

POSTED
This 7 day of May, 2025
At 3:30 o'clock, P M
MICHELLE B. URRABAZO
County Clerk, Zavala County, Texas
By H. Lopez

NOTICE OF FORECLOSURE SALE

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.

PROPERTY TO BE SOLD: The property to be sold is described as follows:

LOT NINETY-TWO CHULA VISTA NUMBER TWO (2) SUBDIVISION, ZAVALA COUNTY, TEXAS, ACCORDING TO THE UNRECORDED PLAT THEREOF, PREPARED BY J.E. MORTENSEN, PROFESSIONAL ENGINEER, NUMBER 13456 FROM SURVEY CONDUCTED SEPTEMBER 1977, THROUGH DECEMBER 1977 DULY RECORDED IN VOLUME 238, PAGE 283 IN THE REAL PROPERTY RECORDS OF ZAVALA COUNTY, TEXAS

TOGETHER WITH ANY AND ALL IMPROVEMENTS CONSTRUCTED UPON, AFFIXED TO OR LOCATED UPON THE ABOVE DESCRIBED REAL PROPERTY, INCLUDING BUT NOT LIMITED TO THE MANUFACTURED HOUSING UNIT, 1998 SCHULTS MANUFACTURED HOME, SERIAL NO. SV403506

TITLE TO THE ABOVE DESCRIBED PROPERTY CONVEYED TO NORBERTO CARDONA AND ARACELIA MENDOZA CARDONA FROM VANDERBILT MORTGAGE AND FINANCE, INC. BY SPECIAL WARRANTY DEED DATED JUNE 26, 2009 AND RECORDED JULY 2, 2009 IN BOOK 306, PAGE 38 OR INSTRUMENT NO. 79949

commonly known as 306 Las Palmas Ave, Crystal City, Texas 78839; and

including all personal property secured by the security agreement included in the Deed of Trust and the Manufactured Home situated thereon identified as 2023 CMH Manufacturing Inc. 98TRU28563MH23 (28' x 56'), Serial Number BL2009943TXA & BL2009943TXB, Label Number NTA2154205 & NTA2154206, together with all parts, accessories, repairs, improvements, and accessions.

INSTRUMENT TO BE FORECLOSED:

DEED OF TRUST:

Date: January 3, 2023
Grantor / Mortgagor: Noberto Cardona and Aracelia Mendoza Cardona
Original Trustee: Robert W. Buchholz, Attorney at Law

Beneficiary / Mortgagee:

Name: Triad Manufactured Home Financial Services, Inc.

Mailing Address: 13901 Sutton Park Dr., Suite 300
Jacksonville, FL 32224
Duval County

SUBSTITUTE TRUSTEE(S):

Name: JIM MILLS, SUSAN MILLS, ED HENDERSON, JIM HILER, BERTHA
CARDENAS, NANCY GOMEZ, LEO GOMEZ

Mailing Address: 9130 Jollyville Rd., Ste. 100-21, Austin, Texas 78759

Mortgage Servicer has appointed the foregoing persons as Substitute Trustee under the deed of trust.

MORTGAGE SERVICER:

Triad Financial Services, Inc.
13901 Sutton Park Drive South, Suite 300
Jacksonville, FL 32224

DATE, TIME, AND PLACE OF SALE: The sale is scheduled to be held at the following date, time, and place:

Date: Tuesday, June 3, 2025

Time: The sale will begin no earlier than 1:00 P.M. or no later than three hours thereafter. The sale will be completed by no later than 4:00 P.M.

Place: The front steps of the Zavala County Courthouse located at 200 East Uvalde St., Crystal City, Texas 78839 or designated by the Commissioner's Court pursuant to Section 51.002 of the Texas Property Code as a place where foreclosure sales are to take place.

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.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. The sale shall not cover any part of the property that has been released of public record from the lien of the deed of trust. 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, 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. THERE WILL BE NO WARRANTY RELATING TO THE TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR PERSONAL PROPERTY IN THIS DISPOSITION.

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 nonjudicial deed-of-trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by Noberto Cardona and Aracelia Mendoza Cardona.

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 the Note in the original principal amount of \$126,585.40 executed by Noberto Cardona and Aracelia Mendoza Cardona, and payable to the order of Triad Manufactured Home Financial Services, Inc.

Triad Manufactured Home Financial Services, Inc., who is the current owner and holder of the Obligations and is the current beneficiary under the deed of trust. Triad Financial Services, Inc. is representing Triad Manufactured Home Financial Services, Inc. under a servicing agreement.

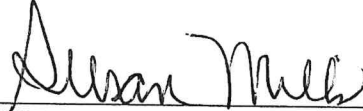
Questions concerning the sale may be directed to the undersigned or to Mortgage Servicer, Triad Financial Services, Inc. at 13901 Sutton Park Drive South, Suite 300, Jacksonville, FL 32224, (800) 522-2013.

{REMAINDER OF PAGE LEFT BLANK}

DEFAULT AND REQUEST TO ACT. Default has occurred under the deed of trust, and the Mortgage Servicer has requested me, as Substitute Trustee. This foreclosure is being administered by the Mortgage Servicer. The Mortgage Servicer is representing the Mortgagee under a servicing agreement. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

Dated:

May 6, 2025.



JIM MILLS, SUSAN MILLS, ED HENDERSON,
JIM HILER, BERTHA CARDENAS, NANCY
GOMEZ, LEO GOMEZ
Substitute Trustee
9130 Jollyville Rd., Ste. 100-21
Austin, Texas 78759