

**APPOINTMENT OF SUBSTITUTE TRUSTEE**

**Deed of Trust Date:**  
10/23/2006

**Grantor(s)/Mortgagor(s):**  
DAVID O. ZAMORA, MARTHA B. ZAMORA, HUSBAND AND WIFE

**Original Beneficiary/Mortgagee:**  
CITIFINANCIAL, INC.

**Current Beneficiary/Mortgagee:**  
J.P. Morgan Mortgage Acquisition Corp.

**Recorded in:**  
**Volume:**  
**Page:**  
**Instrument No:** 2006004342

**Property County:**  
UVALDE

**Mortgage Servicer:**  
Rushmore Loan Management Services, LLC is representing the Current Mortgagee under a servicing agreement with the Current Mortgagee.

**Mortgage Servicer's Address:**  
15480 Laguna Canyon Road, Suite 100, Irvine, CA 92618

**Legal Description:** LOTS NUMBER THIRTEEN (13) AND FOURTEEN (14), IN BLOCK NUMBER (3), IN THE N B PULLIAN ADDITION TO THE CITY OF UVALDE, UVALDE COUNTY, TEXAS, AND BEING THE SAME PROPERTY THAT WAS DEEDED AND CONVEYED SALVADOR VILLARREAL TO AURELIO MATA AND WIFE, GUADALUPE L. MATA, AS RECORDED AND SHOWN OF RECORD IN VOLUME 176, PAGES 475-477, IN THE DEED RECORDS OF UVALDE COUNTY, TEXAS.

STATE OF TEXAS §  
COUNTY OF UVALDE §

DAVID O. ZAMORA, MARTHA B. ZAMORA, HUSBAND AND WIFE grantor(s), executed and delivered to D GUTIERREZ, trustee, one certain Deed of Trust dated 10/23/2006 securing an obligation therein described. Said Deed of Trust was recorded as set out above and is incorporated herein by reference in its entirety.

Default has been declared in the payment of such obligation and/or the covenant of such Deed of Trust.

Accordingly, the owner of such obligation and beneficiary under said Deed of Trust, by and through its duly appointed and authorized representative, according to the provisions therein set out does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Calvin Speer, Nancy Gomez, Leo Gomez, Wendy Speer, Melody Speer or Vicki Rodriguez, Thuy Frazier, Cindy Mendoza, Catherine Allen-Rea and Cole Patton, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under the said Deed of Trust; and, further, does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.

Executed on 3/2/2021

Rushmore Loan Management Services, LLC, Attorney-in-Fact for J.P. Morgan Mortgage Acquisition Corp.

By: [Signature]  
Name DeMechiel Satterwhite  
Title Assistant Secretary

STATE OF TEXAS §  
COUNTY OF DALLAS §

Before me, the undersigned Notary Public on this day personally appeared DeMechiel Satterwhite, who is the Assistant Secretary of Rushmore Loan Management Services, LLC, Attorney-in-Fact for J.P. Morgan Mortgage Acquisition Corp., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on 3/2/2021

[Signature]  
Notary Public in and for the State of Texas

My Commission Expires  
**03-01-2022**

**Arthur R. Finley III**

Printed Name of Notary Public



After recording return to:  
McCarthy & Holthus, LLP  
1255 West 15th Street, Suite 1060  
Plano, TX 75075

MH FILE NO. TX-19-74096-HE

**FILED FOR RECORD**  
OFFICIAL PUBLIC RECORDS  
Valerie Del Toro Ramera, County Clerk  
Uvalde County, Texas  
**2021008932**  
March 15, 2021 at 02:34 PM