

AT 10:20 FILED 0'CLOCK a M

AUG 29 2022

**Notice of Substitute Trustee Sale**

ANNA GOODMAN  
COUNTY CLERK, CALHOUN COUNTY, TEXAS  
BY: *[Signature]* DEPUTY

T.S. #: 20-4756

**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.**

**Date, Time, and Place of Sale** - The sale is scheduled to be held at the following date, time and place:

Date: 10/4/2022  
Time: The sale will begin no earlier than 12:00 PM or no later than three hours thereafter. The sale will be completed by no later than 3:00 PM  
Place: Calhoun County Courthouse in Port Lavaca, Texas, at the following location: COURTHOUSE FOYER FACING ANN STREET, CALHOUN COUNTY, TEXAS OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

**Property To Be Sold** - The property to be sold is described as follows:

**LOT TWENTY FOUR (24), IN BLOCK THREE (3), OF THE BURKESHIER 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, PLAT RECORDS, OF CALHOUN COUNTY, TEXAS.**

**Instrument to be Foreclosed** - The instrument to be foreclosed is the Deed of Trust is dated 8/3/2007 and is recorded in the office of the County Clerk of Calhoun County, Texas, under County Clerk's File No 107252, recorded on 8/9/2007, and Loan Modification recorded 01/24/2022 Instrument 2022-00293 of the Real Property Records of Calhoun County, Texas.

Property Address: 1413 MEADOW VIEW DR PORT LAVACA, TX 77979

Trustor(s): MARY LOUISE LOPEZ Original Beneficiary: CITIFINANCIAL INC.  
Current Beneficiary: SR Legends LLC Loan Servicer: SR Legends LLC  
Current Substituted Trustees: Auction.com, Arnold Mendoza, Sandra Mendoza, Alexis Mendoza, Susan Sandoval aka Susana Sandoval, Leslye Evans, W.D. Larew, Sarah Mays, Rick Snoko, Prestige Default Services, LLC

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.

**Terms of Sale** - The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. Pursuant to the Deed of Trust,

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the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (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 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

**Type of sale** - The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of the sale granted by the deed of trust executed by MARY LOUISE LOPEZ FKA MARY LOUISE PEREZ, A SINGLE PERSON. The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

**Obligations Secured** - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the promissory note in the original principal amount of \$41,270.33, executed by MARY LOUISE LOPEZ FKA MARY LOUISE PEREZ, A SINGLE PERSON, and payable to the order of CITIFINANCIAL INC.; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of MARY LOUISE LOPEZ FKA MARY LOUISE PEREZ, A SINGLE PERSON to MARY LOUISE LOPEZ. SR Legends LLC is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale.

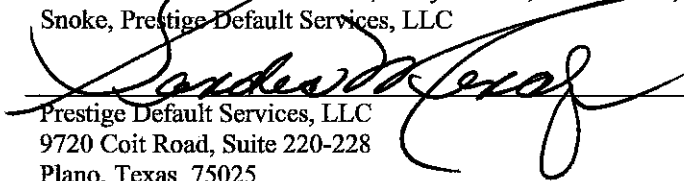
Questions concerning the sale may be directed to the undersigned or to the beneficiary:

**SR Legends LLC**  
**2852 Troy Rd.**  
**Wylie, Tx 75098**  
**972-743-6079**

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Dated: 8.29.22

Auction.com, Arnold Mendoza, Sandra Mendoza, Alexis Mendoza, Susan Sandoval aka Susana Sandoval, Leslye Evans, W.D. Larew, Sarah Mays, Rick Snoke, Prestige Default Services, LLC



Prestige Default Services, LLC  
9720 Coit Road, Suite 220-228  
Plano, Texas 75025  
Phone: (972) 893-3096 ext. 1035  
Fax: (949) 427-2732

AFTER RECORDING, PLEASE RETURN TO:

Prestige Default Services, LLC  
9720 Coit Road, Suite 220-228  
Plano, Texas 75025  
Attn: Trustee Department

CAUSE NO. 2022-CV-4514-DC

IN RE: ORDER FOR FORECLOSURE §  
CONCERNING §  
1413 MEADOW VIEW DRIVE §  
PORT LAVACA, TX 77979 §  
UNDER TEX R. CIV. P. 736 §  
  
PETITIONER: SR LEGENDS LLC §  
  
RESPONDENT: MARY LOUISE LOPEZ §

IN THE DISTRICT COURT  
  
CALHOUN COUNTY, TEXAS  
  
24<sup>th</sup> JUDICIAL DISTRICT

DEFAULT ORDER

1. On this day, the Court considered Petitioner's motion for a default order granting its application for an expedited order under Rule 736. Petitioner's application complies with the requirements of Texas Rule of Civil Procedure 736.1.
2. The name and last known address of each Respondent subject to this order is Mary Louise Lopez, 1413 Meadow View Drive, Port Lavaca, TX 77979. Respondent was properly served with the citation, but no one filed a response within the time required by law. The return of service for Respondent has been on file with the court for at least ten days.
3. The property that is the subject of this foreclosure proceeding is commonly known as 1413 Meadow View Drive, Port Lavaca, TX 77979, with the following legal description:  
  
LOT TWENTY-FOUR (24), IN BLOCK THREE (3), OF THE BURKESHIER 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, PLAT RECORDS, OF CALHOUN COUNTY, TEXAS.
4. The lien to be foreclosed is indexed or recorded as Instrument 107252 and recorded in the real property records of Calhoun County, Texas.
5. The material facts establishing Respondent's default are alleged in the Petitioner's application and the supporting affidavit. Those facts are adopted by the court and incorporated by reference in this order.

9:30 FILED  
AT O'CLOCK AM

MAR 18 2022

ANNA KABELA  
DISTRICT CLERK, CALHOUN COUNTY, TEXAS  
BY                      DEPUTY

6. Based on the affidavit of Petitioner, no Respondent subject to this order is protected from foreclosure by the Servicemembers Civil Relief Act, 50 U.S.C. App § 501 et seq.
7. Therefore, the Court grants Petitioner's motion for default order under Texas Rules of Civil Procedure 736.7 and 736.8. Petitioner may proceed with foreclosure of the property described above in accordance with applicable law and the loan agreement, contract, or lien sought to be foreclosed.
8. This order is not subject to a motion for rehearing, a new trial, a bill of review, or an appeal. Any challenge to this order must be made in a separate, original proceeding filed in accordance with Texas Rule of Civil Procedure 736.11.

SIGNED this 18<sup>th</sup> day of March, 2022.

  
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JUDGE PRESIDING

**Approved and Entry Requested:**

**Ghidotti | Berger LLP**

/s/ Chase Berger

Chase Berger, Esq.

State Bar No. 24115617

Ghidotti | Berger LLP

9720 Coit Road, Suite 220-228

Plano, TX 75025

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Email: cberger@ghidottiberger.com

ATTORNEY FOR PLAINTIFF