

Notice of Postponement of Foreclosure Sale

STATE OF TEXAS)

COUNTY OF SAN PATRICIO)

Public notice is hereby given that the foreclosure sale previously announced by Gray P. Scoggins, acting as Substitute Trustee pursuant to the deed of trust and security agreement and/or financing statement executed by Tracey Blankenship, dated September 9, 2016, and recorded in Document No. 659869 of the real property records of San Patricio County, Texas, for December 3, 2019, for the following described property has been postponed:

Lot Six (6), Block Six (6), PORTLAND - WALKER NIX #2, an Addition to the City of PORTLAND in San Patricio County, Texas, as shown by map or plat or same of record in the Map Records of San Patricio County, Texas. Also known as 135 Dell, Portland, TX 78374

The foreclosure sale will be reset and again announced when a new sale date is established.

Dated November 25, 2019.



Gray P. Scoggins
71 N. Wright St.
Alice, Texas 78332
Telephone (361) 668-3536
Telecopier (361) 668-3576

RECEIVED

NOV 27 2019

9:47 A.M.

**GRACIE ALANIZ-GONZALES
COUNTY CLERK**

Notice of Trustee's Sale

Date: **December 16, 2019**
Trustee: **Lee J. Schmitt**
Mortgagee: **Ocean Lots, LLC, a Texas Limited Liability Company**
Note: **December 10, 2014, Principal Amount \$ 18,400.00**
Deed of Trust

RECEIVED

DEC 17 2019
10:26 AM
GRACIE ALANIZ-GONZALES
COUNTY CLERK

Date: **December 10, 2014**
Grantor: **Virginia Morales**
Mortgagee: **Ocean Lots, LLC, a Texas Limited Liability Company**
Recording information: **Deed of Trust and Promissory Note**

Property: **Acct. No. 1954-0005-0022-000, 1.05074 acres, more or less, being Lot 22 of the W. J. Ranch Annex, an unrecorded subdivision situated in a 31.333 acre tract located in the Malcom McAuley League, Abstract 13 and the Patrick Fitzsimmons Survey, Abstract 5; said 31.333 acres being more particularly described by metes and bounds in Volume 620, Page 885, Deed Records of San Patricio County, Texas, with said Lot 22, shown on the unrecorded Plat of the W. J. Ranch Annex as Exhibit A.**

(Address: 1.5074 Acres C.R. 1412 Sinton, San Patricio County, Texas 78387)

County: **San Patricio County**
Trustee's/Substitute Trustee's Name: **Lee J. Schmitt**
Trustee's/Substitute Trustee's Address: **P.O. Box 865, Lancaster, Texas 75146**
Date of Sale (first Tuesday of month): **January 7th, 2019**
Time of Sale: **10:00 am**
Place of Sale: **San Patricio County Courthouse**

Lee J. Schmitt is Trustee under the Deed of Trust/ Ocean Lots, LLC, a Texas Limited Liability Company has appointed **Lee J. Schmitt** as Trustee under the Deed of Trust. Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the **January 7th, 2019**, Trustee will offer the Property for sale at public auction at the **San Patricio County Courthouse, Sinton, Texas**, to the highest bidder for cash, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The earliest time the sale will occur is the **10:00 AM**, and sale will be conducted no later than three hours thereafter.


Lee J. Schmitt, Trustee

12-16-19

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DEC 17 2019

2:37A M
GRACIE ALANIZ-GONZALES
COUNTY CLERK

NOTICE OF TRUSTEE'S 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. 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 November 17, 2008 and recorded under Clerk's File No. 586528, in the real property records of SAN PATRICIO County Texas, with Jacinto M. Marin, a married person and Audelia Bargas Marin as Grantor(s) and Bank of America, N.A. as Original Mortgagee.

Deed of Trust executed by Jacinto M. Marin, a married person and Audelia Bargas Marin securing payment of the indebtedness in the original principal amount of \$90,000.00 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 Jacinto M. Marin. Nationstar Mortgage LLC d/b/a Champion Mortgage Company 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. Nationstar Mortgage LLC d/b/a Champion Mortgage Company is acting as the Mortgage Servicer for the Mortgagee. Nationstar Mortgage LLC d/b/a Champion Mortgage Company, is representing the Mortgagee, whose address is: 8950 Cypress Waters Blvd, Coppell, TX 75019.

Legal Description:

LOTS SEVENTEEN (17), EIGHTEEN (18), NINETEEN (19) AND TWENTY (20), BLOCK TEN (10), EAST ODEM, AN ADDITION TO THE CITY OF ODEM, SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 26, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR ALL PERTINENT PURPOSES.

SALE INFORMATION

Date of Sale: 01/07/2020

Earliest Time Sale Will Begin: 1:00 PM

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

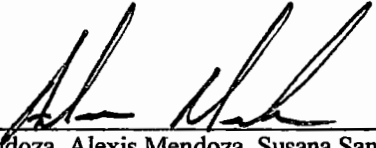
A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds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

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



Arnold Mendoza, Alexis Mendoza, Susana Sandoval, Sandra Mendoza, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or ServiceLink Agency Sales And Posting, as Substitute Trustee

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DEC 16 2019

1:54 P^M

GRACIE ALANIZ-GONZALES
COUNTY CLERK

0000008261489

5209 COUNTRY RD 2047
ODOM, TX 78370

NOTICE OF [SUBSTITUTE] TRUSTEE'S 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. Date, Time, and Place of Sale.

Date: January 07, 2020

Time: The sale will begin at 1:00 PM or not later than three hours after that time.

Place: THE SOUTH ENTRANCE INSIDE BUILDING ON THE FIRST FLOOR OF THE SAN PATRICIO COUNTY COURTHOUSE or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated August 31, 2006 and recorded in Document CLERK'S FILE NO. 560402 real property records of SAN PATRICIO County, Texas, with JACOB B GARCIA AND KATHRYN ANN GARCIA, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by JACOB B GARCIA AND KATHRYN ANN GARCIA, securing the payment of the indebtednesses in the original principal amount of \$144,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. LOANCARE, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.

6. Mortgage Servicer Information. 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 lien securing the Property referenced above. LOANCARE, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o LOANCARE, LLC
3637 SENTARA WAY
VIRGINIA BEACH, VA 23452



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.

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead JO WOOLSEY, BOB FRISCH, ARNOLD MENDOZA, SANDRA MENDOZA, JODI STEEN, SUSAN SANDOVAL, LESLYE EVANS, VICKI HAMMONDS, ALEXIS MENDOZA, JANIE STONER, MARY GOLDSTON, BARBARA SANDOVAL, MARTHA BOETA, RAMON PEREZ, MEGAN YSASSI, JOHN SISK OR LANNA LAREW, WILLIAM D. LAREW whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 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.



Israel Saucedo

Certificate of Posting

My name is Alexis Mendoza, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 12-16-19 I filed at the office of the SAN PATRICIO County Clerk and caused to be posted at the SAN PATRICIO County courthouse this notice of sale.



Declarants Name: Alexis Mendoza

Date: 12-16-19

EXHIBIT "A"

FIELD NOTES OF A 1.0 ACRE TRACT OF LAND, BEING PART OF A 77 ACRE TRACT CONVEYED FROM C.W. HAFFER, ET UX, TO E.E. WHATLEY BY DEED DATED SEPTEMBER 20, 1920, AND RECORDED IN VOLUME 68, PAGE 250 OF THE DEED RECORDS OF SAN PATRICIO COUNTY, TEXAS.

SAID 1.0 ACRE TRACT IS OUT OF LOT 108 OF THE WELDER AND ODEM SUBDIVISION AS SHOWN ON MAP RECORDED IN VOLUME 2, PAGE 4 OF THE PLAT RECORDS OF SAN PATRICIO COUNTY, TEXAS;

SAID 1.0 ACRE TRACT IS COMPRISED OF A PORTION OF THE M. WRIGHT SURVEY, ABSTRACT 149, IS SITUATED IN SAN PATRICIO COUNTY, TEXAS, APPROXIMATELY 1 MILE WEST OF THE TOWN OF ODEM, AND IS DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHEAST LINE OF SAID LOT 108; THE SOUTHEAST LINE OF SAID 77 ACRE TRACT, AND THE CENTERLINE OF COUNTY ROAD 37, FOR THE SOUTH CORNER OF THIS TRACT, WHENCE THE SOUTH CORNER OF SAID LOT 108 AND SOUTH CORNER OF SAID 77 ACRE TRACT, BEARS S 36 DEG 38' 36" W, A DISTANCE OF 309.21 FEET;

THENCE N 53 DEG. 21' 24" W ALONG THE SOUTHWEST LINE OF THIS TRACT, AT 20.00 FEET PASS THE NORTHWEST LINE OF SAID COUNTY ROAD 37, AT 33.73 FEET SET A 5/8" IRON ROD FOR A LINE MARKER, IN ALL A DISTANCE OF 311.14 FEET TO A 5/8" IRON ROD SET FOR THE WEST CORNER OF THIS TRACT;

THENCE N 36 DEG 38' 36" E ALONG THE NORTHWEST LINE OF THIS TRACT, A DISTANCE OF 140.00 FEET TO A 5/8" IRON ROD SET FOR THE NORTH CORNER OF THIS TRACT;

THENCE S 53 DEG 21' 24" E ALONG THE NORTHEAST LINE OF THIS TRACT, AT 277.41 FEET SET A 5/8" IRON ROD FOR A LINE MARKER, AT 291.44 FEET PASS THE NORTHWEST LINE OF SAID COUNTY ROAD 37, IN ALL A DISTANCE OF 311.14 FEET TO A POINT IN THE SOUTHEAST LINE OF SAID LOT 108, THE SOUTHEAST LINE OF SAID 77 ACRE TRACT, AND THE CENTERLINE OF SAID COUNTY ROAD 37, FOR THE EAST CORNER OF THIS TRACT;

THENCE S 36 DEG 38' 36" W ALONG THE SOUTHEAST LINE OF SAID LOT 108, THE SOUTHEAST LINE OF SAID 77 ACRE TRACT, THE CENTERLINE OF SAID COUNTY ROAD 37, AND THE SOUTHEAST LINE OF THIS TRACT, A DISTANCE OF 140.00 FEET TO THE PLACE OF BEGINNING, CONTAINING 1.00 ACRES, MORE OR LESS.

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DEC 12 2019

H.A.M.
GRACIE ALANIZ-GONZALES
COUNTY CLERK

Notice of Substitute Trustee Sale

T.S. #: 19-3072

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.

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

Date: 1/7/2020

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

Place: San Patricio County Courthouse in SINTON, Texas, at the following location:
ON THE FIRST FLOOR OF THE COURTHOUSE AT THE SOUTH ENTRANCE BETWEEN THE GLASS DOORS IN THE VESTIBULE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

Property To Be Sold - The property to be sold is described as follows:

LOTS SEVENTEEN (17), EIGHTEEN (18) AND NINETEEN (19), BLOCK TWO (2), HILLCREST ADDITION TO THE TOWN OF SINTON IN SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY MAP OR PLAT OF SAME OF RECORD IN VOLUME 2, PAGE 11-A OF THE MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.

Instrument to be Foreclosed – The instrument to be foreclosed is the Deed of Trust is dated 2/24/2004 and is recorded in the office of the County Clerk of San Patricio County, Texas, under County Clerk's File No 528862 recorded on 3/3/2004 of the Real Property Records of San Patricio County, Texas.

716 WEST MERRIMAN STREET
SINTON, TX 78387

Trustor(s): HELEN H JOHNSON

Original Beneficiary: WELLS FARGO HOME MORTGAGE, INC

Current Beneficiary: Kondaur Capital Corporation,
not in its individual capacity but
solely in its capacity as Separate
Trustee of Matawin Ventures
Trust Series 2019-3

Loan Servicer: Kondaur Capital Corporation

T.S. #: 19-3072

Current Substituted Trustees: **Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Jodi Steen, Susan Sandoval, Leslye Evans, Vicki Hammonds, Alexis Mendoza, Janie Stoner, Mary Goldston, Barbara Sandoval, Martha Boeta, Ramon Perez, Megan Ysassi, John Sisk, WD Larew, Rick Snoke, Briana Young, Patricia Sanchez, Heather Smith, Phil Traynor**

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.

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. 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. 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 non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of the sale granted by the deed of trust executed by HELEN H JOHNSON, AN UNMARRIED WOMAN. The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of \$117,000.00, executed by HELEN H JOHNSON, AN UNMARRIED WOMAN, and payable to the order of WELLS FARGO HOME MORTGAGE, INC; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of HELEN H JOHNSON, AN UNMARRIED WOMAN to HELEN H JOHNSON. Kondaur Capital Corporation, not in its individual capacity but solely in its capacity as Separate Trustee of Matawin Ventures Trust Series 2019-3 is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale.

Questions concerning the sale may be directed to the undersigned or to the beneficiary:

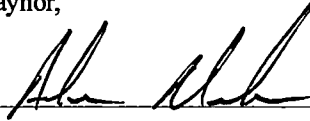
Kondaur Capital Corporation, not in its individual capacity but solely in its capacity as Separate Trustee of Matawin Ventures Trust Series 2019-3
c/o Kondaur Capital Corporation
333 S. Anita Drive,
Suite 400,
Orange, CA 92868

(888) 566-3287

T.S. #: 19-3072

Dated: 12-12-19

Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Jodi Steen, Susan Sandoval, Leslye Evans, Vicki Hammonds, Alexis Mendoza, Janie Stoner, Mary Goldston, Barbara Sandoval, Martha Boeta, Ramon Perez, Megan Ysassi, John Sisk, WD Larew, Rick Snoke, Briana Young, Patricia Sanchez, Heather Smith, Phil Traynor,



Prestige Default Services
600 E John Carpenter Freeway, Suite 175
Irving, Texas 75062
Phone: (949) 427-2010
Fax: (949) 427-2732

AFTER RECORDING, PLEASE RETURN TO:

Prestige Default Services
600 E John Carpenter Freeway, Suite 175
Irving, Texas 75062

Attn: Trustee Department

RECEIVED

C&M No. 44-19-2335/ RECORD NOS

DEC 12 2019

NOTICE OF TRUSTEE'S SALE

11:54 AM
GRACIE ALANIZ-GONZALES
COUNTY CLERK

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 June 14, 2007 and recorded under Clerk's File No. 570260, in the real property records of SAN PATRICIO County Texas, with Robert R. Thomas and spouse Vicki L. Thomas as Grantor(s) and Mortgage Electronic Registration Systems, Inc. as Nominee for HomeTrust Mortgage Company, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Robert R. Thomas and spouse Vicki L. Thomas securing payment of the indebtedness in the original principal amount of \$161,052.00 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 Robert R. Thomas and Vicki L. Thomas. Lakeview Loan Servicing, LLC 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. M & T Bank is acting as the Mortgage Servicer for the Mortgagee. M & T Bank, is representing the Mortgagee, whose address is: PO Box 840, Buffalo, NY 14240.

Legal Description:

LOT THREE (3), BLOCK TWENTY-FOUR (24), EAST CLIFF UNIT 14, AN ADDITION TO THE CITY OF PORTLAND, SAN PATRICIO COUNTY, TEXAS, ACCORDING TO MAP OR PLAT RECORDED IN VOLUME 13, PAGE 14, OF THE MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: 01/07/2020

Earliest Time Sale Will Begin: 1:00 PM

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.

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



~~Frederick Britton, Kristopher Holub, Evan Press, Amy Bowman, Reid Ruple, Carol Evangelisti, Marcia Chapa, Martha Boeta, Arnold Mendoza, Alexis Mendoza, Susana Sandoval, Sandra Mendoza, Thomas Delaney, Darrya Gladney, Aaron Demuth, Codilis & Moody, P.C., or Auction.com, as Substitute Trustee~~

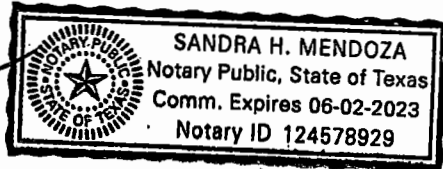
STATE OF TEXAS

COUNTY OF WUECGS

Before me, the undersigned Notary Public, on this day personally appeared Alexis Mendoza as Substitute Trustee, known to me or proved to me through a valid State driver's license or other official identification described as Personal Knowledge, to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he/she executed the same for the purposes and consideration therein expressed.

Given under my hand seal of office this 12 day of December 2019.


Notary Public



RECEIVED

DEC 12 2019

11:55 AM
GRACIE ALANIZ-GONZALES
COUNTY CLERK

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**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.**

Matter No.: 081291-TX

Date: December 5, 2019

County where Real Property is Located: San Patricio

ORIGINAL MORTGAGOR: RICHARD ZAMORA, A MARRIED MAN AND LISA ZAMORA, HIS WIFE

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., SOLELY AS NOMINEE FOR QUALIA SERVICES INC DBA ALL AMERICAN MORTGAGE, ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST D

MORTGAGE SERVICER: CARRINGTON MORTGAGE SERVICES, LLC

DEED OF TRUST DATED 6/29/2007, RECORDING INFORMATION: Recorded on 7/6/2007, as Instrument No. 570667 and later modified by a loan modification agreement recorded as Instrument 594101 on 09/18/2009 and later modified by a loan modification agreement recorded as Instrument 668266 on 07/06/2017 and later modified by a loan modification agreement recorded as Instrument 680030 on 08/03/2018

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): LOT TWENTY-TWO (22), BLOCK ELEVEN (11), TWIN FOUNTAINS UNIT 2, A SUBDIVISION OF THE CITY OF PORTLAND, SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT THEREOF RECORDED IN VOLUME 12, PAGES 39 AND 40, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR ALL PERTINENT PURPOSES.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 1/7/2020, the foreclosure sale will be conducted in San Patricio County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 1:00 PM, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

CARRINGTON MORTGAGE SERVICES, LLC is acting as the Mortgage Servicer for WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST D who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. CARRINGTON MORTGAGE SERVICES, LLC, as Mortgage Servicer, is representing the Mortgagee, whose address is:

WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST D




Matter No.: 081291-TX

c/o CARRINGTON MORTGAGE SERVICES, LLC
1600 South Douglass Road, Suite 200-A
Anaheim, California 92806

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.

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, SANDRA MENDOZA, ALEXIS MENDOZA, SUSANA SANDOVAL, PAUL A. HOEFKER, ROBERT L. NEGRIN** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Aldridge Pite, LLP, 701 N. Post Oak Road, Suite 205, Houston, TX 77024. (713) 293-3618.

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.

By: 

Paul A. Hoefker, Attorney
Robert L. Negrin, Attorney
Aldridge Pite, LLP
701 N. Post Oak Road, Suite 205
Houston, TX 77024

Return to:
ALDRIDGE PITE, LLP
4375 JUTLAND DR., SUITE 200
P.O. BOX 17935
SAN DIEGO, CA 92177-0935
FAX #: 619-590-1385
866-931-0036

RECEIVED

DEC 12 2019

11:15 A

GRACIE ALANIZ-GONZALES
COUNTY CLERK

NOTICE OF TRUSTEE'S 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. 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 August 29, 2016 and recorded under Clerk's File No. 659714, in the real property records of SAN PATRICIO County Texas, with Matthew J. Villareal and wife, Meagan D. Villareal as Grantor(s) and Kleberg Bank, N.A. as Original Mortgagee.

Deed of Trust executed by Matthew J. Villareal and wife, Meagan D. Villareal securing payment of the indebtedness in the original principal amount of \$235,161.00 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 Matthew J. Villareal and Meagan D. Villareal. Citizens Bank NA f/k/a RBS Citizens NA 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. Citizens One Home Loans is acting as the Mortgage Servicer for the Mortgagee. Citizens One Home Loans, is representing the Mortgagee, whose address is: PO BOX 2800, Glen Allen, VA 23058.

Legal Description:

FIELD NOTES OF A 3.98 ACRE TRACT OF LAND (BY SURVEY), BEING THE SAME TRACT DESCRIBED AS 4.00 ACRES CONVEYED FROM HOMER E. MICK TO FRANK ANDERSON JR. BY DEED OF TRUST WITH VENDOR'S LIEN DATED DECEMBER 1, 1981, AND RECORDED IN VOLUME 642, PAGE 475 OF THE DEED OF RECORDS OF SAN PATRICIO COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: 01/07/2020

Earliest Time Sale Will Begin: 1:00 PM

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

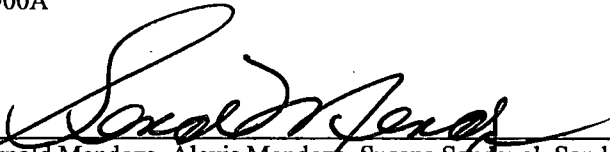
A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds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

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


Arnold Mendoza, Alexis Mendoza, Susana Sandoval, Sandra Mendoza, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or ServiceLink Agency Sales And Posting, as Substitute Trustee

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10:12A_M

GRACIE ALANIZ-GONZALES
COUNTY CLERK

NOTICE OF TRUSTEE'S 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 if active duty military service to the sender of this notice immediately.

1. **Date, Time, and Place of Sale.**

Date: January 7, 2020

Time: The sale will begin at 1:00 P.M.

Place: At the County Courthouse in San Patricio County, Texas, on the first floor of the courthouse, at the South entrance facing Main Street, between the glass doors in the vestibule unless the location of the sale has been otherwise designated to the specific location by the Commission's Court of San Patricio.

2. **Terms of Sale.** Cash or Certified Funds.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Retail Installment Contract Builders and Mechanic's Lien Contract (With Power of Sale) (referred to as "Deed of Trust and Note") dated March 13, 2008 recorded on March 20, 2008 at Instrument #578727, recorded in Official Public Records of San Patricio County, Texas, executed by Merced Martinez and Crystal A. Martinez for the benefit of IBERIABANK successor in interest by merger to Pulaski Bank & Trust successor in interest to Priority One Mortgage Corporation by Assignment dated December 4, 2008 recorded on November 7, 2011, at Instrument #612713, recorded in Official Public Records of San Patricio County, Texas, successor in interest to Southwest Homes of Corpus Christi, Inc. by Assignment dated March 13, 2008 recorded on March 20, 2008, at Instrument #578728, recorded in Official Public Records of San Patricio County, Texas.

4. **Obligations Secured.** Retail Installment Contract Builders and Mechanic's Lien Contract executed by Merced Martinez and Crystal A. Martinez as maker payable to the order of

IBERIABANK successor in interest by merger to Pulaski Bank & Trust successor in interest to Priority One Mortgage Corporation successor in interest to Southwest Homes of Corpus Christi, Inc. in the original principal amount of (\$120,841.00), and obligations therein described including but not limited to the Retail Installment Contract Builders and Mechanic's Lien Contract and all modifications, renewals and extensions of the Retail Installment Contract Builders and Mechanic's Lien Contract. IBERIABANK is the current holder of the note and the Deed of Trust.

5. **Property to Be Sold.** The property to be sold is described as follows:

SURFACE ESTATE ONLY:

1.667 Acres of Land lying and being situated in San Patricio County, Texas, and being a portion of the southwest quarter of Section Thirty-Four (34) of the George H. Paul Subdivision of the Coleman-Fulton Pasture Company's Lands as shown by map or plat of the same of record in Volume 1, Page 27, Map Records of San Patricio County, Texas and described as follows, to wit:

BEGINNING at a point, said point being the Southwest corner of the Southwest Quarter of Section 34, George H. Paul Subdivision of the Coleman-Fulton Pasture Company's Lands, San Patricio County, Texas;

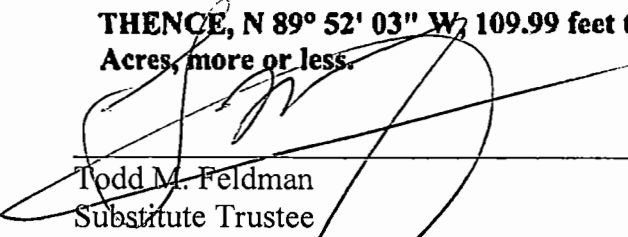
THENCE, S 89° 52' 03" E, 330.00 feet to a point for the Point of Beginning and Southwest corner of a 1.667 Acre Tract;

THENCE, North, 660.13 feet, to a point for the Northwest corner of said 1.667 Acre Tract;

THENCE, S 89° 53' 17" E, 109.99 feet, to a point for the Northeast corner of said 1.667 Acre Tract;

THENCE, South 660.17 feet, to a point for the Southeast corner of said 1.667 Acre Tract;

THENCE, N 89° 52' 03" W, 109.99 feet to the Point of Beginning, containing 1.667 Acres, more or less.



Todd M. Feldman
Substitute Trustee
c/o Shutts & Bowen
200 South Biscayne Blvd.
Suite 4100
Miami, FL 33131

NOTICE OF [SUBSTITUTE] TRUSTEE'S 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. Date, Time, and Place of Sale.

Date: 01/07/2020

Time: Between 01:00 PM -4PM and beginning not earlier than 01:00 PM - 4PM or not later than three hours thereafter.

Place: The area designated by the Commissioners Court of San Patricio County, pursuant to §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.

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 11/16/2017 and recorded in the real property records of San Patricio County, TX and is recorded under Clerk's File/Instrument Number, 671940 with Rafael Chapa III and Sarahi M. Chapa (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for Everett Financial, Inc. d/b/a Supreme Lending mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Rafael Chapa III and Sarahi M. Chapa, securing the payment of the indebtedness in the original amount of \$137,464.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Lakeview Loan Servicing, LLC. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. LOT SEVENTEEN (17), BLOCK FOUR (4), SUTHERLAND ADDITION UNIT 2, AN ADDITION TO THE CITY OF PORTLAND IN SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY MAP OR PLAT OF SAME OF RECORD IN VOLUME 6, PAGE 20 OF THE MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.

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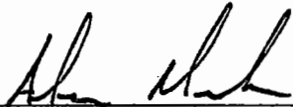
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GRACIE ALANIZ-GONZALES
COUNTY CLERK



6. **Mortgage Servicer Information.** 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 §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. LoanCare, LLC., as Mortgage Servicer, is representing the current Mortgagee whose address is:

Lakeview Loan Servicing LLC
3637 Sentara Way
Virginia Beach, VA 23452

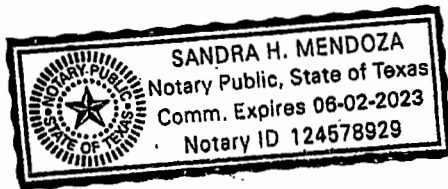


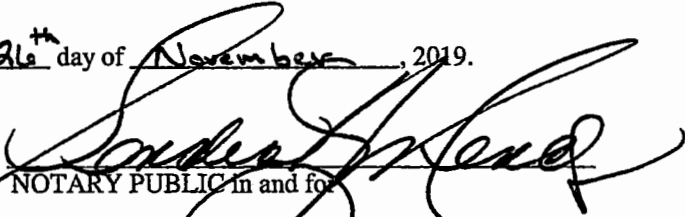
SUBSTITUTE TRUSTEE
~~Arnold Mendoza, Sandra Mendoza, Alexis~~
Mendoza, ~~Susana Sandoval~~, 1320 Greenway Drive,
Suite 300 Irving, TX 75038.

STATE OF Texas
COUNTY OF Nueces

Before me, the undersigned authority, on this day personally appeared Alexis Mendoza, as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 26th day of November, 2019.

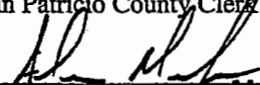




NOTARY PUBLIC in and for
Nueces COUNTY
My commission expires: 6.2.23
Print Name of Notary: Sandra H. Mendoza

CERTIFICATE OF POSTING

My name is Alexis Mendoza, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on 11-26-19 I filed at the office of the San Patricio County Clerk and caused to be posted at the San Patricio County courthouse this notice of sale.



Declarants Name: Alexis Mendoza
Date: 11-26-19

RECEIVED

NOV 21 2019

10:54 AM
GRACIE ALANIZ-GONZALES
COUNTY CLERK

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 OR 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. The property to be sold is described as follows: 1.25 ACRES, MORE OR LESS, BEING THE W/2 OF THE S/2 OF THE W/2 OF FARM LOT FOURTEEN (14), BLOCK "C", BURTON AND DANFORTH SUBDIVISION IN THE CITY OF INGLESIDE IN SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY MAP OR PLAT OF SAME OF RECORD IN VOLUME 152, PAGE 1, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 12/23/2010 and recorded in Document 606577 real property records of San Patricio County, Texas.

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

Date: 01/07/2020

Time: 01:00 PM

Place: San Patricio County, 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 or as designated by the County Commissioners Court.

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 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.

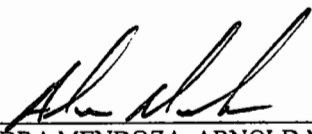
5. Obligations Secured. The Deed of Trust executed by BILLY EDWARD BROWN AND LOIS R. BROWN, provides that it secures the payment of the indebtedness in the original principal amount of \$246,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. BANK OF AMERICA N.A. is the current mortgagee of the note and deed of trust and REVERSE MORTGAGE SOLUTIONS, INC. is mortgage servicer. A servicing agreement between the mortgagee, whose address is BANK OF AMERICA N.A. c/o REVERSE MORTGAGE SOLUTIONS, INC., 14405 Walters Road, Suite 200, Houston, TX 77014 and the mortgage servicer and 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 Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint SANDRA MENDOZA, ARNOLD MENDOZA, ALEXIS MENDOZA, SUSANA SANDOVAL, LESLYE EVANS OR W.D. LAREW, 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.



Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L. Keller Mackie, Attorney at Law
Lori Liane Long, Attorney at Law
Chelsea Schneider, Attorney at Law
Ester Gonzales, Attorney at Law
Parkway Office Center, Suite 900
14160 North Dallas Parkway
Dallas, TX 75254



SANDRA MENDOZA, ARNOLD MENDOZA, ALEXIS MENDOZA, SUSANA SANDOVAL, LESLYE EVANS OR W.D. LAREW

c/o AVT Title Services, LLC
5177 Richmond Avenue Suite 1230
Houston, TX 77056

Alexis Mendoza

Certificate of Posting

I am _____ whose address is c/o AVT Title Services, LLC, 1101 Ridge Rd., Suite 222, Rockwall, TX 75087. I declare under penalty of perjury that on 11-21-19 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.

RECEIVED

NOV 21 2019

10:53A M
GRACIE ALANIZ-GONZALES
COUNTY CLERK

00000008710899

3119 HACKBERRY AVE
INGLESIDE, TX 78362

NOTICE OF [SUBSTITUTE] TRUSTEE'S 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. Date, Time, and Place of Sale.

Date: January 07, 2020

Time: The sale will begin at 1:00 PM or not later than three hours after that time.

Place: THE SOUTH ENTRANCE INSIDE BUILDING ON THE FIRST FLOOR OF THE SAN PATRICIO COUNTY COURTHOUSE or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated April 25, 2014 and recorded in Document CLERK'S FILE NO. 636940; AS AFFECTED BY LOAN MODIFICATION AGREEMENT CLERK'S FILE NOS. 667103 AND 682526 real property records of SAN PATRICIO County, Texas, with JESSE LEE POWERS AND TIFFINY NICOLE POWERS, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by JESSE LEE POWERS AND TIFFINY NICOLE POWERS, securing the payment of the indebtednesses in the original principal amount of \$147,959.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. PENNYMAC LOAN SERVICES, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.

6. Mortgage Servicer Information. 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 lien securing the Property referenced above. PENNYMAC LOAN SERVICES, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o PENNYMAC LOAN SERVICES, LLC
3043 TOWNSGATE ROAD
SUITE 200
WESTLAKE VILLAGE, CA 91361



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.

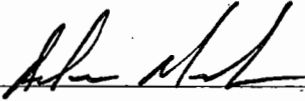
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead SANDRA MENDOZA, ARNOLD MENDOZA, ALEXIS MENDOZA, SUSAN SANDOVAL, LESLYE EVANS OR WILLIAM D. LAREW whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 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.



Israel Saucedo

Certificate of Posting

My name is Alexis Mendoza, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 11-21-19 I filed at the office of the SAN PATRICIO County Clerk and caused to be posted at the SAN PATRICIO County courthouse this notice of sale.



Declarants Name: Alexis Mendoza

Date: 11-21-19

3119 HACKBERRY AVE
INGLESIDE, TX 78362

0000008710899

0000008710899

SAN PATRICIO

EXHIBIT "A"

THE NORTH THIRTY FEET (N 30') OF LOT EIGHT (8), AND ALL OF LOT NINE (9), GARDEN OAKS SUBDIVISION, UNIT NO. 2, AN ADDITION TO THE TOWN ON INGLESIDE, SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT THEREOF RECORDED IN VOLUME 4, PAGE 83, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR ALL PERTINENT PURPOSES.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

SAN PATRICIO County

Deed of Trust Dated: December 7, 2006

Amount: \$47,700.00

Grantor(s): DENISE ELAINE OLMEDA

Original Mortgagee: NATIONAL CITY MORTGAGE A DIVISION OF NATIONAL CITY BANK

Current Mortgagee: PNC BANK, NATIONAL ASSOCIATION

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

Recording Information: Document No. 563777

Legal Description: LOT 8, IN BLOCK 2, OF DEL SOL ESTATES, AN ADDITION TO THE CITY OF SINTON, SAN PATRICIO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 13, PAGE 75 OF THE MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.

Date of Sale: January 7, 2020 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 SAN PATRICIO 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.

JIM RECTOR OR DENISE RECTOR, JO WOOLSEY, W.D. LAREW, LESLYE EVANS, ARNOLD MENDOZA, MARTHA BOETA, JIM RECTOR, BARBARA SANDOVAL, BOB FRISCH, VICKI HAMMONDS, JANICE STONER, MARY GOLDSTON, SANDRA MENDOZA, JODI STEEN, SUSAN SANDOVAL, RAMON PEREZ, MEGAN YASSI, JOHN SISK, JANIE STONER OR ALEXIS MENDOZA 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.

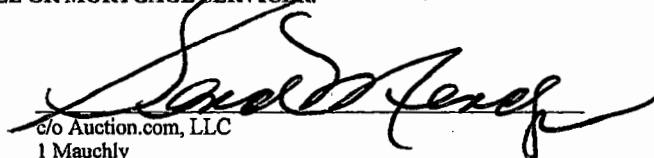
NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, 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.



KIM ELLEN LEWINSKI, ATTORNEY AT LAW
KIM ELLEN LEWINSKI, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2018-004632



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

RECEIVED

NOV 21 2019

10:52 AM
GRACIE ALANIZ-GONZALES
COUNTY CLERK

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
11/10/2005

Grantor(s)/Mortgagor(s):
SUSAN JACOBS, A SINGLE WOMAN

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE
FOR MILA, INC.. D/B/A MORTGAGE INVESTMENT
LENDING ASSOCIATES, INC., ITS SUCCESSORS
AND ASSIGNS

Current Beneficiary/Mortgagee:
Deutsche Bank National Trust Company, as
certificate trustee on behalf of Bosco Credit II Trust
Series 2010-1

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 550840

Property County:
SAN PATRICIO

RECEIVED

NOV 14 2019

11:52A M
GRACIE ALANIZ GONZALES
COUNTY CLERK

Mortgage Servicer:
Franklin Credit Management Corporation is representing
the Current Beneficiary/Mortgagee under a servicing
agreement with the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
101 Hudson Street,
Jersey City, NJ 07302

Legal Description: LOTS ONE (1) AND TWO (2), BLOCK TWO HUNDRED THIRTY-THREE (233), CITY OF ARANSAS PASS, SAN PATRICIO COUNTY, TEXAS, ACCORDING TO MAP OR PLAT RECORDED IN VOLUME 3, PAGE 41 OF THE MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.

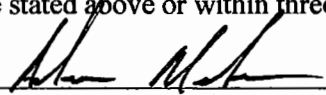
Date of Sale: 1/7/2020

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

RECEIVED

OCT 31 2019

4:00 PM
GRACIE ALANIZ-GONZALES
COUNTY CLERK

2327 PARK WOOD DRIVE
PORTLAND, TX 78374

0000008651887

NOTICE OF [SUBSTITUTE] TRUSTEE'S 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. Date, Time, and Place of Sale.

Date: January 07, 2020

Time: The sale will begin at 1:00 PM or not later than three hours after that time.

Place: THE SOUTH ENTRANCE INSIDE BUILDING ON THE FIRST FLOOR OF THE SAN PATRICIO COUNTY COURTHOUSE or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated August 11, 2009 and recorded in Document CLERK'S FILE NO. 593268 real property records of SAN PATRICIO County, Texas, with AARON M. NICHOLS AND BILLIE JO NICHOLS, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by AARON M. NICHOLS AND BILLIE JO NICHOLS, securing the payment of the indebtednesses in the original principal amount of \$140,967.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. JPMORGAN CHASE BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.

6. Mortgage Servicer Information. 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 lien securing the Property referenced above. JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o JPMORGAN CHASE BANK, NATIONAL ASSOCIATION
3415 VISION DRIVE
COLUMBUS, OH 43219

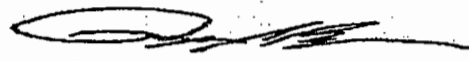


2327 PARK WOOD DRIVE
PORTLAND, TX 78374

0000008651887

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.

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead SANDRA MENDOZA, ARNOLD MENDOZA, ALEXIS MENDOZA, SUSAN SANDOVAL, LESLYE EVANS OR WILLIAM D. LAREW whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 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.



Ryan Bourgeois

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on _____ I filed at the office of the SAN PATRICIO County Clerk and caused to be posted at the SAN PATRICIO County courthouse this notice of sale.

Declarants Name: _____

Date: _____

2327 PARK WOOD DRIVE
PORTLAND, TX 78374

00000008651887

00000008651887

SAN PATRICIO

EXHIBIT "A"

LOT FIVE (5), BLOCK SIX (6), OAK RIDGE ESTATES UNIT 3, A SUBDIVISION OF THE CITY OF PORTLAND, SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT THEREOF RECORDED IN VOLUME 13, PAGES 61-63, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR ALL PERTINENT PURPOSES.

RECEIVED

OCT - 1 2019

L.24 M
GRACIE ALANIZ-GONZALES
COUNTY CLERK

000000853333

1100 NARANJO STREET
SINTON, TX 78387

NOTICE OF [SUBSTITUTE] TRUSTEE'S 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. Date, Time, and Place of Sale.

Date: January 07, 2020

Time: The sale will begin at 1:00 PM or not later than three hours after that time.

Place: THE SOUTH ENTRANCE INSIDE BUILDING ON THE FIRST FLOOR OF THE SAN PATRICIO COUNTY COURTHOUSE or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated July 24, 2003 and recorded in Document CLERK'S FILE NO. 524761 real property records of SAN PATRICIO County, Texas, with ENRIQUE G MARTINEZ, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by ENRIQUE G MARTINEZ, securing the payment of the indebtednesses in the original principal amount of \$79,219.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.


6. Mortgage Servicer Information. 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 lien securing the Property referenced above. WELLS FARGO BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o WELLS FARGO BANK, N.A.
3476 STATEVIEW BLVD
FORT MILL, SC 29715



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.

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead JO WOOLSEY, BOB FRISCH, ARNOLD MENDOZA, SANDRA MENDOZA, JODI STEEN, SUSAN SANDOVAL, LESLYE EVANS, VICKI HAMMONDS, ALEXIS MENDOZA, JANIE STONER, MARY GOLDSTON, BARBARA SANDOVAL, MARTHA BOETA, RAMON PEREZ, MEGAN YSASSI, JOHN SISK OR LANNA LAREW, WILLIAM D. LAREW whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 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.



Ryan Bourgeois

Certificate of Posting

My name is Susana Sandoval, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 10.1.19 I filed at the office of the SAN PATRICIO County Clerk and caused to be posted at the SAN PATRICIO County courthouse this notice of sale.

Susana Sandoval

Declarants Name: Susana Sandoval

Date: 10.1.19

1100 NARANJO STREET
SINTON, TX 78387

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SAN PATRICIO

EXHIBIT "A"

LOT EIGHT (8), BLOCK SEVEN (7), SECOND RANCHO CHICO ADDITION, AN ADDITION NEAR THE CITY OF SINTON, SAN PATRICIO COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 4, PAGE 17, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.