

RECEIVED

JUL - 9 2020

8:38 A.M.
GRACIE ALANIZ-GONZALES
COUNTY CLERK

5965-77

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.

1. Property to Be Sold.

Commonly known as 705 Avenue A, Aransas Pass, Texas 78336, the property to be sold is described as follows: LOT 1 AND 2 OF REPLAT OF TRACT 3 OUT OF LOT 5, BLOCK 203 OF THE BURTON AND DANFORTH SUBDIVISION, AN ADDITION TO SAN PATRICIO COUNTY, TEXAS, AS SHOWN ON THE MAP OR PLAT THEREOF RECORDED IN VOLUME 13, PAGE 110, MAP RECORDS, SAN PATRICIO COUNTY, TEXAS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated February 18, 2016, and recorded in real property records of San Patricio County, Texas as Document 654381.

3. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

Date: August 4, 2020

Time: 1:00 PM

Place: San Patricio County Courthouse, Texas at the following location: FIRST FLOOR OF THE COURTHOUSE AT THE SOUTH ENTRANCE BETWEEN THE GLASS DOORS IN THE VESTIBULE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE.

4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the Deed of Trust, the mortgagee 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 § 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.

5. Obligations Secured. The Deed of Trust executed by EMILIO S. GARZA and LILY P. GARZA, provides that it secures the payment of the indebtedness in the original principal amount of \$352,500.00 and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. REVERSE MORTGAGE SOLUTIONS, INC. is the current mortgagee of the note and deed of trust. REVERSE MORTGAGE SOLUTIONS, INC. is the current mortgage servicer. A servicing agreement between the mortgagee, whose address is 14405 Walters Road, Suite 200, Houston, Texas 77014, and the mortgage servicer exists. TEXAS PROPERTY CODE § 51.0025 authorizes the mortgage servicer to collect the debt.

6. Substitute Trustee(s) Appointed to Conduct Sale. In accordance with Texas Property Code § 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Jodi Steen, Susan Sandoval, Leslye Evans, Vicki Hammonds, Janice Stoner, Mary Goldston, Alexis Mendoza, or Branch M. Sheppard as Substitute Trustee to act under and by virtue of said Deed of Trust.

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.

GALLOWAY, JOHNSON, TOMPKINS, BURR & SMITH,
A PROFESSIONAL LAW CORPORATION
Branch M. Sheppard, Attorney at Law
Sara A. Morton, Attorney at Law
Annarose M. Harding, Attorney at Law
1301 McKinney Drive, Suite 1400
Houston, Texas 77010
(713) 599-0700

JO WOOLSEY, BOB FRISCH, ARNOLD MENDOZA,
SANDRA MENDOZA, JODI STEEN, SUSAN SANDOVAL,
LESLYE EVANS, VICKI HAMMONDS, JANICE STONER,
MARY GOLDSTON, ALEXIS MENDOZA, OR BRANCH
M. SHEPPARD
c/o GALLOWAY, JOHNSON, TOMPKINS, BURR & SMITH, A PLC
1301 McKinney Drive, Suite 1400
Houston, Texas 77010
(713) 599-0700

CERTIFICATE OF POSTING

I am _____ whose address is c/o GALLOWAY, JOHNSON, TOMPKINS, BURR & SMITH, A PLC, 1301 McKinney Drive, Suite 1400, Houston, TX 77010. I declare under penalty of perjury that on _____ I filed this Notice of Foreclosure Sale at the office of the San Patricio County Clerk and caused it to be posted at the location directed by the San Patricio County Commissioners Court.

CAUSE NO. S-19-5844CV-A

IN RE: ORDER FOR FORECLOSURE
CONCERNING

705 AVENUE A
ARANSAS PASS, TEXAS 78336

UNDER TEX. R. CIV. P. 736

PETITIONER:

REVERSE MORTGAGE SOLUTIONS, INC.

RESPONDENT(S):

EMILIO GARZA and
LILY GARZA

IN THE DISTRICT COURT OF

SAN PATRICIO COUNTY, TEXAS

36th JUDICIAL DISTRICT

REVERSE MORTGAGE FORECLOSURE ORDER

On this day, the Court determined it had jurisdiction over the subject matter and the parties to this proceeding. After reviewing the Motion for Final Judgment and Reverse Mortgage Foreclosure Order, the pleadings, the affidavits and the arguments of counsel, the Court finds:

1. Applicant is the current mortgagee, as that term is defined in Tex. Prop. Code. §51.001, of a valid Texas reverse mortgage "loan agreement," as that term is defined in Tex. Bus. & Comm. Code §26.02 ("Loan Agreement") that was created in accordance with Tex. Const. Art. XVI §50(a)(7) and secured by the real property and improvements (the "Property") commonly known as 705 Avenue A, Aransas Pass, Texas 78336 and more particularly described as:

LOT 1 AND 2 OF REPLAT OF TRACT 3 OUT OF LOT 5, BLOCK 203 OF THE BURTON AND DANFORTH SUBDIVISION, AN ADDITION TO SAN PATRICIO COUNTY, TEXAS, AS SHOWN ON THE MAP OR PLAT THEREOF RECORDED IN VOLUME 13, PAGE 110, MAP RECORDS, SAN PATRICIO COUNTY, TEXAS.

2. Under Tex. Const. Art. XVI §50(k)(6)(D), the advancement of funds on Mortgagors' behalf to pay taxes and/or insurance on the Property in conjunction with Secretary approval qualified as a default event which required the payment of all principal and interest owed under the Loan Agreement. The necessary conditions precedent for Applicant to exercise its rights under the security instrument by proceeding with a non-judicial foreclosure against the Property has been accomplished. Applicant will enforce its security interest pursuant to the terms of the Loan Agreement and Tex. Prop. Code §51.002. The Trustee or Substitute Trustee, G. Tommy Bastian, or his successor, was appointed to conduct the sale under Tex. Prop. Code §51.002.

3. Mortgagor failed on an obligation specified in the loan documents to repair and maintain, pay taxes and assessments on or insure the homestead property, which accelerated the maturity of the Reverse Mortgage debt and subjected the Property to payment of all principal, interest and other fees and expenses allowed under the Reverse Mortgage made the subject of this proceeding by a nonjudicial foreclosure under Tex. Const. Art. XVI § 50(k)(6)(D) and Tex. Const. Art. XVI §50(k)(11).

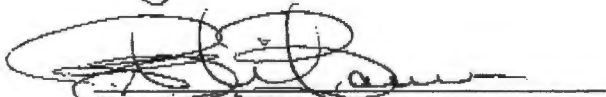
IT IS THEREFORE ORDERED that Applicant, its successors and/or assigns in accordance with Tex. Const. Art. XVI §50(k)(11) shall enforce the Loan Agreement default by foreclosing its security interest encumbering the Property pursuant to the Loan Agreement or Tex. Prop. Code §51.002.

IT IS FURTHER ORDERED that if a person occupying the Property fails to surrender possession of the premises after foreclosure, Applicant, or its successor in interest, shall be entitled to a Writ of Possession issued in accordance with Tex. R. Civ. P. 310; and

IT IS FURTHER ORDERED Applicant is entitled to all writs necessary to enforce this Judgment.

All relief not granted herein is denied.

SIGNED this 24 day of February, 2019.


JUDGE PRESIDING

ORDER PREPARED BY:

GALLOWAY, JOHNSON, TOMPKINS, BURR & SMITH
A Professional Law Corporation

By: //s// Branch M. Sheppard
BRANCH M. SHEPPARD
Texas State Bar No. 24033057
BSheppard@gallowaylawfirm.com
SARA A. MORTON
Texas Bar No. 24051090
SMorton@gallowaylawfirm.com
ANNAROSE M. HARDING
Texas Bar No. 24071438
AHarding@gallowaylawfirm.com
1301 McKinney, Suite 1400
Houston, Texas 77010
(713) 599-0700 (Telephone)
(713) 599-0777 (Facsimile)
**ATTORNEYS FOR APPLICANT,
REVERSE MORTGAGE SOLUTIONS, INC.**

RECEIVED

JUL - 2 2020

9:45 AM
GRACIE ALANIZ-GONZALES
COUNTY CLERK

C&M No. 44-19-2761/ FILE NOS

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

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. Sender is: Codilis & Moody, P.C., 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated February 15, 2003 and recorded under Clerk's File No. 515904, in the real property records of SAN PATRICIO County Texas, with Fidel M Constante, husband & Martha N Constante, wife, April Constante, daughter as Grantor(s) and Jim Walter Homes, Inc. as Original Mortgagee.

Deed of Trust executed by Fidel M Constante, husband & Martha N Constante, wife, April Constante, daughter securing payment of the indebtedness in the original principal amount of \$63,040.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Fidel M Constante, Martha N Constante, & April Constante. The Bank of New York Mellon, as Indenture Trustee, for Mid-State Capital Corporation 2004-1 Trust is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

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. Shellpoint Mortgage Servicing is acting as the Mortgage Servicer for the Mortgagee. Shellpoint Mortgage Servicing, is representing the Mortgagee, whose address is: 75 Beattie Place, Suite 300, Greenville, SC 29601.

Legal Description:

BEING A 75 FOOT BY 118 FOOT TRACT OUT OF BLOCK 96 OF THE WELDER AND ODEM SUBDIVISION IN SAN PATRICIO COUNTY, TEXAS, ACCORDING TO MAP OR PLAT RECORDED IN VOLUME 2, PAGE 4 IN THE MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS AND BEING THE SAME TRACT CONVEYED TO FIDEL CONSTANT AND WIFE, MARTHA CONSTANTE IN FILE NUMBER 377526 IN THE OFFICIAL RECORDS OF SAN PATRICIO COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: 08/04/2020

Earliest Time Sale Will Begin: 11:00 AM

Location of Sale: The place of the sale shall be: SAN PATRICIO County Courthouse, Texas at the following location: On the first floor of the San Patricio County Courthouse at the south entrance between the glass doors in the vestibule, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

TERMS OF SALE

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. Pursuant to the Deed of Trust, the mortgagee 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.

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.

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.

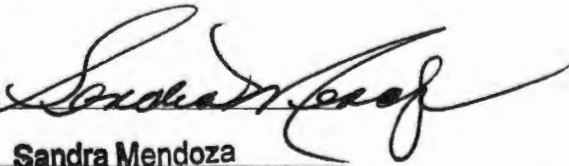
WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I HEREBY APPOINT AND DESIGNATE Arnold Mendoza, Alexis Mendoza, Susana Sandoval, Sandra Mendoza, John Sisk, Amy Ortiz, Colette Mayers, Dana Dennen, Dylan Ruiz, Evan Press, Garrett Sanders, Israel Curtis, Kathleen Adkins, Leslye Evans, Marcia Chapa, Maryna Danieffian, Megan Ysassi, Ramon Perez, Stephen Mayers, Susan Sandoval, William D. Larew, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or Auction.com, as Substitute Trustee.

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:
Codilis & Moody, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

Executed on 06/29/2020.

/s/ Lisa Collins SBOT No. 24115338, Attorney at Law
Codilis & Moody, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

Posted and filed by:



Printed Name: Sandra Mendoza

C&M No. 44-19-2761

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
8/30/2005

Grantor(s)/Mortgagor(s):
MANUEL LARA, A SINGLE MAN

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE
FOR , DECISION ONE MORTGAGE COMPANY,
LLC, ITS SUCCESSORS AND ASSIGNS

Current Beneficiary/Mortgagee:
Santander Bank N.A.

RECEIVED

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 548603

Property County:
SAN PATRICIO

JUN 25 2020
1:40 PM
GRACIE ALANIZ-GONZALES
COUNTY CLERK

Mortgage Servicer:
Dovenmuehle Mortgage, Inc. is representing the Current
Beneficiary/Mortgagee under a servicing agreement with
the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
250 E John W Carpenter Freeway,
Irving, TX 75062

Legal Description: LOTS SEVEN (7), EIGHT (8), AND NINE (9), BLOCK TWO (2), OF THE TOWNSITE OF EDROY, SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY REVISION MAP OF A PORTION OF EDROY TOWNSITE AND FARM TRACTS TO BE HEREAFTER KNOWN AS THE HEUERMANN SUBDIVISION, BEING A PART OF SECTION TEN (10), CUBAGE AND MILLER SUBDIVISION, SAID MAP BEING RECORDED IN VOLUME 3, PAGE 16 OF THE MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.

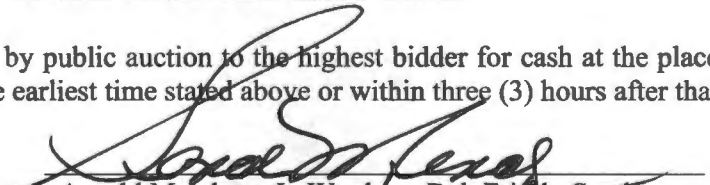
Date of Sale: 8/4/2020

Earliest Time Sale Will Begin: 1pm

Place of Sale of Property: FIRST FLOOR OF THE COURTHOUSE AT THE SOUTH ENTRANCE BETWEEN THE GLASS DOORS IN THE VESTIBULE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

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.

Notice Pursuant to Tex. Prop. Code § 51.002(i):
Assert and protect your rights as member of the armed forces of the United States. If you or your spouse are serving on active military duty, including active military duty as a member of the Texas National 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.


Arnold Mendoza, Jo Woolsey, Bob Frisch, Sandra Mendoza, Jodi Steen, Susan Sandoval, Leslye Evans, Vicki Hammonds or Alexis Mendoza or Thuy Frazier or Cindy Mendoza or Catherine Allen-Rea or Cole Patton, Substitute Trustee
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

MH File Number: TX-18-67328-HE
Loan Type: Conventional Residential

Carrington Foreclosure Services, LLC
P.O. Box 3309
Anaheim, California 92803
For Sale Information: (888) 313-1969
For Reinstatement Requests: 1-866-874-5860
Pay Off Requests: 1-800-561-4567
TS#: 17-19046

RECEIVED
JUN 25 2020
1:42 PM
GRACIE ALANIZ GONZALES
COUNTY CLERK

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 8/20/2004, JOE DAVIS AND WIFE, SANDRA DAVIS, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of ELDON L. YOUNGBLOOD, as Trustee, NEW CENTURY MORTGAGE CORPORATION, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$281,000.00, payable to the order of NEW CENTURY MORTGAGE CORPORATION, which Deed of Trust is Recorded on 9/7/2004 as Volume 535698, Book , Page , in San Patricio County, Texas, Deed of Trust covers all of the real property, personal property, and fixtures described therein, including , but not limited to, all the following described property, rights and interests (the "Property"), to-wit;

See attached exhibit "A" attached hereto and made a part hereof

Commonly known as: **4774 FARM ROAD 2986, GREGORY, TX 78359**

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Arnold Mendoza, Sandra Mendoza, Alexis Mendoza, Susana Sandoval**, or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust: and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Carrington Mortgage Services, LLC whose address is 1600 Douglass Road, Suite 200 A, Anaheim, CA 92806 is acting as the mortgage servicer for **Deutsche Bank National Trust Company, as Indenture Trustee for New Century Home Equity Loan Trust 2004-3**, which is the mortgagee of the Note and Deed of Trust or mortgage and the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust. Carrington Mortgage Services, LLC is authorized to represent the mortgagee by virtue of a written servicing agreement with the mortgagee. Pursuant to that agreement and Texas Property Code Section 51.0025, Carrington Mortgage Services, LLC is authorized to administer the foreclosure referenced herein.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on **8/4/2020 at 1:00 PM**, or no later than three (3) hours after such time, in **San Patricio County, Texas**, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: **On the first floor of the San Patricio County Courthouse at the south entrance between the glass doors in the vestibule, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court**

NOTICE IS FURTHER GIVEN that , except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied.

If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's Attorney.



4724921

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.

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.

WITNESS, my hand this 6/24/2020

WITNESS, my hand this _____

Monica Sandoval

By: Monica Sandoval, Trustee Sale Specialist,
Team Lead
Carrington Foreclosure Services, LLC as
authorized agent for Mortgagee or Mortgage
Servicer
1500 South Douglass Road, Suite 150
Anaheim, CA 92806

By: Substitute Trustee(s)
Arnold Mendoza, Sandra Mendoza, Alexis
Mendoza, Susana
Sandoval,
C/O Carrington Foreclosure Services, LLC
1500 South Douglass Road, Suite 150
Anaheim, CA 92806

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

TRACT 1:

FIELD NOTES OF AN 6.00 ACRE TRACT OF LAND BEING PART OF TRACT 1 (12.277 ACRES) OF THE WILDCAT COUNTRY RANCH ESTATES, AS SHON ON MAP RECORDED IN CLERK'S FILE NO. 498657 OF THE REAL PROPERTY RECORDS OF SAN PATRICIO COUNTY, TEXAS; SAID 6.00 ACRE TRACT IS COMPRISED OF A PORTION OF THE J M SWISHER SURVEY, ABSTRACT 394, IS SITUATED IN SAN PATRICIO COUNTY, TEXAS, APPROXIMATELY 1 MILE WEST OF THE TOWN OF GREGORY, AND IS DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT A 5/8" IRON ROD FOUND IN THE EAST RIGHT-OF-WAY LINE OF F M HIGHWAY 2986, OF THE NORTHWEST CORNER OF LOT 1, BLOCK 2 OF THE WILDCAT COUNTRY ESTATES, AS SHOWN ON MAP RECORDED N CLERK'S FILE NO 454395 OF THE REAL PROPERTY RECORDS OF SAN PATRICIO COUNTY, TEXAS, AND THE SOUTHWEST CORNER OF AN 1.140 ACRE ACCESS EASEMENT JUST SURVEYED, FOR THE WESTERLY SOUTHWEST CORNER OF SAID TRACT 1 (12.277 ACRES), AND THE WESTERLY SOUTHWEST CORNER OF THIS TRACT; THENCE N 30° 04' 26" E ALONG THE EAST RIGHT-OF-WAY LINE OF SAID F M HIGHWAY 2986 THE WESTERLY WEST LINE OF SAID 1.140 ACRE ACCESS EASEMENT, THE MIDDLE WEST LINE OF SAID TRACT 1 (12.277 ACRES) AND THE MIDDLE WEST LINE OF THIS TRACT, A DISTANCE OF 59394 FEET TO A 5/8" IRON ROD FOUND AT THE SOUTHWEST CORNER OF LOT 3, BLOCK 1, OF SAID WILDCAT COUNTRY ESTATES, FOR THE WESTERLY NORTHWEST CORNER OF THIS TRACT THENCE, S 59° 58' 19" E ALONG THE SOUTH LINE OF SAID LOT 3, BLOCK 1, THE WESTERLY NORTH LINE OF TRACT 1 (12.277 ACRES), THE WESTERLY NORTH LINE OF SAID 1.140 ACRE ACCESS EASEMENT, AND THE WESTERLY NORTH LINE OF THIS TRACT, A DISTANCE OF 692.08 FEET TO A 5/8" IRON ROD WITH SURVEYOR'S CAP STAMPED "RPLS 1907" SET AT THE SOUTHEAST CORNER OF SAID LOT 3, BLOCK 1, FOR AN INTERIOR CORNER OF SAID TRACT 1 (12.277 NOTES) AN INTERIOR CORNER OF SAID 1.140 ACRE ACCESS EASEMENT AND AN INTERIOR CORNER OF THIS TRACT, THENCE, N 30° 04' 23" E ALONG THE EAST LINE OF SAID LOT 3, BLOCK 1, THE NORTHERLY WEST LINE OF SAID TRACT 1 (12.277 ACRES), THE EASTERLY WEST THE OF SAID 1.140 ACRE ACCESS EASEMENT AND

THE NORTHERLY WEST LINE OF THIS TRACT, A DISTANCE OF 28.79 FEET TO A 5/8" IRON ROD WITH SURVEYORS CAP STAMPED "RPLS 1907" SET AT THE SOUTHWEST CORNER OF A 6.277 ACRE TRACT OF LAND JUST SURVEYED, FOR THE EASTERLY NORTHWEST CORNER OF SAID 1.140 ACRE ACCESS EASEMENT AND THE EASTERLY NORTHWEST CORNER OF THIS TRACT THENCE S 59° 55' 17" E ACROSS SAID TRACT 1 (12.277 ACRES), ALONG THE SOUTH LINE OF SAID 6.277 ACRE TRACT, THE EASTERLY NORTH LINE OF SAID 1.140 ACRE ACCESS EASEMENT AND THE EASTERLY NORTH LINE OF THIS TRACT AT 166.36 FEET PASS A 5/8" IRON ROD WITH SURVEYOR'S ROD STAMPED "RPLS 1907" SET AT THE EAST CORNER OF SAID 1.140 ACRE ACCESS EASEMENT, IN ALL A DISTANCE OF 617.77 FEET TO A 5/8" IRON ROD WITH SURVEYORS CAP STAMPED "RPLS 1907" SET IN THE WEST LINE OF TRACT 2 (8.131 ACRES) OF SAID WILDCAT COUNTRY RANCH ESTATES, THE EAST LINE OF SAID TRACT 1 (12.277 ACRES), AND THE SOUTHEAST CORNER OF SAID 6.277 ACRE TRACT FOR THE NORTHEAST CORNER OF THIS TRACT THENCE S 30° 03' 35" W ALONG THE WEST LINE OF SAID TRACT 2 (8.131 ACRES), THE EAST LINE OF SAID TRACT 1 (12.277 ACRES), AND THE EAST LINE OF THIS TRACT, A DISTANCE OF 355.57 FEET TO A 5/8" IRON ROD FOUND IN THE NORTH LINE OF LOT 10, BLOCK 2 OF SAID WILDCAT COUNTRY ESTATES AND AT THE SOUTHWEST CORNER OF THIS TRACT THENCE, N 60° 01' 02" W ALONG THE NORTH LINE OF LOTS 10, 9, 8, AND 7, BLOCK 2, OF SAID WILDCAT COUNTRY ESTATES, THE EASTERLY SOUTH LINE OF SAID TRACT 1 (12.277 ACRES) AND THE EASTERLY SOUTH LINE OF THIS TRACT, A DISTANCE OF 617.66 FEET TO A 5/8" IRON ROD FOUND IN THE EAST LINE OF LOT 2, BLOCK 2 OF SAID WILDCAT COUNTRY ESTATES, FOR THE EASTERLY SOUTHWEST CORNER OF SAID TRACT 1 (12.277 ACRES) AND THE EASTERLY SOUTHWEST CORNER OF THIS TRACT, THENCE N 30° 01' 43" E ALONG THE EAST LINE OF LOTS 2 AND 1, BLOCK 2, THE SOUTHERLY WEST LINE OF SAID TRACT 2 (12.277 ACRES), AND THE SOUTHERLY WEST LINE OF THIS TRACT, A DISTANCE OF 267.76 FEET TO A 5/8" IRON ROD WITH SURVEYORS CAP STAMPED "RPLS 1907" SET IN THE SOUTH LINE

OF SAID 1.140 ACRE ACCESS EASEMENT AND AT THE NORTHEAST CORNER OF SAID LOT 1, FOR AN INTERIOR CORNER OF SAID TRACT 1 (12.277 ACRES) AND AN INTERIOR CORNER OF THIS TRACT, THENCE N 59° 57' 47" W ALONG THE NORTH LINE OF SAID LOT 1, BLOCK 2, THE WESTERLY SOUTH LINE OF SAID THIS TRACT, A DISTANCE OF 692.07 FEET TO THE PLACE OF BEGINNING, CONTAINING 6.00 ACRES OF LAND MORE OR LESS SUBJECT TO ALL EASEMENTS OF RECORD BEARINGS IN THIS DESCRIPTION WERE DETERMINED FROM A GPS SURVEY, NAD 27 TEXAS SOUTH ZONE EASEMENT ESTATE ONLY:

TRACT 2:
 EASEMENT ESTATE ONLY FIELD NOTES OF AN 1.140 ACRE ACCESS EASEMENT, BEING IN PART OF TRACT 1 (12.277 ACRES) OF THE WILDCAT COUNTRY RANCH ESTATES, AS SHOWN ON MAP RECORDED IN CLERK'S FILE NO 498657 OF THE REAL PROPERTY RECORDS OF SAN PATRICIO COUNTY, TEXAS, SAID 1.140 ACRE ACCESS EASEMENT IS COMPRISED OF A PORTION OF THE J M SWISHER SURVEY ABSTRACT 394 IS SITUATED IN SAN PATRICIO COUNTY, TEXAS, APPROXIMATELY 1 MILE WEST OF TOWN OF GREGORY, AND IS DESCRIBED BY METES AND BOUNDS AS FOLLOWS BEGINNING AT A 5/8" IRON ROD FOUND IN THE EAST RIGHT-OF-WAY LINE OF F M HIGHWAY 2986, AT THE NORTHWEST CORNER OF LOT 1, BLOCK 2 OF THE WILDCAT COUNTRY ESTATES AS SHOWN ON MAP RECORDED IN CLERK'S FILE NO 454395 OF THE REAL PROPERTY RECORDS OF SAN PATRICIO COUNTY, TEXAS, THE WESTERLY SOUTHWEST CORNER OF SAID TRACT 1 (12.277 ACRES), AND THE WESTERLY SOUTHWEST CORNER OF A 6.00 ACRE TRACT OF LAND JUST SURVEYED FOR THE SOUTHWEST CORNER OF THIS EASEMENT; THENCE N 30° 04' 26" E ALONG THE EAST RIGHT-OF-WAY OF SAID F M HIGHWAY 2986, THE MIDDLE WEST LINE OF SAID TRACT 1 (12.277 ACES), THE MIDDLE WEST LINE OF SAID 6.00 ACRE TRACT, AND THE WESTERLY WEST LINE OF THIS EASEMENT, A DISTANCE OF 59.94 FEET TO A 5/8" IRON ROD FOUND AT THE SOUTHWEST CORNER OF LOT 3, BLOCK 1 OF SAID WILDCAT COUNTRY ESTATES, FOR THE WESTERLY NORTHWEST CORNER OF SAID TRACT 1 (12.277 ACRES), THE WESTERLY NORTHWEST

CORNER OF SAID 6.00 ACRE TRACT, AND THE WESTERLY NORTHWEST CORNER OF THIS EASEMENT, THENCE S 59° 58' 19" E ALONG THE SOUTH LINE OF SAID LOT 3, BLOCK 1, THE WESTERLY NORTH LINE OF SAID TRACT 1 (12.277 ACRES), THE WESTERLY NORTH LINE OF SAID 6.00 ACRE TRACT, AND THE WESTERLY NORTH LINE OF THIS EASEMENT, A DISTANCE OF 692.08 FEET TO A 5/8" IRON ROD WITH SURVEYOR'S CAP STAMPED "RPLS 1907" SET AT THE SOUTHEAST CORNER OF SAID LOT 3, BLOCK 1, FOR AN INTERIOR CORNER OF SAID TRACT 1 (12.277 ACRES), AN INTERIOR CORNER OF SAID 6.00 ACRE TRACT, AND AN INTERIOR CORNER OF THIS EASEMENT; THENCE N 30° 04' 23" E ALONG THE EAST LINE OF SAID LOT 3, BLOCK 1, THE EASTERLY WEST LINE OF SAID TRACT 1 (12.277 ACRES), THE EASTERLY WEST LINE OF SAID 6.00 ACRE TRACT, AND THE EASTERLY WEST LINE OF THIS EASEMENT A DISTANCE OF 28.79 FEET TO A 5/8" IRON ROD WITH SURVEYORS CAP STAMPED "RPLS 1907" SET AT THE SOUTHWEST CORNER OF A 6.277 ACRE TRACT OF LAND JUST SURVEYED FOR THE EASTERLY NORTHWEST CORNER OF SAID 6.00 ACRE TRACT AND THE EASTERLY NORTHWEST CORNER OF THIS EASEMENT, THENCE S 59° 55' 17" E ALONG THE SOUTH LINE OF SAID 6.277 ACRE TRACT, THE EASTERLY NORTH LINE OF SAID 6.00 ACRE TRACT, AND THE EASTERLY NORTH LINE OF THIS EASEMENT, A DISTANCE OF 166.36 FEET TO A 5/8" IRON ROD WITH SURVEYOR'S CAP STAMPED "RPLS 1907" SET FOR THE EAST CORNER OF THIS EASEMENT, THENCE S 89° 26' 35" W ALONG THE SOUTHEAST LINE OF THIS EASEMENT, A DISTANCE OF 174.31 TO A 5/8" IRON ROD WITH SURVEYOR'S CAP STAMPED "RPLS 1907" SET FOR AN ANGLE CORNER OF THIS EASEMENT, THENCE N 59° 57' 47" W ALONG THE SOUTH LINE OF THIS EASEMENT, AT 16.38 FEET PASS A 5/8" IRON ROD WITH SURVEYOR'S CAP STAMPED "RPLS 1907" SET AT THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 2, AN INTERIOR CORNER OF SAID TRACT 1 (12.277 ACRES), AND AN INTERIOR CORNER OF SAID 6.00 ACRE TRACT, IN ALL A DISTANCE OF 708.45 FEET TO THE PLACE OF BEGINNING, CONTAINING 1.140 ACRES OF LAND, MORE OR LESS, SUBJECT TO ALL EASEMENTS OF RECORD BEARINGS IN THIS DESCRIPTION WERE DETERMINED FROM A GPS SURVEY, NAD 27 TEXAS SOUTH ZONE

Carrington Foreclosure Services, LLC
P.O. Box 3309
Anaheim, California 92803
For Sale Information: (888) 313-1969
For Reinstatement Requests: 1-866-874-5860
Pay Off Requests: 1-800-561-4567
TS#: 20-24323

RECEIVED

JUN 18 2020
8:53A
GRACIE ALANIZ-GONZALES
COUNTY CLERK

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 4/2/2004, BEVERLY ANTHONY BUCKNER, A MARRIED MAN JOINED HEREIN BY FELIPA T. BUCKNER, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of R. SCOTT HEITKAMP, as Trustee, COASTAL BEND MORTGAGE, INC. D/B/A GLOBAL MORTGAGE GROUP, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$97,231.00, payable to the order of COASTAL BEND MORTGAGE, INC. D/B/A GLOBAL MORTGAGE GROUP, which Deed of Trust is Recorded on 4/6/2004 as Volume 530082, Book , Page , in San Patricio County, Texas, Deed of Trust covers all of the real property, personal property, and fixtures described therein, including , but not limited to, all the following described property, rights and interests (the "Property"), to-wit;

LOT TWO (2), BLOCK TWO (2), TWIN FOUNTAINS UNIT-1, AN ADDITION TO THE CITY OF PORTLAND, SAN PATRICIO COUNTY, TEXAS, ACCORDING TO MAP OR PLAT RECORDED IN VOLUME 11, PAGES 26-27 OF THE MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.

Commonly known as: 2004 MEMORIAL PKWY, PORTLAND, TX 78374

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Arnold Mendoza, Jo Woolsey, Bob Frisch, Sandra Mendoza, Jodi Steen, Susan Sandoval, Leslye Evans, Vicki Hammonds or Alexis Mendoza, Arnold Mendoza, Sandra Mendoza, Alexis Mendoza, Susana Sandoval**

or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust: and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Carrington Mortgage Services, LLC whose address is 1600 Douglass Road, Suite 200 A, Anaheim, CA 92806 is acting as the mortgage servicer for **WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF QUERCUS MORTGAGE INVESTMENT TRUST**, which is the mortgagee of the Note and Deed of Trust or mortgage and the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust. Carrington Mortgage Services, LLC is authorized to represent the mortgagee by virtue of a written servicing agreement with the mortgagee. Pursuant to that agreement and Texas Property Code Section 51.0025, Carrington Mortgage Services, LLC is authorized to administer the foreclosure referenced herein.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on 8/4/2020 at 1:00 PM, or no later than three (3) hours after such time, in San Patricio County, Texas, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: **FIRST FLOOR OF THE COURTHOUSE AT THE SOUTH ENTRANCE BETWEEN THE GLASS DOORS IN THE VESTIBULE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE**



4724793

NOTICE IS FURTHER GIVEN that , except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied.

If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's Attorney.

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.

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.

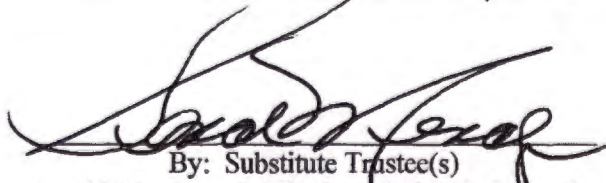
WITNESS, my hand this 6/16/2020

WITNESS, my hand this

June 18, 2020

Monica Sandoval

By: Monica Sandoval, Trustee Sale Specialist,
Team Lead
Carrington Foreclosure Services, LLC as
authorized agent for Mortgagee or Mortgage
Servicer
1500 South Douglass Road, Suite 150
Anaheim, CA 92806



By: Substitute Trustee(s)
Arnold Mendoza, Jo Woolsey, Bob Frisch, Sandra
Mendoza, Jodi Steen, Susan Sandoval, Leslye
Evans, Vicki Hammonds or Alexis Mendoza,
Arnold Mendoza, Sandra Mendoza, Alexis
Mendoza, Susana
Sandoval

C/O Carrington Foreclosure Services, LLC
1500 South Douglass Road, Suite 150
Anaheim, CA 92806

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.