

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

ATASCOSA County

Deed of Trust Dated: September 22, 2006

Amount: \$51,200.00

Grantor(s): ESTATE OF CHARLES R. MEJIA SR

Original Mortgagee: HOME123 CORPORATION

Current Mortgagee: HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE, IN TRUST FOR THE REGISTERED HOLDERS OF ACE SECURITIES CORP. HOME EQUITY LOAN TRUST, SERIES 2006-NC3, ASSET BACKED PASS-THROUGH CERTIFICATES

Mortgagee Servicer and Address: c/o SELECT PORTFOLIO SERVICING, INC., 3217 South Decker Lake Drive, Salt Lake City, UT 84119

Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property

Recording Information: Document No. 85225 & CORRECTION AFFIDAVIT FILED 03.30.2012 UNDER FILE NO. 130125

Legal Description: A 0.289 ACRE TRACT OF LAND OUT OF BLOCK 262 IN THE CITY OF PLEASANTON, ATASCOSA COUNTY, TEXAS, SAID TRACT BEING THE SOUTH 120 FEET OF PART OF LOT 262 (ALSO KNOWN AS BLOCK 262), CITY OF PLEASANTON, ATASCOSA COUNTY, TEXAS, AS PER MAP OR PLAT OF SAID CITY DULY RECORDED IN THE PLAT RECORDS OF ATASCOSA COUNTY, TEXAS, SAID 0.289 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS IN EXHIBIT A

Whereas, an Order to Proceed with Expedited Foreclosure under the Texas Rule Civil Procedure 736 was entered on January 9, 2025 under Cause No. 24-06-0477-CVA in the Judicial District Court of ATASCOSA County, Texas

Date of Sale: March 4, 2025 between the hours of 12:00 PM and 3:00 PM.

Earliest Time Sale Will Begin: 12:00 PM

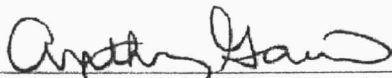
Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the ATASCOSA County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

AMY ORTIZ OR DANIEL MCQUADE, MARCELA CANTU, VANNA HO, TROY MARTIN, DEBORAH MARTIN, CASSIE MARTIN, TERRI MARTIN, ALEXIS MARTIN, SHELBY MARTIN, VICKI RODRIGUEZ, MARTHA ROSSINGTON, REYN ROSSINGTON A/K/A T. REYNOLDS ROSSINGTON, CHRIS LAFOND, JENNYFER SAKIEWICZ, BOB FRISCH, WAYNE DAUGHTREY OR ELIZABETH ANDERSON have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. 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. 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 the Mortgagor, the Mortgagee or the Mortgagee's attorney.

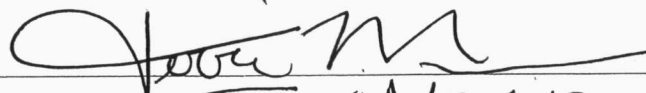
NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. **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.**

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.



Anthony Adam Garcia, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2024-000498



Printed Name: Terri Martin
c/o Tejas Trustee Services
14800 Landmark Blvd, Suite 850
Addison, TX 75254

**METES AND BOUNDS
DESCRIPTION OF**

A 0.289 acre tract of land out of Block 262 in the City of Pleasanton, Atascosa County, Texas, said tract being the South 120 feet of part of Lot 262 (also known as Block 262), City of Pleasanton, Atascosa County, Texas, as per Map or Plat of said City duly recorded in the Plat Records of Atascosa County, Texas, said 0.289 acre tract being more particularly described by metes and bounds as follows,

BEGINNING at a 1/2" iron pin found for the northwest corner of the herein described tract, said iron pin being on the east right-of-way line of Colwell Avenue;

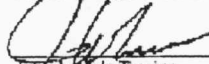
THENCE with the north line of the herein described tract, N 87°54'00" E, a distance of 99.00 feet to a 1/2" iron pin found for the northeast corner of the herein described tract, said iron pin being on the west line of a called Lot 10, Block 262 ARB, conveyed to Ruben P. Chapa;

THENCE S 01°16'00" E, a distance of 120.00 feet to a 1/2" iron pin set for the southeast corner of the herein described tract and the southwest corner of said Chapa Tract, said iron pin being on the north right-of-way line of Hunt Street;

THENCE with the north right-of-way line of Hunt Street, S 79°52'00" W, a distance of 100.19 feet to a 1/2" iron pin set for the southwest corner of the herein described tract, said iron pin being at the intersection of Hunt Street and Colwell Avenue;

THENCE with the east right-of-way line of Colwell Avenue and the west line of the herein described tract, N 01°16'00" W, a distance of 134.00 feet to the PLACE OF BEGINNING and containing 0.289 acres of land more or less.

Note, I hereby certify that these field notes were prepared from an actual survey made on the ground under my supervision and are true and correct to the best of my knowledge and belief. All iron rods set are 1/4 inch rebar with Weaver survey caps attached.
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Jose Antonio Trevino
Registered Professional Land Surveyor
Texas Registration No. 6552
September 19, 2006




RECORDER'S MEMORANDUM
At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

FILED FOR RECORD

2025 JAN 14 PM 12:30

THERESA CARRASCO
ATASCOSA COUNTY CLERK

BY  DEPUTY