08:05 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$3.00

***** 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: 54
Receipt Number: 20220120000004
Recorded Date/Time: January 20, 2022 08:05 AM
User: Janie F
Station: cclerkdeeds1-pc

Record and Return To:

UPTON MICKITS & HEYMAN LLP



STATE OF TEXAS
San Patricio 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 San Patricio County, Texas

Gracie Alaniz-Gonzales
San Patricio County Clerk
San Patricio County, TX

NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Grantor(s)	Judith A. Lawrence and Lon W. Lawrence	Deed of Trust Date	September 20, 2010
Original Mortgagee	Mortgage Electronic Registration Systems, Inc. solely as nominee for Security One Lending, its successors and assigns	Original Principal	\$75,000.00
Recording Information	Instrument #: 603470 in San Patricio County, Texas	Original Trustee	William E. Trask
Property Address	103 Lee Avenue, Gregory, TX 78359	Property County	San Patricio

MORTGAGE SERVICER INFORMATION:

Current Mortgagee	Mortgage Assets Management, LLC	Mortgage Servicer	PHH Mortgage Corporation
Current Beneficiary	Mortgage Assets Management, LLC	Mortgage Servicer Address	1 Mortgage Way, Mt. Laurel, NJ 08054

SALE INFORMATION:

Date of Sale	03/01/2022
Time of Sale	01:00 PM or no later than 3 hours thereafter
Place of Sale	On the first floor of the Courthouse at the South Entrance between the glass doors in the vestibule County Courthouse in San Patricio County, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the San Patricio County Commissioner's Court.
Substitute Trustees	Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Jodi Steen, Susan Sandoval, Leslye Evans, Vicki Hammonds, Alexis Mendoza, Janice Stoner, Mary Goldston, Selim Taherzadeh, Mo Taherzadeh, or Michael Linke, any to act
Substitute Trustees' Address	15851 N. Dallas Parkway, Suite 410, Addison, TX 75001

PROPERTY INFORMATION:

Legal Description as per the Deed of Trust: LOT TEN (10), BLOCK THREE (3), MACAZE PARK, AN ADDITION TO THE CITY OF GREGORY, SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT THEREOF RECORDED IN VOLUME 4, PAGE 37, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS, TO WHICH IS HERE MADE FOR ALL PURPOSES.

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

Default has occurred under the Deed of Trust and all sums secured by the Deed of Trust were declared immediately due and payable. The Beneficiary has, or caused another to, removed the Original Trustee and appointed Substitute Trustees. On behalf of the Mortgagee, Mortgage Servicer, and Substitute Trustees, the undersigned is providing this Notice of Trustee's Sale.

The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the Beneficiary thereunder to have the bid credited to the Note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

The 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 sale will necessarily be made subject to all other 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. The sale shall not cover any part of the property that has been released from the lien of the Deed of Trust. Prospective bidders

NOTICE OF TRUSTEE'S SALE

are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the Deed of Trust, the Beneficiary 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 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. Purchasers will buy the property "at the purchaser's own risk" and "at his/her peril", and no representation is made concerning the quality of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property.

Pursuant to the Texas Property Code, the Trustee reserves the right to set further reasonable conditions for conducting the Sale. Any such further conditions shall be announced before bidding is opened for the first Sale of the day held by the Trustee or any Substitute Trustee.

The Deed of Trust permits the Beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee, or any subsequently appointed Trustee, need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiled may be after the date originally scheduled for this sale.

Interested parties are encouraged to consult counsel of their choice prior to participating in the sale of the property.

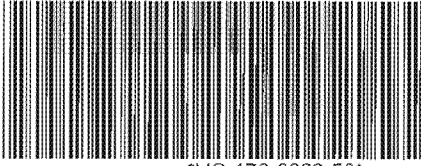
Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed 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(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.

Dated January 3, 2022.

/s/ Selim H. Taherzadeh
Selim H. Taherzadeh
15851 N. Dallas Parkway, Suite 410
Addison, TX 75001
(469) 729-6800

Return to: TAHERZADEH, PLLC
15851 N. Dallas Parkway, Suite 410, Addison, TX 75001



VG-172-2022-50

San Patricio County
Gracie Alaniz-Gonzales
San Patricio County Clerk

Instrument Number: 50

Foreclosure Posting

Recorded On: January 06, 2022 04:05 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$3.00

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

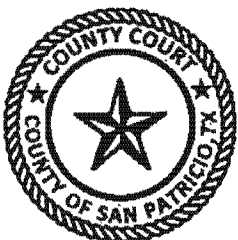
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 50
Receipt Number: 20220106000123
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User: Lina G
Station: cclerkdeeds2

Record and Return To:

PIONEER LAND SERVICES
3737 REYNOSA ST
CORPUS CHRISTI TX 78416



STATE OF TEXAS
San Patricio 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 San Patricio County, Texas

Gracie Alaniz-Gonzales
San Patricio County Clerk
San Patricio County, TX