

1:08 FILED  
o'clock P M  
Date June 12 2023  
VICKIE QUINN  
County Clerk Goliad County Texas  
By Louise Kaye Deputy

648 WALKER ROAD  
GOLIAD, TX 77963

0000009519489

**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: July 05, 2023

Time: The sale will begin at 1:00 PM or not later than three hours after that time.

Place: THE AREA OUTSIDE THE NORTH DOOR OF THE GOLIAD COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

**2. Terms of Sale. Cash.**

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated February 29, 2008 and recorded in Document VOLUME 00310, PAGE 00796 (INSTRUMENT NO. 00121813) real property records of GOLIAD County, Texas, with MICHAEL J BAUMGARTNER AND KERI A BAUMGARTNER, grantor(s) and BANK OF AMERICA, N.A., mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by MICHAEL J BAUMGARTNER AND KERI A BAUMGARTNER, securing the payment of the indebtednesses in the original principal amount of \$105,600.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. LOANCARE, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

**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 § 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. LOANCARE, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

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

**CERTIFICATE OF POSTING**

1:08 o'clock P M

JUN 12 2023

Vickie Quinn  
County Clerk, Goliad County Texas  
By Louise Kaye



NTSS0000009519489

**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.**

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead JO WOOLSEY, BOB FRISCH, JANICE STONER, JODI STEEN, ARNOLD MENDOZA, SANDRA MENDOZA, RAMON PEREZ, JOHN SISK, ALEENA LITTON, DANIEL MCQUADE, VANNA HO, AMY ORTIZ OR AUCTION.COM whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

**Certificate of Posting**

My name is \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. 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: \_\_\_\_\_

**EXHIBIT "A"**

THE FIELD NOTE DESCRIPTION OF A 1.44 ACRE TRACT BEING OUT OF A CALLED 1.441 ACRE TRACT OF LAND IN THE NAME OF MICHAEL J. COMPTON, RECORDED IN VOLUME 90, PAGE 168, OFFICIAL RECORDS, GOLIAD COUNTY, TEXAS AND IS SITUATED WITHIN THE FARM LOT 20, RANGE 3 OF THE ORIGINAL FOUR LEAGUE GRANT TO THE TOWN OF GOLIAD, GOLIAD COUNTY, TEXAS AND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT 5/8 INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF A TRACT OF LAND IN THE NAME OF MICHAEL J. BAUMGARTNER, RECORDED IN VOLUME 38, PAGE 831, OFFICIAL RECORDS, GOLIAD COUNTY, TEXAS, AT THE NORTHEAST CORNER OF SAID 1.441 ACRE TRACT, AND IN THE WEST LINE OF WALKER STREET, FOR THE NORTHEAST CORNER AND POINT OF BEGINNING OF THIS TRACT;

THENCE SOUTH 00°00'00" EAST, WITH THE EAST LINE OF SAID 1.441 ACRE TRACT AND THE WEST LINE OF SAID WALKER STREET 275.32 FEET TO A POINT, AT THE NORTHEAST CORNER OF LOT 10 OF THE MISSION VIEW ESTATES SUBDIVISION, RECORDED IN VOLUME 1, PAGE 10, MAP RECORDS, GOLIAD COUNTY, TEXAS, IN THE WEST LINE OF SAID WALKER STREET AND AT THE SOUTHEAST CORNER OF SAID 1.441 ACRE TRACT, FOR THE SOUTHEAST CORNER OF THIS TRACT, WHICH BEARS SOUTH 69°43' 43" EAST, 1.14 FEET FROM A SPIKE FOUND AT A CORNER FENCE POST;

THENCE NORTH 89°30'47" WEST, WITH THE NORTH LINE OF SAID LOT 10 AND THE SOUTH LINE OF SAID 1.441 ACRE TRACT, 229.27 FEET TO A POINT, IN THE EAST LINE OF A 10' UTILITY EASEMENT SHOWN ON PLAT RECORDED IN VOLUME 1, PAGE 10, MAP RECORDS, GOLIAD COUNTY, TEXAS, AND AT THE SOUTHWEST CORNER OF SAID 1.441 ACRE TRACT, FOR THE SOUTHWEST CORNER OF THIS TRACT, WHICH BEARS SOUTH 67°22' 39" WEST, 0.65 FEET FROM A SPIKE FOUND AT A CORNER FENCE POST;

THENCE NORTH 00°21'32" EAST, WITH THE EAST LINE OF SAID 10' UTILITY EASEMENT AND THE WEST LINE OF SAID 1.441 ACRE TRACT, 275.32 FEET TO A 5/8 INCH IRON ROD FOUND IN THE SOUTH LINE OF SAID BAUMGARTNER TRACT, AT THE NORTHWEST CORNER OF SAID 1.441 ACRE TRACT, AND AT THE NORTHEAST CORNER OF SAID 10' UTILITY EASEMENT, FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE SOUTH 89°30'39" EAST (BEARING REFERENCE LINE) WITH THE SOUTH LINE OF SAID BAUMGARTNER TRACT AND THE NORTH LINE OF SAID 1.441 ACRE TRACT, 227.54 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.44 ACRES OF LAND, MORE OR LESS.



\*VG-6-2023-7\*

Goliad County  
Vickie Quinn  
Goliad County Clerk

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Instrument Number: 7

Foreclosure Posting

Recorded On: June 12, 2023 01:05 PM

Number of Pages: 4

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" Examined and Charged as Follows: "

Total Recording: \$3.00

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\*\*\*\*\* 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: 7  
Receipt Number: 20230612000011  
Recorded Date/Time: June 12, 2023 01:05 PM  
User: Lorinda R  
Station: clerk02

**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*  
27/4