

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 9/1/2017	Grantor(s)/Mortgagor(s): JOHN BRANDON GARCIA, A SINGLE MAN
Original Beneficiary/Mortgagee: SECURITY SERVICE FEDERAL CREDIT UNION	Current Beneficiary/Mortgagee: Security Service Federal Credit Union
Recorded in: Volume: N/A Page: N/A Instrument No: 2017002747	Property County: UVALDE
Mortgage Servicer: Cenlar FSB is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 425 Phillips Blvd , Ewing, NJ 08618
Date of Sale: 4/1/2025	Earliest Time Sale Will Begin: 1pm
Place of Sale of Property: EAST STEPS OF THE COURTHOUSE 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.	

Legal Description: LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Calvin Speer, Wendy Speer, Bob Frisch, Wayne Daughtrey, Vicki Rodriguez, Janice Stoner, Bertha Cardenas, Berthaliz Cardenas or Mary C. LaFond, Cole Patton, Myra Hodayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there 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

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.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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.

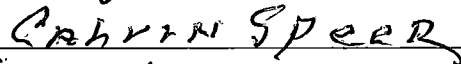
NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(I): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A 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.

Dated: 2/14/2025



Thuy Frazier, Attorney
McCarthy & Holthus, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075
Attorneys for Cenlar FSB

Dated: 2-20-25



Printed Name:



Substitute Trustee
c/o Tejas Trustee
1255 West 15th Street, Suite 1060
Plano, TX 75075

MH File Number: TX-25-107522-POS
Loan Type: Conventional Residential

FILED
This 20th day of Feb, A.D. 2025
at 1:45 o'clock P. M.
DONNA M. WILLIAMS
County Clerk, Uvalde County, Texas
By [Signature]
Deputy

EXHIBIT "A"

BEING 5.659 acres of land, more or less, all out of Survey No. 38, Abstract No. 221, G. M. Gustavo, Original Grantee in Uvalde County, Texas, said 5.659 acre tract also being out of that certain 957.6 acres, termed Tract V as described in a conveyance from Equipment Renewal Company to Pete Knowles and Howard T. Langford and recorded in Volume 213 Pages 172 et seq. of the Deed Records of Uvalde County, Texas, said 5.659 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 3/4-inch iron pin set in the West bank of the Nueces River for the SE corner of this described tract and the NE corner of a 5.530 acre tract this date surveyed from which the NW corner of said 537.6 acre tract bears S 73°04'32" W, 2747.74 feet;

THENCE along the North line of said 5.530 acre tract, S 62°49'37" W, at 984.03 feet pass a 5/8-inch iron pin, at 1023.31 feet pass the centerline of a 50-foot road easement, at 1600.56 feet pass the centerline of a 20-foot road easement and continue a total of 1842.34 feet to a 5/8-inch iron pin set in the East line of a 5.461 acre tract previously surveyed for the SW corner of this described tract and the NW corner of said 5.530 acre tract;

THENCE along the East line of said 5.461 acre tract, N 31°04'57" W, 151.91 feet to a 5/8-inch iron pin set for the NW corner of this described tract and the NE corner of said 5.461 acre tract, said point also being the SW corner of a 6.409 acre tract this date surveyed;

THENCE along the South line of said 6.409 acre tract, S 63°53'59" E, at 258.11 feet pass the centerline of said 20-foot road easement, at 1063.34 feet pass the centerline of said 50-foot road easement, at 1477.10 feet pass the South line of said road easement crossing this line from which an anglepoint in the South line of said 50-foot road easement bears N 82°59'44" E, 13.71 feet and continue a total of 1833.89 feet to a 3/4-inch iron pin set in the West bank of said Nueces River for the NE corner of this described tract and the SE corner of said 6.409 acre tract from which the centerline of said 50-foot road easement bears N 39°47'23" W, 10.47 feet;

THENCE with the West bank of said Nueces River, S 33°57'53" E, at 15.01 feet pass the South line of said 50-foot road easement and continue a total of 97.98 feet to an anglepoint;

THENCE continuing with the West bank of said Nueces River, S 47°49'36" E, 21.27 feet to the PLACE OF BEGINNING, containing 5.659 acres of land, more or less, SUBJECT TO, HOWEVER, a 20-foot wide and a 50-foot wide road easement as noted above.