

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

FILED FOR RECORD

2022 OCT 11 PM 2:15

**RAINS County**

**Deed of Trust Dated:** January 13, 2015

**Amount:** \$135,650.00

**Grantor(s):** CARLOS CANALES and CLAUDIA CANALES


**Original Mortgagee:** GATEWAY MORTGAGE GROUP, LLC.

**Current Mortgagee:** PNC BANK, NATIONAL ASSOCIATION

**Mortgagee Address:** PNC BANK, NATIONAL ASSOCIATION, 3232 Newmark Drive, Miamisburg, OH 45342

**Recording Information:** Document No. 000125

**Legal Description:** ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND, AND BEING LOT 86 OF NORTHWOOD, A SUBDIVISION LOCATED ON LAKE FORK RESERVOIR IN RAINS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 4, PAGE 27, PLAT RECORDS OF RAINS COUNTY, TEXAS, AND BEING THE SAME LAND DESCRIBED IN WARRANTY DEED DATED JULY 19, 1989, FROM MARGUIETE HOWARD TO WES DAVIS ETUX, JOY DAVIS, RECORDED IN VOLUME 282, PAGE 258, REAL PROPERTY RECORDS, RAINS COUNTY, TEXAS.

MANDY SAWYER  
COUNTY CLERK  
RAINS COUNTY, TEXAS  
BY  DEPUTY

WHEREAS CARLOS CANALES is deceased.

**Date of Sale:** November 1, 2022 between the hours of 1:00 PM and 4:00 PM.

**Earliest Time Sale Will Begin:** 1:00 PM

**Place of Sale:** The foreclosure sale will be conducted at public venue in the area designated by the RAINS 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.

HARRIETT FLETCHER OR ROBERT LAMONT, DAVID SIMS, SHARON ST. PIERRE, SHERYL LAMONT, AURORA CAMPOS, RAMIRO CUEVAS, PATRICK ZWIERS, SHAWN SCHILLER, ALLAN JOHNSTON, RONNIE HUBBARD, SUE SPASIC, ZORAN W. SPASIC, SHANNAH HOWLE, JONATHAN HARRISON, DARLA BOETTCHER, DANA KAMIN, LISA BRUNO OR JON MURPHY HOWLE 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.

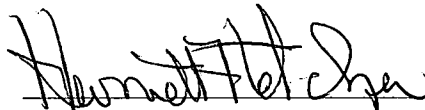
**NOTICE IS FURTHER GIVEN** that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, 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 Alda Garcia, ATTORNEY AT LAW  
HUGHES, WATTERS & ASKANASE, L.L.P.  
1201 Louisiana, SUITE 2800  
Houston, Texas 77002  
Reference: 2022-003769



Printed Name: Harriett Fletcher, October 11, 2022

c/o Auction.com, LLC  
1 Mauchly  
Irvine, California 92618