

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**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.**

FILED
O'CLOCK 10:00 A M

APR 25 2024

ANNA GOODMAN
COUNTY CLERK, CALHOUN COUNTY, TEXAS
DEPUTY: *Kalder Smith*

Matter No.: 122231-TX

Date: April 23, 2024

County where Real Property is Located: Calhoun

ORIGINAL MORTGAGOR: DAVID JAMES AND LINDSEY N JAMES, HUSBAND AND WIFE
ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS
BENEFICIARY, AS NOMINEE FOR WALLICK AND VOLK, INC., ITS
SUCCESSORS AND ASSIGNS
CURRENT MORTGAGEE: WALLICK & VOLK, INC.
MORTGAGE SERVICER: WALLICK & VOLK, INC.

DEED OF TRUST DATED 2/19/2014, RECORDING INFORMATION: Recorded on 2/21/2014, as Instrument No. 137942

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): LOTS TWENTY EIGHT (28) AND TWENTY NINE (29) IN BLOCK THREE (3) OF BURKESHIRE SUBDIVISION, AN ADDITION TO THE CITY OF PORT LAVACA, CALHOUN COUNTY, TEXAS, ACCORDING TO THE PLAT OF SAID SUBDIVISION OF RECORD IN VOLUME Z, PAGE 159, AND AMENDED IN VOLUME Z, PAGE 184, PLAT RECORDS OF CALHOUN COUNTY, TEXAS.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 6/4/2024, the foreclosure sale will be conducted in Calhoun County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 11:00 AM, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

WALLICK & VOLK, INC. is acting as the Mortgage Servicer for WALLICK & VOLK, INC. who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. WALLICK & VOLK, INC., as Mortgage Servicer, is representing the Mortgagee, whose address is:

WALLICK & VOLK, INC.
1 Corporate Drive Suite 360,
Lake Zurich, IL 60047

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



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authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE JO WOOLSEY, BOB FRISCH, ARNOLD MENDOZA, SANDRA MENDOZA, JODI STEEN, JANICE STONER, JOHN SISK, ALEENA LITTON, ERICA DUARTE GUEST, AMY ORTIZ, AUCTION.COM, ALEXIS MENDOZA, ADOLFO RODRIGUEZ, CASPER RANKIN, LAUREL HANDLEY, CHEYENNE ZOKAIE, JOHN AMORISON** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Auction.com, 1 Mauchly, Irvine, CA 92618.

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.

By: 

Casper J. Rankin, Attorney
Aldridge Pite, LLP
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San Diego, California 92108

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