

2025-027

Filed for Record

This, the 14th day of Oct 2025
 at 3:30 o'clock P M
Natalie Carson By:
 NATALIE CARSON, COUNTY CLERK OF
 DeWitt County, Texas
Jimmy Guillen Baidar
 DEPUTY

25-03286

201 SLAYDEN ST, YOAKUM, TX 77995

**NOTICE OF FORECLOSURE SALE AND
APPOINTMENT OF SUBSTITUTE TRUSTEE**

Property: The Property to be sold is described as follows:

See attached Exhibit A

Security Instrument: Deed of Trust dated February 1, 2018 and recorded on February 2, 2018 at Instrument Number 120430 in the real property records of DEWITT County, Texas, which contains a power of sale.

Sale Information: December 2, 2025, at 12:00 PM, or not later than three hours thereafter, at patio area in front of the west door of the DeWitt County Courthouse building facing Gonzales Street located at 307 N. Gonzales, or as designated by the County Commissioners Court.

Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured: The Deed of Trust executed by ANGEL F GARCIA A/K/A ANGEL GARCIA secures the repayment of a Note dated February 1, 2018 in the amount of \$86,868.00. NATIONSTAR MORTGAGE LLC, whose address is c/o Nationstar Mortgage, 8950 Cypress Waters Blvd., Coppell, TX 75019, is the current mortgagee of the Deed of Trust and Note and Nationstar Mortgage is the current mortgage servicer for the mortgage. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

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.

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.



4855698

Mary Company

De Cubas & Lewis, P.C.
Mary Company, Attorney at Law
PO Box 5026
Fort Lauderdale, FL 33310



Substitute Trustee(s): Jennyfer Sakiewicz, Arnold
Mendoza, Alexis Mendoza, Agency Sales and Posting
LLC||Jennyfer Sakiewicz, Arnold Mendoza, Alexis
Mendoza, Agency Sales and Posting LLC

c/o De Cubas & Lewis, P.C.
PO Box 5026
Fort Lauderdale, FL 33310

Certificate of Posting

I, S. Jennyfer Sakiewicz, declare under penalty of perjury that on the 14th day of October, 2025 I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of DEWITT County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

0.25 OF AN ACRE
FIELDNOTE DESCRIPTION

STATE OF TEXAS }

COUNTY OF DEWITT }

Being 0.25 of an acre situated in and a part of the John May League, Abstract No. 34, DeWitt County, Texas, all the Northeasterly Half (NE/2) of Lots Nos. Eight (8), Nine (9), and Ten (10), in Block No. Twenty (20), of Rose Lawn, an addition lying within the corporate limits of the City of Yoakum, DeWitt County, Texas, according to the map or plat thereof recorded in Volume 72, Page 137 of the Deed Records of DeWitt County, Texas, and is the same as that certain tract of land described in a Gift Deed from Roland and Irene Boedeker to Linda J. Boedeker recorded in Volume 172, Page 554 of the Official Records of DeWitt County, Texas. This 0.25 of an acre is more fully described by metes and bounds as follows;

BEGINNING at a 1/4 inch iron rod set in the intersection of the Northwest line of Slayden Street and the Southwest line of Green Street for the East corner of this 0.25 of an acre, also being the East corner of said Lot Ten (10), Block Twenty (20), Rose Lawn Addition;

THENCE, S 45 degrees, 03'00" W (plat call N 45 degrees, 03'00" W, Volume 72, Page 137, Deed Records, Bearing Reference Line) with the Northwest line of Slayden Street a distance of 68.75 feet to a 1/4 inch iron pipe found for the South corner of this 0.25 of an acre, also being the East corner of a tract of land described in a deed to the Jim F. and Margaret M. Loos Living Trust recorded in Volume 578, page 457 of the Official Records of DeWitt County, Texas;

THENCE, N 44 degrees, 42'01" W (plat call = N 45 degrees, 00'00" W) crossing said Lots Ten (10), Nine (9) and Eight (8), with the common line of this tract said Loos Tract, at 110.00 feet passing the called North corner of said Loos Tract, also being the East corner of a tract of land described in a deed to Eugene and Lois Jirkovsky recorded in Volume 137, Page 207 of the Deed Records of DeWitt County, Texas, continuing on the same course with the common line of this tract and said Jirkovsky tract a TOTAL DISTANCE of 156.00 feet to a 1/4 inch iron rod set for the West corner of this 0.25 of an acre;

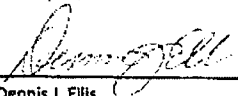
THENCE, N 45 degrees, 03'00" E (plat call = N 45 degrees, 03'00" E) with the common line of said Lot Eight (8) and Lot Seven (7), Rose Lawn Addition, also being the common line of this tract and a tract of land described in a deed to Chad Julufka and Stuart A. Kalisek recorded in Volume 163, Page 895 of the Official Records of DeWitt County, Texas, a distance of 68.75 feet to a 1/4 inch iron rod set for the North corner of this 0.25 of an acre;

THENCE, S 44 degrees, 42'01" E (plat call = S 45 degrees, 00'00" E) with the Southwest line of Green Street a distance of 156.00 feet to the PLACE OF BEGINNING; CONTAINING within these metes and bounds 0.25 of an acre, and bearings are based on the recorded plat of Rose Lawn Addition recorded in Volume 72, Page 137 of the Deed Records of DeWitt County, Texas.

A survey plat accompanies this plat

All 1/4 inch iron rods set are capped " Ellis 4736 "

The foregoing FIELDNOTE DESCRIPTION was prepared from an on the ground survey made under my direction and supervision on January 26, 2018.


Dennis J. Ellis
Registered Professional
Land Surveyor
Texas No. 4736
Job No. 5208

01-29-18
Date



120430

Filed for Record

This, the 1st day of Feb 20 18
at 3:45 o'clock P M

NATALIE CARSON, COUNTY CLERK OF
DeWitt County, Texas

DEPUTY

Stewart Title - Hold

STATE OF TEXAS - COUNTY OF DEWITT
I hereby certify that this instrument was filed on the date
and at the time affixed hereon by me and was duly
recorded in the volume and page of the Official Public
Records of DeWitt County, Texas. Vol. 605

Date Recorded: FEB 02 2018 Page 299-315



NATALIE CARSON, County Clerk
DeWitt County, Texas

By: 
Deputy Clerk