

REGIONS MORTGAGE (UPN)  
DYESS, WILLIAM  
2975 COUNTY RD 429, UVALDE, TX 78801

CONVENTIONAL  
Firm File Number: 24-040949

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on October 13, 2015, WILLIAM DYESS AND CYNTHIA DYESS, as Grantor(s), executed a Deed of Trust conveying to CHRIS PEIRSON, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR GLOBAL LENDING SOLUTIONS, INC. in payment of a debt therein described. The Deed of Trust was filed in the real property records of UVALDE COUNTY, TX and is recorded under Clerk's File/Instrument Number 2015003579, to which reference is herein made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on , **Tuesday, April 2, 2024** between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate at the County Courthouse in UVALDE COUNTY, TX to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Uvalde, State of Texas:

BEING 29.585 ACRES OF LAND, THE S PART OF 30.00 ACRES TERMED NEW TRACT 120 (AND ORIGINAL TRACT 104-C) OF EL RANCHO ENCINO SUBDIVISION (AN UNRECORDED SUBDIVISION IN UVALDE COUNTY), LYING WHOLLY WITHIN SURVEY NO. 336, UVALDE COUNTY SCHOOL LAND, ORIGINAL GRANTEE, ABSTRACT 729, UVALDE COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (THE BEARINGS SHOWN ARE GEODETIC BASED ON NORTH MERIDIAN OBSERVED AT CORNER OF ANGLIN AND GETTY STREETS IN CITY OF UVALDE LYING WEST 3957.50 FEET AND SOUTH 51481.02 FEET FROM THIS POINT OF BEGINNING, WHICH DECLINATE WEST 0° 01' 21" FROM GLOBAL POSITIONING SATELLITE SYSTEM STATIONED AT 100D PLASTIC-CAPPED IRON SPIKE FOUND FLUSH ATOP HILL BY BOULDER IN THIS SUBDIVISION LYING EAST 4542.93 FEET AND NORTH 2537.29 FEET FROM THIS POINT OF BEGINNING):

BEGINNING AT THE 3/4-INCH THREADED-HEAD STEEL STAKE FOUND UP 10 INCHES ON S SIDE OF ROAD MARKING THE NW CORNER OF THIS DESCRIBED LAND, IN COMMON BOUNDARY OF ORIGINAL TRACTS 122 AND 104-C OF THIS SUBDIVISION, THE SW AND SOUTHMOST CORNER OF THAT CERTAIN ADJACENT AND ADJOINING 25-FOOT STRIP OF LAND DESCRIBED IN WARRANTY DEED FROM DONALD PEREZ TO COUNTY OF UVALDE ON 23 JUNE 1988 AND RECORDED IN VOLUME 287, PAGES 279-281, OF" THE DEED RECORDS OF UVALDE COUNTY, TEXAS, FROM WHICH THE CENTER OF INSET 2 3/4-INCH STEEL PIPE 3-WAY FENCE CORNER POST BEARS S 39° 13' E 0.45 FOOT:

THENCE N 76° 17' 22" E, ALONG AND ADJOINING SAID S RIGHT-OF-WAY OF COUNTY ROAD R.O.W., INTO AND ACROSS SAID TRACT 104-C AND TO LEFT OF INSET STEEL PIPE FENCE, AT 247.82 FEET PASSING 0.20 FOOT LEFT OF CENTER OF 2 3/4-INCH STEEL PIPE 2-WAY FENCE CORNER POST FOR ENTRANCE TO THIS DESCRIBED LAND, AT 285.77 FEET PASSING N FACE OF ANOTHER 2 3/4-INCH STEEL PIPE 2-WAY FENCE CORNER POST FOR ENTRANCE, AT 349.26 FEET PASSING UNDER ELECTRIC POWER LINE SERVING THIS DESCRIBED LAND AT A POINT LYING S 10° 22' W 62.72 FEET FROM ITS. 3-WAY POWER POLE, AT 842.01 FEET PASSING THROUGH INSET 2 3/4-INCH STEEL PIPE 2-WAY NE FENCECORNER POST, AND CONTINUING .A TOTAL OF 843.79 FEET TO THE 5/8-INCH IRON REBAR FOUND UP 8 INCHES MARKING THE SE AND EASTMOST CORNER OF SAID ADJACENT 25-FOOT STRIP, THE NE AND NORTHMOST CORNER OF THIS= DESCRIBED LAND, IN COMMON BOUNDARY OF OLD TRACTS 104-C AND 104-A;

THENCE S 0° 33' 47" E, ALONG ORIGINALLY MARKED COMMON BOUNDARY OF TRACTS 104-C AND 104-A AND TO LEFT OF INSET STEEL PIPE FENCE, AT 616.28 FEET PASSING 1.11 FEET LEFT OF CENTER OF INSET 2 3/4-INCH STEEL PIPE BRACEPOST, AND CONTINUING A TOTAL OF 1612.20 FEET TO THE 5/8-INCH IRON REBAR FOUND UP 10 INCHES MARKING THEIR COMMON S CORNER IN N BOUNDARY OF TRACT 104-B, FROM WHICH THE CENTER OF OCCUPIED 2 3/4-INCH STEEL PIPE 3-WAY FENCE CORNER POST BEARS S 27° 01' W 0.48 FOOT;

THENCE N 89° 57' 39" W, ALONG ORIGINALLY MARKED COMMON BOUNDARY OF TRACTS 104-B AND 104-C AND GENERALLY TO RIGHT OF OCCUPIED STEEL PIPE FENCE, AT 885.32 FEET PASSING 0.18 FOOT RIGHT OF CENTER OF OCCUPIED 2 3/4-INCH STEEL PIPE 3-WAY FENCE CORNER POST FOR

By Donna M. Williams  
Deputy  
County Clerk, Uvalde County, Texas  
This 8th day of Feb 2024  
at 2:00 o'clock P.M.  
FILED

EXTERIOR FENCE, AND CONTINUING A TOTAL OF 887.48 FEET TO THE 5/8-INCH IRON REBAR FOUND UP 10 INCHES MARKING THEIR COMMON W CORNER IN E BOUNDARY OF SAID OLD TRACT 122, THE SW CORNER OF THIS DESCRIBED LAND, FROM WHICH THE CENTER OF INSET 2 3/4-INCH STEEL PIPE 2-WAY FENCE CORNER POST BEARS N 10° 20' E 0.45 FOOT;

THENCE N 2° 06' 19" E ALONG AND ADJOINING SAID COMMON BOUNDARY OF TRACTS 104-C AND 122, GENERALLY WITH STEEL PIPE FENCE, AT 673.24 FEET PASSING THROUGH 2 3/4-INCH STEEL PIPE BRACEPOST, AND CONTINUING A TOTAL OF 1412.48 FEET TO THE POINT OF BEGINNING, CONSTITUTING 29.585 ACRES OF LAND WITHIN THE DESCRIBED BOUNDARY, BEING 29.531 ACRES WITHIN EXISTING BOUNDARY FENCES, WITH ELECTRIC POWER LINE SERVING THIS DESCRIBED LAND ONLY, AND HAVING NO OTHER VISIBLE EASEMENTS, ENCROACHMENTS OR EXCEPTIONS.

Property Address: 2975 COUNTY RD 429  
UVALDE, TX 78801  
Mortgage Servicer: REGIONS MORTGAGE  
Mortgagee: REGIONS BANK DBA REGIONS MORTGAGE  
6200 POPLAR AVENUE  
MEMPHIS, TN 38119

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.

**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**

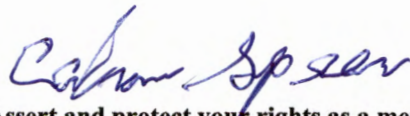
SUBSTITUTE TRUSTEE

Calvin Speer, Nancy Gomez, Leo Gomez, Wendy Speer, Melody Speer, Vicki Rodriguez, Ramon Perez, Marcia Chapa, Amy Ortiz  
1 Mauchly  
Irvine, CA 92618

WITNESS MY HAND this day February 6, 2024.



By: \_\_\_\_\_  
Ronny George  
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Houston, TX 77040  
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Attorneys for Regions Bank dba Regions Mortgage



**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 military service to the sender of this notice immediately.**