

2023-024

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

**Deed of Trust Date:**  
4/15/2009

**Grantor(s)/Mortgagor(s):**  
GASPER MUNIZ AND WIFE, NEREIDA MUNIZ

**Original Beneficiary/Mortgagee:**  
AMERICAN GENERAL FINANCIAL SERVICES, INC.

**Current Beneficiary/Mortgagee:**  
OneMain Financial Services, Inc.

**Recorded in:**  
**Volume:** 284  
**Page:** 623  
**Instrument No:** 63916

**Property County:**  
DE WITT

**Mortgage Servicer:**  
Select Portfolio Servicing, Inc. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

**Mortgage Servicer's Address:**  
3217 S. Decker Lake Dr.,  
Salt Lake City, UT 84119

**Legal Description:** LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

**Date of Sale:** 9/5/2023

**Earliest Time Sale Will Begin:** 12:00PM

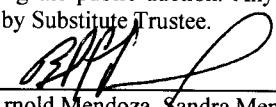
**Place of Sale of Property:** THE PATIO AREA IN FRONT OF THE WEST DOOR OF THE COURTHOUSE BUILDING, FACING GONZALES STREET, (BUILDING LOCATED AT 307 N. GONZALES ST.) OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

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.

**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.**

  
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Jo Woolser, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Vicki Hammonds, Jodi Steen, Jamie Steen or Thuy Frazier or Cindy Mendoza or Catherine Allen-Rea or Cole Patton, Substitute Trustee  
McCARTHY & HOLTHUS, LLP  
1255 WEST 15TH STREET, SUITE 1060  
PLANO, TX 75075

**Filed for Record**

This, the 14th day of Aug. 2023  
at 1:55 o'clock P M

**NATALIE CARSON, COUNTY CLERK OF**  
DeWitt County, Texas  
  
DEPUTY

**MH File Number:** TX-19-75036-HE  
**Loan Type:** Conventional Residential

## EXHIBIT "A"

## TRACT 1:

BEING all of that certain parcel or tract of land, containing 23,896 square feet, more or less, located in DeWitt County, Texas, within the Corporate Limits of the City of Yorktown and being a part of LOTS 6, 7, 8 and 9 of BLOCK NO. 5 of the FECHNER ADDITION to said City, Plat of said Addition being of record in the Deed Records of said County in Volume 61, Page 311.

## TRACT 2:

ALL that certain parcel of land, being part of LOT FIVE (5), BLOCK FIVE (5), FECHNER ADDITION to the City of Yorktown, DeWitt County, Texas.

TRACT 1: Being all of that certain parcel or tract of land, containing 23,896 square feet, located in DeWitt County, Texas, within the Corporate Limits of the City of Yorktown and being a part of Lots 6, 7, 8, and 9 of Block No. 5 of the Fechner Addition to, said City, plat of said addition being of record in the deed records of said County in Volume 61, Page 311; and said parcel or tract is more particularly described by metes and bounds as follows:

BEGINNING at a steel rod, set at the southwest corner of said Lot 9, in the west line of said Block 5, in the east right-of-way line of Nau Street and at the northwest corner of a tract of land conveyed to C.W. Huber by Paul Kernal by deed recorded in Volume 147, Page 566;

THENCE North: 80°00' East along the north line of said Huber tract, along the south line of said Lots 6, 7, 8, and 9 and along a south line of said Block 5, a distance of 225.5 feet to a steel rod, set at the southeast corner of said Lot 6, the southwest corner of Lot 5;

THENCE North: 10°00' West along the west line of Lot 5 and along the east line of said Lot 6, a distance of 103 feet to a steel rod, set South 10°00' East a distance of 90 feet from the northeast corner of said Lot 5;

THENCE South 80°11' West a distance of 238.5 feet to a steel rod, set in the common west line of said Block and said Lot 9, in the said east line of Nau Street and South 10°00' East a distance of 90 feet from a steel rod, set at the common northwest corner of said Lot 9 and said Block 5 and at the intersection of said east right-of-way line and the south right-of-way line of Third Street;

THENCE South 17°00' East along said east right-of-way line and along said common west line, a distance of 103 feet to the place of BEGINNING and CONTAINING between the above metes and bounds, 23,896 square feet of land.

TRACT II: All that certain parcel or land, being part of Lot Five (5), Block Five (5), Fechner Addition to the City of Yorktown, DeWitt County, Texas;

BEGINNING at the Southwest corner of Lot Five (5) a stake;  
 THENCE North 80°00' East 8 feet to a stake;  
 THENCE North 10°00' West 103 feet to a stake;  
 THENCE South 80°11' West 8 feet to a stake set in the common boundary of a tract conveyed to Hubert M. Harris et ux, by the heirs of Max and Otililia Gohlke and tract conveyed to Grover O. Keller et ux, by the heirs of Max and Otililia Gohlke;  
 THENCE South 10°00' East 103 feet to the place of BEGINNING, CONTAINING 824 square feet of land, more or less.