

NOTICE OF [SUBSTITUTE] 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.

1. Date, Time, and Place of Sale.

Date: 08/01/2023

Time: Between 1:00 PM – 4:00 PM and beginning not earlier than 1:00 PM and ending not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Goliad County, pursuant to §51.002 of the Texas Property Code as amended: if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated November 17, 2021 and recorded in the real property records of Goliad County, TX and is recorded under Clerk's Instrument No. 2021-148518 with Earl D. Henning and Regina Henning (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for Wintrust Mortgage, a Division of Barrington Bank and Trust Co., N.A. mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Earl D. Henning and Regina Henning, securing the payment of the indebtedness in the original amount of \$142,373.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals, and extensions of the promissory note. Wintrust Mortgage, a division of Barrington Bank & Trust Company, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. BEING A 2.00 ACRE TRACT OF LAND SITUATED IN FARM LOT 1 OF RANGE 2 OF THE TOWN OF GOLIAD, GOLIAD COUNTY, TEXAS, SAID 2.00 ACRE TRACT OF LAND BEING DESCRIBED BY INSTRUMENT DATED OCTOBER 11, 2017, CONVEYED FROM LEO M. AND YOLANDA DUQUE TO KELBY RAMON DUQUE AND KRISTIAN TAYLOR DUQUE AS RECORDED IN VOLUME 456, PAGE 801 OF THE OFFICIAL PUBLIC RECORDS, GOLIAD COUNTY, TEXAS, SAID 2.00 ACRE TRACT BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 5/8" STEEL REBAR ALONG THE SOUTH LINE OF WEST WARD STREET, (A 50-FOOT RIGHT-OF-WAY), MARKING THE NORTHEAST CORNER OF THE AFORESAID 2.00 ACRE TRACT AND BEING ALONG THE NORTH LINE OF A CALLED 18.0 ACRE TRACT OF LAND DESCRIBED BY INSTRUMENT TO LEO M. AND YOLANDA DUQUE AS RECORDED IN VOLUME 66, PAGE 755 OF THE OFFICIAL PUBLIC RECORDS, GOLIAD COUNTY, TEXAS FOR THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT;

THENCE SOUTH 00 DEGREES 27' 28" WEST (SOUTH 00 DEGREES 27' 28" WEST), DEPARTING THE SOUTH RIGHT-OF-WAY LINE OF SAID WEST WARD STREET, WITH THE EAST LINE OF SAID 2.00 ACRE TRACT, A DISTANCE OF 350.00 (350.00) FEET TO A FOUND 5/8" STEEL REBAR MARKING THE SOUTHEAST CORNER OF SAID 2.00 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE NORTH 90 DEGREES 00' 00" WEST (NORTH 90 DEGREES 00' 00" WEST), CONTINUING WITH THE SOUTH LINE OF SAID 2.00 ACRE TRACT, A DISTANCE OF 249.00 (249.00) FEET TO A FOUND 5/8" STEEL REBAR MARKING THE SOUTHWEST CORNER OF SAID 2.00 ACRE TRACT AND BEING ALONG THE COMMON LINE OF A CALLED 7.74 ACRE TRACT OF LAND DESCRIBED BY INSTRUMENT DATED DECEMBER 14, 2015, CONVEYED FROM FELICITA M. RODRIGUEZ EST. TO MICHELLE YOUNG AS RECORDED IN VOLUME 456, PAGE 801 OF THE OFFICIAL PUBLIC RECORDS, GOLIAD COUNTY, TEXAS AND THE AFOREMENTIONED 18.0 ACRE TRACT FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 00 DEGREES 27' 28" EAST (NORTH 00 DEGREES 27' 28" EAST), ALONG THE COMMON LINE BETWEEN SAID 2.00 ACRE TRACT AND THE AFORESAID 7.74 ACRE TRACT, A DISTANCE OF 350.00 (350.00) FEET TO A FOUND 5/8" STEEL REBAR ALONG THE SOUTH RIGHT-OF-WAY OF AFORESAID WEST WARD STREET MARKING THE NORTHWEST CORNER OF SAID 2.00 ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF SAID 18.0 ACRE TRACT, AND BEING THE NORTHEAST CORNER OF SAID 7.74 ACRE TRACT FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;


THENCE NORTH 90 DEGREES 00' 00" EAST (NORTH 90 DEGREES 00' 00" EAST), ALONG THE SOUTH RIGHT-OF-WAY OF WEST WARD STREET, WITH THE NORTH LINE OF SAID 2.00 ACRE TRACT, A DISTANCE OF 249.00 (249.00) FEET TO THE POINT OF BEGINNING, CONTAINING WITHIN THESE METES AND BOUNDS A 2.00 ACRE TRACT OF LAND, MORE OR LESS.


6. **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 §5 1.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Nationstar Mortgage LLC d/b/a Mr. Cooper, as Mortgage Servicer, is representing the current Mortgagee whose address is:

Wintrust Mortgage, a division of Barrington Bank & Trust Company, N.A.
8950 Cypress Waters Blvd
Coppell, TX 75019

7. **Substitute Trustee(s) Appointed to Conduct Sale.** 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 Candace M. Sissac, Esq or Gabrielle A. Davis, Esq. OR Arnold Mendoza, Sandra Mendoza, Alexis Mendoza, Jennyfer Sakiewicz whose address is 1320 Greenway Drive, Suite 300, Irving, TX 75038 OR AUCTION.COM whose address is 750 Highway 121 BYP, Ste 100, Lewisville, TX 75067, Substitute Trustee to act under and by virtue of said Deed of Trust.

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.


6/15/2023
Executed on _____

James E. Albertelli, P.A.
Candace M. Sissac, Esq.
Gabrielle A. Davis, Esq.
2201 W. Royal Ln, Suite 200
Irving, TX 75063

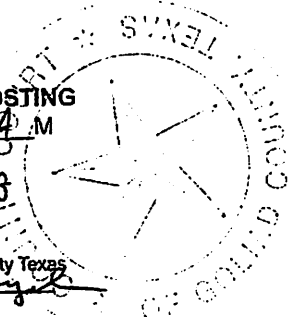
6.22.23
Executed on _____

SUBSTITUTE TRUSTEE
Agency Sales & Posting
Arnold Mendoza, Sandra Mendoza, Alexis Mendoza,
Jennyfer Sakiewicz
1320 Greenway Drive, Suite 300
Irving, TX 75038

CERTIFICATE OF POSTING

My name is _____, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on _____ I filed at the office of the Goliad County Clerk and caused to be posted at the Goliad County courthouse this notice of sale.

Declarants Name: _____
Date: _____

CERTIFICATE OF POSTING
9:58 o'clock A.M
JUN 22 2023
Vickie Quinn
County Clerk, Goliad County Texas
By: 





Goliad County
Vickie Quinn
Goliad County Clerk

Instrument Number: 9

Foreclosure Posting

Recorded On: June 22, 2023 09:56 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: 9
Receipt Number: 20230622000001
Recorded Date/Time: June 22, 2023 09:56 AM
User: Lorinda R
Station: clerk01

Record and Return To:

PIONEER LAND SERVICES



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

Vickie Quinn 23/4