

Notice of Substitute Trustee's Sale

Notice Concerning Military Duty: 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. Tex. Prop. Code § 51.002(i)

Table with 2 columns and 4 rows containing mortgage details: Deed of Trust Date, Original Mortgagor/Grantor, Original Beneficiary, Current Beneficiary, Recorded in, Property County, Mortgage Servicer, and Mortgage Servicer's Address.

* 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.

Secures: Note in the original principal amount of \$57,100.00, executed by DARRYL R MULLENIX and payable to the order of Lender.

Property Address/Mailing Address: 912 ALBRECHT RD, GOLIAD, TX 77963

Legal Description of Property to be Sold:

TRACT ONE:

EXHIBIT "A"

STATE OF TEXAS

4.996 ACRE TRACT

COUNTY OF CELLED

FIELD NOTES OF A 4.996 ACRE TRACT OF LAND, BEING PART OF A 'CALLED 148.047 ACRE TRACT (TRACT 2) CONVEYED FROM LORETTA BOCHAT AND DOUGLAS STAUSS TO LORETTA BOCHAT BY PARTITION DEED DATED OCTOBER 3, 1983, RECORDED IN VOLUME 360, PAGE 175 OF THE DEED RECORDS OF GOLIAD COUNTY, TEXAS;

SAID 4.996 ACRE TRACT, WHICH IS COMPRISED OF A PORTION OF THE JAMES L. HILLS SURVEY, ABSTRACT 200, IS SITUATED IN GALLED COUNTY, TEXAS, APPROXIMATELY 13 MILES NORTH-NORTHEAST OF THE TOWN OF GOLIAD AND IS DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8. IRON ROD SET IN A FENCE IN AN EAST LINE OF A CALLED 2183.65 ACRE TRACT CONVEYED TO W. F. ALBRECHT BY DEED RECORDED IN VOLUME 41, PAGE 371 OF SAID DEED RECORDS AND IN THE WEST LINE OF SAID CALLED 148.047 ACRE TRACT (TRACT 2), FOR THE SOUTHWEST CORNER OF THIS TRACT, WHENCE A 5/8. IRON ROD FOUND AT A FENCE CORNER AT THE SOUTHWEST CORNER OF SAID CALLED 148.047 ACRE TRACT (TRACT 2) BEARS 8 03' 01' 22. W, A DISTANCE OF 1642.86 FT.;



CERTIFICATE OF POSTING 8:10 o'clock P.M. JUN 08 2023 Vickie Quinn County Clerk Goliad County Texas

THENCE N 03' 01' 22. E WITH SAID FENCE ALONG SAID EAST LINE OF SAID CALLED 2183.65 ACRE TRACT AND THE WEST LINE OF SAID CALLED 148.047 ACRE TRACT (TRACT 2), A DISTANCE OF 2.94 FT. TO A POINT AT AN ANGLE CORNER IN THE WEST LINE SAID CALLED 148.047 ACRE TRACT (TRACT 2) FOR AN ANGLE CORNER OF THIS TRACT;

THENCE N 03' 27' 29. E CONTINUING WITH SAID FENCE ALONG SAID EAST LINE OF SAID CALLED 2183.65 ACRE TRACT AND THE WEST LINE OF SAID CALLED 148.047 ACRE TRACT (TRACT 2), A DISTANCE OF 463.75 FT. TO A 5/8. IRON ROD SET FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE 8 88' 54' 56. E ALONG THE NORTH LINE OF THIS TRACT AND ENTERING SAID CALLED 148.047 ACRE TRACT (TRACT 2), A DISTANCE OF 466.69 FT. TO A 5/8. IRON ROD SET FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE S 03' 27' 29. W ALONG THE EAST LINE OF THIS TRACT,' A DISTANCE OF 466.69 FT. TO A 5/8. IRON ROD SET FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE N 88' 54' 56. W ALONG THE SOUTH ,LINE OF THIS TRACT, AT 15.00 FT. PASS A 5/8. IRON ROD SET AT THE CENTERLINE OF THE NORTH END OF A PROPOSED 30 FT. WIDE INGRESS AND EGRESS EASEMENT, IN ALL A DISTANCE OF 466.67 FT. TO THE POINT OF BEGINNING, CONTAINING 4.996 ACRES, MORE OR LESS.

BEARINGS CITED HEREIN ARE BASED ON THE CALLED BEARING OF THE WEST LINE OF SAID CALLED 148.047 ACRE TRACT (TRACT 2).

TRACT TWO: (EASEMENT)

STATE OF TEXAS

COUNTY OF GOLIAD

30 FT. HIDE INGRESS

L'EGRESS EASEMENT

FIELD NOTES OF THE CENTERLINE OF A THIRTY (30) FT. WIDE INGRESS AND EGRESS EASEMENT, BEING PART OF A CALLED 148.047 ACRE TRACT (TRACT 2) CONVEYED FROM LORETTA BOCHAT AND DOUGLAS STAUSS TO LORETTA BOCHAT BY PARTITION DEED DATED OCTOBER 3, 1983, RECORDED IN VOLUME 360, PAGE 175 OF THE DEED RECORDS OF GOLIAD COUNTY, TEXAS;

SAID 30 FT. EASEMENT, WHICH IS COMPRISED OF A PORTION OF THE JAMES L. MILLS SURVEY, ABSTRACT 200, . IS SITUATED IN GOLIAD COUNTY, TEXAS, APPROXIMATELY 13 MILES NORTH-NORTHEAST OF THE TOWN OF GOLIAD AND SAID CENTERLINE IS DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8. ICON ROD SET IN A FENCE IN AN EAST LINE OF A CALLED 2183.65 ACRE TRACT CONVEYED TO W. F. ALBRECHT BY DEED RECORDED IN VOLUME 41, PAGE 371 OF SAID DEED RECORDS AND IN THE. WEST LINE OF SAID CALLED 148.047 ACRE TRACT (TRACT 2), AND AT THE SOUTHWEST CORNER OF A 4.996 ACRE TRACT, JUST SURVEYED, WHENCE A 5/8. IRON ROD FOUND AT A FENCE CORNER AT THE SOUTHWEST CORNER OF 'SAID CALLED 148.047 ACRE TRACT (TRACT 2) BEARS S 03' 01' 22* H, A DISTANCE OF 1642.86 FT;

THENCE S 88' 54' 560 E ALONG THE NORTH LINE OF SAID 4.996 ACRE TRACT AND ENTERING SAID CALLED 148.047 ACRE TRACT (TRACT 2), A DISTANCE OF 130.00 FT TO A POINT FOR THE BEGINNING POINT OF THE 451.67 FT. TO A 5/8* IRON ROD SET FOR THE BEGINNING POINT OF THE CENTERLINE OF THIS EASEMENT;

THENCE N 02' 00' E WITH SAID CENTERLINE, A DISTANCE OF 402.55 FT. TO A POINT IN THE SOUTH LINE OF SAID EXISTING CALLED RIGHT OF WAY EASEMENT, FOR THE ENDING POINT OF THE

CENTERLINE OF THIS EASEMENT, CONTAINING 0.277 ACRES, MORE OR LESS INSIDE THIS EASEMENT AND IN WHICH SAID GATE POST BEARS N 62° 22' 37" W, A DISTANCE OF 131.14 FT..

BEARINGS CITED HEREIN ARE BASED ON THE CALLED BEARING OF THE WEST LINE OF SAID CALLED 148.047 ACRE TRACT (TRACT 2)..

Date of Sale: July 05, 2023

Earliest time Sale will begin: 1:00 PM

Place of sale of Property: Goliad County Courthouse, 127 N. Courthouse Square, Goliad, TX 77963 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.

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *NATIONSTAR MORTGAGE LLC*, the owner and holder of the Note, has requested Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Jodi Steen, Janice Stoner, John Sisk, Aleena Litton, Daniel McQuade, Vanna Ho, Amy Ortiz, Auction.com whose address is 1 Mauchly Irvine, CA 92618 OR Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Janice Stoner or Jodi Steen whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

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 *NATIONSTAR MORTGAGE LLC* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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, Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Jodi Steen, Janice Stoner, John Sisk, Aleena Litton, Daniel McQuade, Vanna Ho, Amy Ortiz, Auction.com whose address is 1 Mauchly Irvine, CA 92618 OR Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Janice Stoner or Jodi Steen whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, 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 Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Jodi Steen, Janice Stoner, John Sisk, Aleena Litton, Daniel McQuade, Vanna Ho, Amy Ortiz, Auction.com whose address is 1 Mauchly Irvine, CA 92618 OR Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Janice Stoner or Jodi Steen whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

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 Mortgagor, the Mortgagee, or the Mortgagee's attorney.



Handwritten signature of Janice Stoner in cursive script.

SUBSTITUTE TRUSTEE

Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza,
Jodi Steen, Janice Stoner, John Sisk, Aleena Litton, Daniel
McQuade, Vanna Ho, Amy Ortiz, Auction.com OR Jo
Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza,
Janice Stoner or Jodi Steen, Trustee

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,
10700 Abbott's Bridge Road, Suite 170, Duluth, Georgia
30097; PH: (470)321-7112



Goliad County
Vickie Quinn
Goliad County Clerk

Instrument Number: 5

Foreclosure Posting

Recorded On: June 08, 2023 02:17 PM

Number of Pages: 5

" 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: 5
Receipt Number: 20230608000006
Recorded Date/Time: June 08, 2023 02:17 PM
User: Annie B
Station: clerk01

Record and Return To:

WOOLSEY LEGAL SERVICES
5906 Raven Hill Rd
Corpus Christi TX 78414



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 26/5