

NOTICE OF ACCELERATION AND 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.

RECEIVED

DEED OF TRUST INFORMATION:

Date: **August 25, 2006**
Grantor(s): **Miranda Callen**
Original Mortgagee: **United States of America acting through the Rural Housing Service or successor agency, United States Department of Agriculture**
Original Principal: **\$91,435.00**
Recording Information: **Instrument Number: 560155**
Property County: **San Patricio**
Property: **Lot Four (4), Block Five (5), WESTLAKE SUBDIVISION UNIT III, an Addition to the Town of INGLESIDE in San Patricio County, Texas, as shown by map or plat of same recorded in Envelope A-159, Tube 23-1, Map Records of San Patricio County, Texas.**
Property Address: **2213 Westlake Court
Ingleside, TX 78362**

OCT 14 2019

**1:53 PM
GRACIE ALAMIZ-GONZALES
COUNTY CLERK**

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: **USDA Rural Development**
Mortgage Servicer: **USDA Rural Development**
Mortgage Servicer Address: **4300 Goodfellow Blvd
Bldg. 105F, FC 215
St. Louis, MO 63120**

SALE INFORMATION:

Date of Sale: **November 5, 2019**
Time of Sale: **1:00 pm or within three hours thereafter.**
Place of Sale: **The first floor of the 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.**
Substitute Trustee: **Arnold Mendoza, Jo Woolsey, Bob Frisch, Sandra Mendoza, Jodi Steen, Susan Sandoval, Leslye Evans, Vicki Hammonds, Janice Stoner, Mary Goldston, Alexis Mendoza or Alexander Wolfe, any to act**
Substitute Trustee Address: **5501 East LBJ Frwy, Ste. 925
Dallas, TX 75240**

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to

secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared, such default was reported to not have been cured, and all sums secured by such Deed of Trust are declared immediately due and payable.

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Arnold Mendoza, Jo Woolsey, Bob Frisch, Sandra Mendoza, Jodi Steen, Susan Sandoval, Leslye Evans, Vicki Hammonds, Janice Stoner, Mary Goldston, Alexis Mendoza or Alexander Wolfe, any to act, have been appointed as Substitute Trustees and authorized by the Mortgage Servicer to enforce the power of sale granted in the Deed of Trust; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note is hereby accelerated, and all sums secured by the Deed of Trust are declared to be immediately due and payable.
2. Arnold Mendoza, Jo Woolsey, Bob Frisch, Sandra Mendoza, Jodi Steen, Susan Sandoval, Leslye Evans, Vicki Hammonds, Janice Stoner, Mary Goldston, Alexis Mendoza or Alexander Wolfe, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien imposed by the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for the particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be sold "AS-IS", purchaser's will buy the property "at the purchaser's own risk" and "at his peril" and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interest of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.
5. 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, the Mortgagee's Attorney, or the duly appointed Substitute Trustee.

Padgett Law Group
6267 Old Water Oak Road
Suite 203
Tallahassee, FL 33213
(850) 422-2520



NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
(CXE)
KNAPPE, ESTATE OF CARL
23 MAVERICK TRAIL, ARANSAS PASS, TX 78336

VA 626261223100

Firm File Number: 19-033206

RECEIVED

OCT 14 2019

1:53 PM
GRACIE ALANIZ-GONZALES
COUNTY CLERK

NOTICE OF TRUSTEE'S SALE

WHEREAS, on August 29, 2014, CARL A. KNAPPE, JOINED HEREIN PRO FORMA BY HIS WIFE AND CARLETTA REDELL KNAPPE, as Grantor(s), executed a Deed of Trust conveying to ALLAN B. POLUNSKY, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR WR STARKEY MORTGAGE, L.L.P. in payment of a debt therein described. The Deed of Trust was filed in the real property records of SAN PATRICIO COUNTY, TX and is recorded under Clerk's File/Instrument Number 640385, to which reference is herein made for all purposes.

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

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, November 5, 2019** between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate in the area designated by the Commissioners Court, of San Patricio county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

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

LOT ONE (1), BLOCK THREE (3), WHISPERING OAKS ESTATES, SAN PATRICIO COUNTY, TEXAS
ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 12, PAGES 6-7 OF THE MAP RECORDS OF
SAN PATRICIO COUNTY, TEXAS.

Property Address: 23 MAVERICK TRAIL
ARANSAS PASS, TX 78336
Mortgage Servicer: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
Mortgagee: THE VETERANS LAND BOARD OF THE STATE OF TEXAS
8950 CYPRESS WATERS BLVD
COPPELL, TX 75019

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.


SUBSTITUTE TRUSTEE

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
c/o Shapiro Schwartz, LLP
13105 Northwest Freeway, Suite 1200
Houston, TX 77040
(713)462-2565

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active military service to the sender of this notice immediately.

RECEIVED

OCT 11 2019

9:25 AM
GRACIE ALANIZ-GONZALES
COUNTY CLERK

Substitute Trustee's Notice of 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.* The property to be sold is described as follows:

Lot Three (3), Block Three (3), MACAZE PARK, an addition to the City of Gregory, San Patricio County, Texas, as shown by the map or plat recorded in Volume 4, Page 37, Map Records of San Patricio County, Texas. More commonly known as 117 Lee, Gregory, Texas.

2. *Deed of Trust.* The instrument to be foreclosed is the deed of trust recorded in Clerk's No. 670889 of the Official Public Records of San Patricio County, Texas.

3. *Note.* The Deed of Trust provides that it secures the payment of that certain promissory note dated October 5, 2017 in the original principal amount of \$130,000.00, executed by Julie Rodriguez and Consuelo Soliz, and payable to the order of S. S. Solis Properties, a Texas general partnership. S. S. Solis Properties, a Texas general partnership is the beneficiary under the Deed of Trust.

4. *Owner and Holder of Note and Lien being foreclosed (also referred to as "Beneficiary").* S. S. Solis Properties, a Texas general partnership.

5. *Attorney for Beneficiary Authorized to Appoint Substitute Trustee(s).* Bradley A. Smith

6. *Appointment of Substitute Trustee.* **THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE DEED OF TRUST IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY FOR THE MORTGAGEE/OWNER/HOLDER OF THE NOTE AND DEED OF TRUST DESCRIBED HEREIN.** In accordance with Texas Property Code Sections 51.0075 and 51.0076, the undersigned attorney for the Mortgagee has named and appointed Bradley A. Smith as Substitute Trustee, to act under and by virtue of the Deed of Trust.

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

Date: November 5, 2019

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

Place: At the County Courthouse in San Patricio County, Texas, on the first floor of the courthouse, at the south entrance between the glass doors in the vestibule unless the location of the sale has been otherwise designated to a specific location by the Commissioners Court of San Patricio, County.

The Deed of Trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the Deed of Trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiling may be after the date originally scheduled for this sale.

8. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

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

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. The sale shall not cover any part of the property that has been released of public record from the lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to 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.

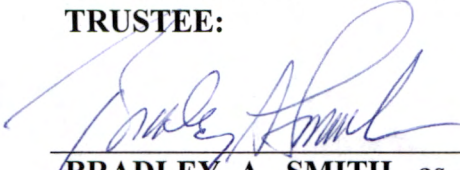
Pursuant to Section 51.0075 of the Texas Property Code, the substitute trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the substitute trustee.

9. *Type of Sale.* The sale is a nonjudicial deed-of-trust lien foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust executed by Julie Rodriguez and Consuelo Soliz.

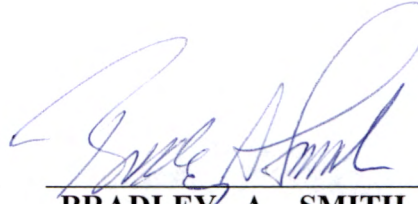
10. *Default and Request to Act.* Default has occurred under the Deed of Trust, and the beneficiary has requested me, as Substitute Trustee, to conduct this sale.

Dated: October 9th, 2019

APPOINTMENT OF SUBSTITUTE TRUSTEE:



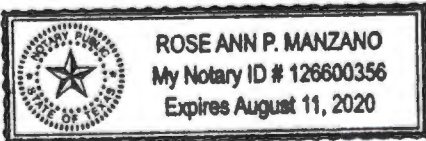
BRADLEY A. SMITH, as attorney for Owner and Holder of the Note and Deed of Trust



**BRADLEY A. SMITH, as Substitute Trustee
NICOLAS, MORRIS, GILBREATH & SMITH, L.L.P.
5306 Holly Road, Ste A
Corpus Christi, Texas 78411
(361) 992-1754**

THE STATE OF TEXAS *
COUNTY OF NUECES *

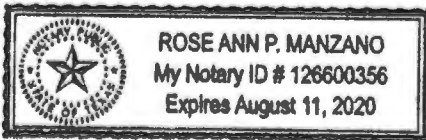
BEFORE ME, the undersigned authority, on this 9th day of October, 2019, personally appeared **Bradley A. Smith, Substitute Trustee**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.



Rose Ann P. Manzano
Notary Public, State of Texas

THE STATE OF TEXAS *
COUNTY OF NUECES *

BEFORE ME, the undersigned authority, on this 9th day of October, 2019, personally appeared **Bradley A. Smith, as attorney for Owner and Holder of the Note and Deed of Trust**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.



Rose Ann P. Manzano
Notary Public, State of Texas

RECEIVED

OCT 10 2019

12:22 p.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 December 19, 2017 and recorded under Clerk's File No. 673136, in the real property records of SAN PATRICIO County Texas, with Michael David Peer and Amanda N Baker, husband and wife as Grantor(s) and Mortgage Electronic Registration Systems, Inc. as Nominee for Nations Reliable Lending, LLC, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Michael David Peer and Amanda N Baker, husband and wife securing payment of the indebtedness in the original principal amount of \$158,843.00 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 Michael David Peer and Amanda N Baker. Wintrust Mortgage, a Division of Barrington Bank & Trust Co., N.A. 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. WinTrust Mortgage is acting as the Mortgage Servicer for the Mortgagee. WinTrust Mortgage, is representing the Mortgagee, whose address is: 9700 W. Higgins Road, Suite 300, Rosemont, IL 60018.

Legal Description:

LOT THIRTY-ONE (31), BLOCK TWO (2), FRENCH VILLAGE, AN ADDITION TO THE CITY OF PORTLAND IN SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY MAP OR PLAT OF SAME OF RECORD IN VOLUME 4, PAGE 60 OF THE MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: 11/05/2019

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.

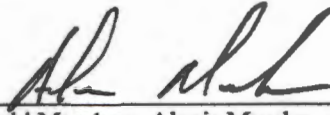
The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:

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 or Aaron Demuth as Substitute Trustee

RECEIVED

OCT 10 2019

2176 Spring Park Dr, Ingleside, TX 78362

12:20 PM
GRACIE ALANIZ-GONZALES
COUNTY CLERK

19-020641

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: 11/05/2019

Time: Between 1 PM-4 PM and beginning not earlier than 1 PM-4 PM 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 05/03/2004 and recorded in the real property records of San Patricio County, TX and is recorded under Clerk's File/Instrument Number, 532083 with Susan Denise Johnson (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for Amerigroup Mortgage Corporation, a Division of Mortgage Investors corporation mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Susan Denise Johnson, securing the payment of the indebtedness in the original amount of \$74,900.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. PNC Bank, National Association is the current mortgagee of the note and Deed of Trust or Contract Lien.

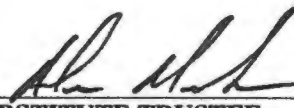
5. Property to be Sold. THE SURFACE ESTATE ONLY IN AND TO LOT THREE (3), BLOCK TWO (2), PARKSIDE TERRACE UNIT 1, AN ADDITION TO THE CITY OF INGLESIDE, SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT THEREOF RECORDED IN VOLUME 13, PAGE 82, MAP RECORDS, SAN PATRICIO COUNTY, TEXAS.



4707387

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. PNC Bank, National Association, as Mortgage Servicer, is representing the current Mortgagee whose address is:

PNC Bank, National Association
3232 Newmark Drive
Miamisburg, OH 45342

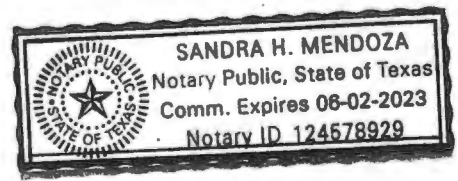


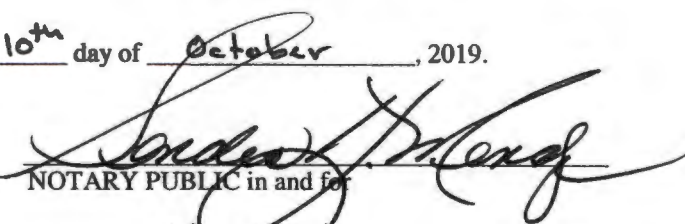
SUBSTITUTE TRUSTEE
Arnold Mendoza, Sandra Mendoza, Alexis Mendoza,
Susana Sandoval, 1320 Greenway Drive, Suite 300
Irving, TX 75038. 75038 OR Jo Woolsey, Bob Frisch,
Arnold Mendoza, Sandra Mendoza, Jodi Steen, Susan
Sandoval, Leslye Evans, Vicki Hammonds, Alexis
Mendoza, Janie Stoner, Mary Goldston, Barbara
Sandoval, Martha Boeta, Ramon Perez, Megan Ysassi,
John Sisk whose address is 1 Mauchly, Irvine, CA
92618

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 10th day of October, 2019.

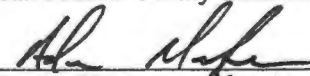




NOTARY PUBLIC in and for
Nueces COUNTY
My commission expires: 6-02-23
Print Name of Notary: Sandra Mendoza

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 October 10, 2019 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: 10-10-19

NOTICE OF FORECLOSURE SALE

October 9, 2019

RECEIVED

OCT - 9 2019

10:04A

**GRACIE ALANIZ-GONZALES
COUNTY CLERK**

Deed of Trust:

Dated: May 1, 2019

Grantor: Jose Antonio Garcia Jr.
Leticia Garcia

Trustee: Chester Wilson

Lender: Verde Vista, Ltd.

Recorded in: Document No. 688121 of the real property records of San Patricio County, Texas.

Secures: Note in the original principal amount of \$44,246.00, executed by Jose Antonio Garcia Jr. and Leticia Garcia ("Borrower") and payable to the order of Lender.

Property **See Attached "EXHIBIT A"**
Also known as
2103 Pajaro Drive
Sinton, TX. 78387

Foreclosure Sale:

Date: Tuesday, November 5, 2019

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10 am.

Place: San Patricio County Courthouse

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Verde Vista, Ltd.'s bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Verde Vista, Ltd., the owner and holder of the Note, has requested Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Verde Vista, Ltd.'s election to proceed against and sell both the real property and any personal property

described in the Deed of Trust in accordance with Verde Vista, Ltd.'s rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Verde Vista, Ltd. passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Verde Vista, Ltd. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (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(a) of the Texas Property Code, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by 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.

Verde Vista, Ltd., a Texas limited partnership, acting by and through its general partner, Rathgeber Investment GP, Inc., by CRW Consulting, LLC, Authorized Agent for Rathgeber Investment GP, Inc.,



Chester Wilson, President of CRW Consulting, LLC

Field notes of a 5.18 acre tract of land, being out of a 177.88 acre tract (Tract 1) of land conveyed from Edward R. Rathgeber, Jr., to Verde Vista Ltd., a Texas Limited Partnership by Special Warranty Deed with Vendor's Lien dated December 20, 2002 and recorded in Clerk's File No. 514170 of the Real Property Records of San Patricio County, Texas;

Said 5.18 acre tract is comprised of a portion of the Malcolm McAuley Survey, Abstract 13, is situated in San Patricio County, Texas; on the southwest side of the city of Sinton, and is described by metes and bounds as follows:

Beginning at a 5/8" iron rod with surveyor's cap stamped "RPLS 1907" set inside said 177.88 acre tract at the southwest corner of a 5.27 acre tract (Tract 19) of land just surveyed for the southeast corner of this tract; whence the northeast corner of a second 177.88 acre tract (Tract 2) of land described in Deed of Trust from Verde Vista, Ltd., to William H. Bingham, Trustee for the benefit of Ross M. Rathgeber dated May 15, 2003, and recorded in Clerk's File No. 518474 of the Real Property Records of San Patricio County, Texas; bears S 76° 32' 04" W, a distance of 1920.94 feet, N 03° 46' 24" E, a distance of 2161.48 feet, and N 04° 03' 23" W, a distance of 1157.12 feet;

Thence N 76° 32' 01" W along the south line of this tract, a distance of 322.13 feet to a 5/8" iron rod with surveyor's cap stamped "RPLS 1907" set for the southeast corner of a 5.72 acre tract (Tract 21) of land just surveyed and the southwest corner of this tract;

Thence N 00° 00' 00" W along the east line of said Tract 21 and the west line of this tract, a distance of 698.80 feet to a 5/8" iron rod with surveyor's cap stamped "RPLS 1907" set in the south right-of-way line of Pajaro Drive and the south line of Verde Vista Addition – Section 1, as shown on map recorded in Clerk's File No. 511644, Env. A-339 & A-340, Tube No. 29-3 of the Map Records of San Patricio County, Texas; for the northeast corner of said Tract 21 and the northwest corner of this tract;

Thence S 89° 36' 45" E along the south right-of-way line of said Pajaro Drive, a south line of said Verde Vista Addition, and a north line of this tract, a distance of 127.19 feet to a 5/8" iron rod found at the beginning of a curve to the left, for the southerly southeast corner of said Verde Vista Addition and an angle corner of this tract;

Thence in a easterly direction with said curve [Radius = 58.0 feet, Chord Bearing and Distance is S 78° 16' 03" E, 89.13 feet] to the left, along the south right-of-way line of said Pajaro Drive and a north line of this tract, a distance of 101.94 feet to a 5/8" iron rod with surveyor's cap stamped "RPLS 1907" set at the beginning of a second curve to the right, for an angle corner of this tract;

Thence continuing in an easterly direction with said second curve [Radius = 15.0 feet, Chord Bearing and Distance is N 77° 29' 37" E, 13.14 feet] to the right, along the right-of-way line of said Pajaro Drive and a north line of this tract, a distance of 13.41 feet to a 5/8" iron rod with surveyor's cap stamped "RPLS 1907" set for an angle corner of this tract;

Thence S 76° 32' 01" E continuing along the south right-of-way line of said Pajaro Drive and a north line of this tract, a distance of 88.23 feet to a 5/8" iron rod with surveyor's cap stamped "RPLS 1907" set for the northwest corner of said Tract 19 and the northeast corner of this tract;

Thence S 00° 00' 00" E along the west line of said Tract 19 and the east line of this tract, a distance of 737.09 feet to the point of beginning, containing 5.18 acres of land more or less, subject to all easements of record;

Bearings are GPS, Texas Coordinate System of NAD 1927, South Zone.

I, Julius L. Petrus, Jr., Registered Professional Land Surveyor of Texas, do hereby state that this description represents an actual survey made on the ground this the 2nd day of January, 2012.



A handwritten signature in blue ink, appearing to read "J. L. Petrus, Jr.", written in a cursive style.

RAR : 21051_Tr20

Registered Professional Land Surveyor

A plat was prepared in conjunction with this metes and bounds description Texas Registration No. 1907

NOTICE OF FORECLOSURE SALE

October 9, 2019

Deed of Trust:

Dated: February 28, 2013

Grantor: Ernesto Hinojosa Jr.
Irma Hinojosa

Trustee: Charles Dougherty

Lender: Verde Vista, Ltd.

Recorded in: Document No. 625711 of the real property records of San Patricio County, Texas.

Secures: Note in the original principal amount of \$19,750.00, executed by Ernesto Hinojosa Jr. and Irma Hinojosa ("Borrower") and payable to the order of Lender.

Property: **LOTS 6, 7 BLOCK 8**, VERDE VISTA, SECTION ONE, A SUBDIVISION OF RECORD IN SAN PATRICIO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDS IN FILE 511644, ENVELOPE A339-A340, TUBE 29- 3 OF THE PLAT RECORDS OF SAN PATRICIO COUNTY, TEXAS

RECEIVED

OCT - 9 2019
10:04 P
M
GRACIE ALANIZ-GONZALES
COUNTY CLERK

Foreclosure Sale:

Date: Tuesday, November 5, 2019

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10 am.

Place: San Patricio County Courthouse

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Verde Vista, Ltd.'s bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Verde Vista, Ltd., the owner and holder of the Note, has requested Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given

of Verde Vista, Ltd.'s election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Verde Vista, Ltd.'s rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Verde Vista, Ltd. passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

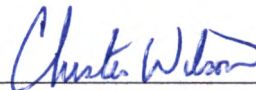
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Verde Vista, Ltd. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (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(a) of the Texas Property Code, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by 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.

Verde Vista, Ltd., a Texas limited partnership, acting by and through its general partner, Rathgeber Investment GP, Inc., by CRW Consulting, LLC, Authorized Agent for Rathgeber Investment GP, Inc.,



Chester Wilson, President of CRW Consulting, LLC

NOTICE OF FORECLOSURE SALE

October 9, 2019

RECEIVED

OCT - 9 2019

10:04A M
GRACIE ALANIZ-GONZALES
COUNTY CLERK

Deed of Trust:

Dated: February 20, 2015

Grantor: Ernesto Hinojosa
Irma Hinojosa

Trustee: Charles Dougherty

Lender: Verde Vista, Ltd.

Recorded in: Document No. 645131 of the real property records of San Patricio County, Texas.

Secures: Note in the original principal amount of \$19,201.00, executed by Ernesto Hinojosa and Irma Hinojosa ("Borrower") and payable to the order of Lender.

Property **LOTS 4, 5 BLOCK 8**, VERDE VISTA, SECTION ONE, A SUBDIVISION OF RECORD IN SAN PATRICIO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDS IN FILE 511644, ENVELOPE A339-A340, TUBE 29- 3 OF THE PLAT RECORDS OF SAN PATRICIO COUNTY, TEXAS

Foreclosure Sale:

Date: Tuesday, November 5, 2019

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10 am.

Place: San Patricio County Courthouse

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Verde Vista, Ltd.'s bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Verde Vista, Ltd., the owner and holder of the Note, has requested Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given

of Verde Vista, Ltd.'s election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Verde Vista, Ltd.'s rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Verde Vista, Ltd. passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

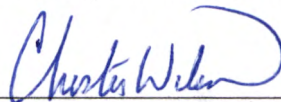
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Verde Vista, Ltd. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (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(a) of the Texas Property Code, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by 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.

Verde Vista, Ltd., a Texas limited partnership, acting by and through its general partner, Rathgeber Investment GP, Inc., by CRW Consulting, LLC, Authorized Agent for Rathgeber Investment GP, Inc.,



Chester Wilson, President of CRW Consulting, LLC

NOTICE OF FORECLOSURE SALE

October 9, 2019

RECEIVED

OCT - 9 2019

10:04 AM
GRACIE ALANIZ-GONZALES
COUNTY CLERK

Deed of Trust:

Dated: December 15, 2017

Grantor: Jose Angel Guajardo
Patricia Reyes

Trustee: Chester Wilson

Lender: Verde Vista, Ltd.

Recorded in: Document No. 673722 of the real property records of San Patricio County, Texas.

Secures: Note in the original principal amount of \$44,246.00, executed by Jose Angel Guajardo and Patricia Reyes ("Borrower") and payable to the order of Lender.

Property **See Attached "EXHIBIT A"**
Also known as
2005 Pajaro Drive
Sinton, TX. 78387

Foreclosure Sale:

Date: Tuesday, November 5, 2019

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10 am.

Place: San Patricio County Courthouse

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Verde Vista, Ltd.'s bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Verde Vista, Ltd., the owner and holder of the Note, has requested Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Verde Vista, Ltd.'s election to proceed against and sell both the real property and any personal property

described in the Deed of Trust in accordance with Verde Vista, Ltd.'s rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Verde Vista, Ltd. passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

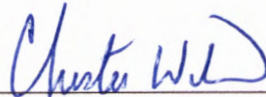
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Verde Vista, Ltd. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (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(a) of the Texas Property Code, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee.

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Verde Vista, Ltd., a Texas limited partnership, acting by and through its general partner, Rathgeber Investment GP, Inc., by CRW Consulting, LLC, Authorized Agent for Rathgeber Investment GP, Inc.,



Chester Wilson, President of CRW Consulting, LLC

Field notes of a 5.15 acre tract of land, being out of a 177.88 acre tract (Tract 2) of land described in Deed of Trust from Verde Vista, Ltd., to William H. Bingham, Trustee for the benefit of Ross M. Rathgeber dated May 15, 2003, and recorded in Clerk's File No. 518474 of the Real Property Records of San Patricio County, Texas; and part of a second 177.88 acre tract (Tract 1) of land conveyed from Edward R. Rathgeber, Jr., to Verde Vista Ltd., a Texas Limited Partnership by Special Warranty Deed with Vendor's Lien dated December 20, 2002 and recorded in Clerk's File No. 514170 of the Real Property Records of San Patricio County, Texas;

Said 5.15 acre tract is comprised of a portion of the Malcolm McAuley Survey, Abstract 13, is situated in San Patricio County, Texas; on the southwest side of the city of Sinton, and is described by metes and bounds as follows:

Beginning at a 5/8" iron rod with surveyor's cap stamped "RPLS 1907" set at the southwest corner of a 5.47 acre tract (Tract 17) of land just surveyed for the southeast corner of this tract; whence the northeast corner of said 177.88 acre tract bears S 76° 32' 04" E, a distance of 1287.16 feet, N 03° 46' 24" W, a distance of 2161.48 feet, and N 04° 03' 23" W, a distance of 1157.12 feet;

Thence N 76° 32' 01" W along the south line of this tract, a distance of 313.00 feet to a 5/8" iron rod with surveyor's cap stamped "RPLS 1907" set for the southeast corner of a 5.27 acre tract (Tract 19) of land just surveyed and the southwest corner of this tract;

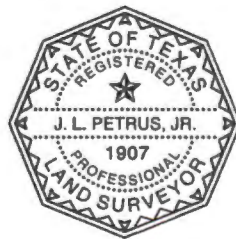
Thence N 00° 00' 00" W along the east line of said Tract 19 and the west line of this tract, a distance of 737.09 feet to a 5/8" iron rod with surveyor's cap stamped "RPLS 1907" set in the south right-of-way line of Pajaro Drive, for the northeast corner of said Tract 19 and the northwest corner of this tract;

Thence S 76° 32' 01" E along the south right-of-way line of said Pajaro Drive and the north line of this tract, a distance of 313.00 feet to a 5/8" iron rod with surveyor's cap stamped "RPLS 1907" set for the northwest corner of said Tract 17 and the northeast corner of this tract;

Thence S 00° 00' 00" E along the west line of said Tract 17 and the east line of this tract, a distance of 737.09 feet to the point of beginning, containing 5.15 acres of land more or less, subject to all easements of record;

Bearings are GPS, Texas Coordinate System of NAD 1927, South Zone.

I, Julius L. Petrus, Jr., Registered Professional Land Surveyor of Texas, do hereby state that this description represents an actual survey made on the ground this the 2nd day of January, 2012.



A handwritten signature in blue ink, appearing to read "J. L. Petrus, Jr.", written in a cursive style.

RAR : 21051_Tr18

A plat was prepared in conjunction with this metes and bounds description

Registered Professional Land Surveyor
Texas Registration No. 1907

NOTICE OF FORECLOSURE SALE

October 9, 2019

RECEIVED

Deed of Trust:

Dated: May 31, 2013

Grantor: Elyud Lopez

Trustee: Charles Dougherty

Lender: Verde Vista, Ltd.

Recorded in: Document No. 628857 of the real property records of San Patricio County, Texas.

Secures: Note in the original principal amount of \$19,750.00, executed by Elyud Lopez ("Borrower") and payable to the order of Lender.

Property: **LOTS 21, 22 BLOCK 2**, VERDE VISTA, SECTION ONE, A SUBDIVISION OF RECORD IN SAN PATRICIO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDS IN FILE 511644, ENVELOPE A339-A340, TUBE 29- 3 OF THE PLAT RECORDS OF SAN PATRICIO COUNTY, TEXAS

OCT - 9 2019
10:04 AM
GRACIE ALANIZ-GONZALES
COUNTY CLERK

Foreclosure Sale:

Date: Tuesday, November 5, 2019

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10 am.

Place: San Patricio County Courthouse

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Verde Vista, Ltd.'s bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Verde Vista, Ltd., the owner and holder of the Note, has requested Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Verde Vista, Ltd.'s election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Verde Vista, Ltd.'s rights and remedies under the Deed

of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Verde Vista, Ltd. passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

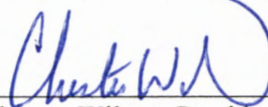
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Verde Vista, Ltd. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (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(a) of the Texas Property Code, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by 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.

Verde Vista, Ltd., a Texas limited partnership, acting by and through its general partner, Rathgeber Investment GP, Inc., by CRW Consulting, LLC, Authorized Agent for Rathgeber Investment GP, Inc.,



Chester Wilson, President of CRW Consulting, LLC

NOTICE OF FORECLOSURE SALE

October 9, 2019

RECEIVED

OCT - 9 2019

10:04A_M

GRACIE ALANIZ-GONZALES
COUNTY CLERK

Deed of Trust:

Dated: January 5, 2016

Grantor: Terry E. Landis
Judy L. Landis

Trustee: Chester Wilson

Lender: Verde Vista, Ltd.

Recorded in: Document No. 653993 of the real property records of San Patricio County, Texas.

Secures: Note in the original principal amount of \$29,201.00, executed by Terry E. Landis and Judy L. Landis ("Borrower") and payable to the order of Lender.

Property **LOTS 10, 11, 12 BLOCK 7**, VERDE VISTA, SECTION ONE, A SUBDIVISION OF RECORD IN SAN PATRICIO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDS IN FILE 511644, ENVELOPE A339-A340, TUBE 29- 3 OF THE PLAT RECORDS OF SAN PATRICIO COUNTY, TEXAS

Foreclosure Sale:

Date: Tuesday, November 5, 2019

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10 am.

Place: San Patricio County Courthouse

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Verde Vista, Ltd.'s bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Verde Vista, Ltd., the owner and holder of the Note, has requested Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given

of Verde Vista, Ltd.'s election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Verde Vista, Ltd.'s rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Verde Vista, Ltd. passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

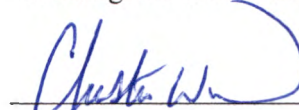
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Verde Vista, Ltd., a Texas limited partnership, acting by and through its general partner, Rathgeber Investment GP, Inc., by CRW Consulting, LLC, Authorized Agent for Rathgeber Investment GP, Inc.,



Chester Wilson, President of CRW Consulting, LLC

NOTICE OF FORECLOSURE SALE

October 9, 2019

Deed of Trust:

Dated: May 4, 2018

Grantor: Horacio Gonzalez

Trustee: Chester Wilson

Lender: Verde Vista, Ltd.

Recorded in: Document No. 677802 of the real property records of San Patricio County, Texas.

Secures: Note in the original principal amount of \$29,201.00, executed by Horacio Gonzalez ("Borrower") and payable to the order of Lender.

Property: **LOTS 19, 20, 21 BLOCK 1**, VERDE VISTA, SECTION ONE, A SUBDIVISION OF RECORD IN SAN PATRICIO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDS IN FILE 511644, ENVELOPE A339-A340, TUBE 29- 3 OF THE PLAT RECORDS OF SAN PATRICIO COUNTY, TEXAS

RECEIVED
OCT - 9 2019
10:04 AM
GRACIE ALANIZ-GONZALES
COUNTY CLERK

Foreclosure Sale:

Date: Tuesday, November 5, 2019

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10 am.

Place: San Patricio County Courthouse

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Verde Vista, Ltd.'s bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Verde Vista, Ltd., the owner and holder of the Note, has requested Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Verde Vista, Ltd.'s election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Verde Vista, Ltd.'s rights and remedies under the Deed

of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Verde Vista, Ltd. passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

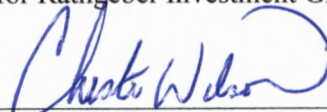
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Verde Vista, Ltd. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (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(a) of the Texas Property Code, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by 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.

Verde Vista, Ltd., a Texas limited partnership, acting by and through its general partner, Rathgeber Investment GP, Inc., by CRW Consulting, LLC, Authorized Agent for Rathgeber Investment GP, Inc.,



Chester Wilson, President of CRW Consulting, LLC

RECEIVED

OCT - 3 2019

1:18 PM
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: LOT THREE (3), BLOCK THREE (3), WHISPERING PALMS, A ADDITION OF THE TOWN OF ARANSAS PASS IN SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGE 16, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR ALL PERTINENT PURPOSES.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 06/27/2011 and recorded in Document 609632 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: 11/05/2019
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.

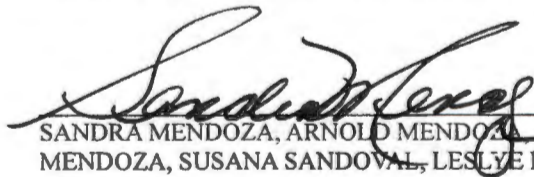
5. Obligations Secured. The Deed of Trust executed by RANDALL L. JOHNSON AND VERONICA A. JOHNSON, provides that it secures the payment of the indebtedness in the original principal amount of \$114,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Navy Army Community Credit Union is the current mortgagee of the note and deed of trust and NAVY ARMY COMMUNITY CREDIT UNION is mortgage servicer. A servicing agreement between the mortgagee, whose address is Navy Army Community Credit Union c/o NAVY ARMY COMMUNITY CREDIT UNION, 1 Corporate Dr., Ste 360, Lake Zurich, IL 60047 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

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 _____ 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.

Notice of Trustee's Sale

Date: **September 27, 2019**
Trustee: **Lee J. Schmitt**
Mortgagee: **Nextlots Now LLC., a Texas Limited Partnership**
Note: **June 18, 2018, Principal Amount \$29,400.00**
Deed of Trust


Date: **June 18, 2018**
Grantor: **Roy Chandler**
Tonya Chandler
Mortgagee: **Nextlots Now LLC., a Texas Limited Partnership**
Recording information: **Deed of Trust and Promissory Note**

Legal Description: Tract No. 1: ACCT NO. 35619; Lot 14, and the East 25 feet of Lot 13, Block 272, Original Townsite, City Of Aransas Pass, San Patricio County, Texas, as described in Clerk's File #401734, Real Property Records Of San Patricio County, Texas. (Address: S. 8th (ELot 13&14 Blk. 272) Aransas Pass, San Patricio County, Texas 78336)
Tract No. 2: The West 25 feet of Lot 13, Block 272, Original Townsite, City Of Aransas Pass, San Patricio County, Texas, as described in Clerk's File #278323, Real Property Records Of San Patricio County, Texas. (Address: 336 N. 8th (W Lot 13 Blk. 272) Aransas Pass, San Patricio County, Texas 78336)
Address: 336 N. 8th (Lot 13& 14) Aransas Pass, San Patricio County, Texas 78336)

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): **November 5th, 2019**
Time of Sale: **10:00 am**
Place of Sale: **San Patricio County Courthouse**

Lee J. Schmitt is Trustee under the Deed of Trust/Nextlots Now LLC, a Texas Limited Partnership 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 **November 5th, 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 9-27-19

RECEIVED

OCT - 1 2019
2:56p M
GRACIE ALANIZ-GONZALES
COUNTY CLERK

RECEIVED

SEP 26 2019

1:58 P M
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: LOT TWO (2), BLOCK FOUR (4), WHISPERING PALMS, AN ADDITION TO THE TOWN OF ARANSAS PASS IN SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY MAP OR PLAT OF SAME OF RECORD IN VOLUME 8, PAGE 16 OF THE MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 12/04/2006 and recorded in Document 563863 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: 11/05/2019

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 JOYCE BUTLER, provides that it secures the payment of the indebtedness in the original principal amount of \$108,375.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. DEUTSCHE BANK NATIONAL TRUST COMPANY, as Trustee for HOME EQUITY MORTGAGE LOAN ASSET-BACKED TRUST Series INABS 2007-A, HOME EQUITY MORTGAGE LOAN ASSET-BACKED CERTIFICATES Series INABS 2007-A is the current mortgagee of the note and deed of trust and PHE MORTGAGE CORPORATION is mortgage servicer. A servicing agreement between the mortgagee, whose address is DEUTSCHE BANK NATIONAL TRUST COMPANY, as Trustee for HOME EQUITY MORTGAGE LOAN ASSET-BACKED TRUST Series INABS 2007-A, HOME EQUITY MORTGAGE LOAN ASSET-BACKED CERTIFICATES Series INABS 2007-A c/o PHH MORTGAGE CORPORATION, 1Mortgage Way, Mail Stop SV-22, Mt. Laurel, NJ 08054 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. Order to Foreclose. DEUTSCHE BANK NATIONAL TRUST COMPANY, as Trustee for HOME EQUITY MORTGAGE LOAN ASSET-BACKED TRUST Series INABS 2007-A, HOME EQUITY MORTGAGE LOAN ASSET-BACKED CERTIFICATES Series INABS 2007-A obtained a Order from the 36th District Court of San Patricio County on 09/20/2019 under Cause No. S-19-5313CV-A. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.

7. 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
Kori 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

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 _____ 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.

NOTICE OF ACCELERATION AND 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.

DEED OF TRUST INFORMATION:

Date: 03/06/2013
Grantor(s): CHRISTOPHER GARCIA, A MARRIED MAN JOINED HEREIN BY CYNTHIA ANN GARCIA
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR FIRST COMMUNITY BANK, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$97,755.00
Recording Information: Instrument 625717
Property County: San Patricio
Property: (See Attached Exhibit "A")
Reported Address: 1766 KENNY LANE, INGLESIDE, TX 78362

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: JPMorgan Chase Bank, National Association
Mortgage Servicer: JPMorgan Chase Bank, N.A.
Current Beneficiary: JPMorgan Chase Bank, National Association
Mortgage Servicer Address: PO Box 1015238, Columbus, OH 43219

SALE INFORMATION:

Date of Sale: Tuesday, the 5th day of November, 2019
Time of Sale: 1:00PM or within three hours thereafter.
Place of Sale: ON THE FIRST FLOOR OF THE COURTHOUSE AT THE SOUTH ENTRANCE BETWEEN THE GLASS DOORS IN THE VESTIBULE in San Patricio County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the San Patricio County Commissioner's Court.

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Jim Rector or Denise Rector or W.D. Larew or Vicki Hammonds or Leslye Evans or Jo Woolsey or Arnold Mendoza, Michael Burns, Bradley Conway, Tori Jones, or Suzanne Suarez, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Jim Rector or Denise Rector or W.D. Larew or Vicki Hammonds or Leslye Evans or Jo Woolsey or Arnold Mendoza, Michael Burns, Bradley Conway, Tori Jones, or Suzanne Suarez, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Substitute Trustee(s): Jim Rector or Denise Rector or W.D. Larew or Vicki Hammonds or Leslye Evans or Jo Woolsey or Arnold Mendoza, Michael Burns, Bradley Conway, Tori Jones, or Suzanne Suarez, any to act.

Substitute Trustee Address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

Document Prepared by:
Bonial & Associates, P.C.
14841 Dallas Parkway, Suite 425, Dallas, TX 75254
AS ATTORNEY FOR THE HEREIN
IDENTIFIED MORTGAGEE AND/OR
MORTGAGE SERVICER

RECEIVED

SEP 26 2019

2:01p M
GRACIE ALANIZ-GONZALES
COUNTY CLERK

Certificate of Posting

I am _____ whose address is 14841 Dallas Parkway, Suite 425, Dallas, TX 75254. I declare under penalty of perjury that on _____ I filed and / or recorded 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.

By: _____

Exhibit "A"

BEING A 0.23 ACRE TRACT OF LAND, MORE OR LESS, AND BEING 68.5 FEET BY 1500 FEET FACING ON KINNEY LANE, INGLESIDE; AND ALSO BEING OUT OF FARM LOT ELEVEN (11), LAND BLOCK "D" OF THE BURTON AND DANFORTH SUBDIVISION IN SAN PATRICIO COUNTY, TEXAS, AND BEING A PORTION OF LOT 11-E OF THE SYDNEY BREWSTER SUBDIVISION AS SHOWN BY MAP OR PLAT OF THE SAME IN VOLUME 8, PAGE 2; AND A PORTION OF LOT 1 OF THE MA. JONES SUBDIVISION AS SHOWN BY MAP OR PLAT OF SAME IN VOLUME 7, PAGE 21; BOTH REFERENCES BEING THE MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS; AND DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

BEGINNING AT A POINT FROM WHICH THE ORIGINAL WEST CORNER OF SAID FARM LOT ELEVEN (11), BEARS N 55 DEG. 23' W 110 FEET AND S 34 DEG. 37' W, A DISTANCE OF 200 FEET AND SUCH ORIGINAL WEST CORNER OF SAID FARM LOT ELEVEN (11), BEING IN THE CENTER LINE OF KINNEY LANE;

THENCE, N 34 DEG. 37' E A DISTANCE OF 150.0 FEET TO A POINT AND THE N CORNER HEREOF;

THENCE, S 55 DEG. 23' E A DISTANCE OF 68.5 FEET TO A POINT AND THE E CORNER HEREOF;

THENCE, S 34 DEG. 37' W A DISTANCE OF 150.0 FEET TO A POINT AND SOUTH CORNER HEREOF;

THENCE, N 55 DEG. 23' W A DISTANCE OF 68.5 FEET TO THE WEST CORNER AND PLACE OF BEGINNING.

Return to: Bonial & Associates, P.C., 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

NOTICE OF ACCELERATION AND 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.

DEED OF TRUST INFORMATION:

Date: August 14, 2014
Grantor(s): Jeffrey L. Ashurst and Mary E. Ashurst
Original Mortgagee: United States of America acting through the Rural Housing Service or successor agency, United States Department of Agriculture
Original Principal: \$125,000.00
Recording Information: Instrument No. 640053
Property County: San Patricio
Property: Lot Four (4), Block Three (3), HIGHLANDS, an Addition to the City of Aransas Pass, San Patricio County, Texas, as shown by the map or plat thereof recorded in Volume 13, Page 2, Map Records of San Patricio County, Texas, to which reference is here made for all pertinent purposes.
Property Address: 114 Wendi Lane
Aransas Pass, TX 78336

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: USDA Rural Development
Mortgage Servicer: USDA Rural Development
Mortgage Servicer Address: 4300 Goodfellow Blvd
Bldg. 105F, FC 215
St. Louis, MO 63120

SALE INFORMATION:

Date of Sale: November 5, 2019
Time of Sale: 1:00 pm or within three hours thereafter.
Place of Sale: The first floor of the 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.
Substitute Trustee: Arnold Mendoza, Jo Woolsey, Bob Frisch, Sandra Mendoza, Jodi Steen, Susan Sandoval, Leslye Evans, Vicki Hammonds, Janice Stoner, Mary Goldston, Alexis Mendoza or Alexander Wolfe, any to act
Substitute Trustee Address: 5501 East LBJ Frwy, Ste. 925
Dallas, TX 75240

RECEIVED

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared, such default was reported to not have been cured, and all sums secured by such Deed of Trust are declared immediately due and payable.

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Arnold Mendoza, Jo Woolsey, Bob Frisch, Sandra Mendoza, Jodi Steen, Susan Sandoval, Leslye Evans, Vicki Hammonds, Janice Stoner, Mary Goldston, Alexis Mendoza or Alexander Wolfe, any to act, have been appointed as Substitute Trustees and authorized by the Mortgage Servicer to enforce the power of sale granted in the Deed of Trust; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note is hereby accelerated, and all sums secured by the Deed of Trust are declared to be immediately due and payable.
2. Arnold Mendoza, Jo Woolsey, Bob Frisch, Sandra Mendoza, Jodi Steen, Susan Sandoval, Leslye Evans, Vicki Hammonds, Janice Stoner, Mary Goldston, Alexis Mendoza or Alexander Wolfe, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien imposed by the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for the particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be sold "AS-IS", purchaser's will buy the property "at the purchaser's own risk" and "at his peril" and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interest of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.
5. 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, the Mortgagee's Attorney, or the duly appointed Substitute Trustee.

Padgett Law Group
6267 Old Water Oak Road
Suite 203
Tallahassee, FL 33213
(850) 422-2520



NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
3/9/2007

Grantor(s)/Mortgagor(s):
JOHN ABEL RASCON AN UNMARRIED MAN

Original Beneficiary/Mortgagee:
FIRST COMMUNITY BANK

Current Beneficiary/Mortgagee:
JPMorgan Chase Bank, National Association

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 566843

Property County:
SAN PATRICIO

RECEIVED

Mortgage Servicer:
JPMorgan Chase Bank, National Association is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
1111 Polaris Parkway,
Columbus, OH 43240

SEP 26 2019
2:01 P M
GRACIE ALANIZ-GONZALES
COUNTY CLERK

Legal Description: LOTS TWENTY-TWO (22), AND TWENTY-THREE (23), BLOCK THREE HUNDRED FORTY-EIGHT (348), CITY OF ARANSAS PASS IN SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY MAP OR PLAT OF SAME RECORD IN VOLUME 8, PAGE 38, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS

Date of Sale: 11/5/2019

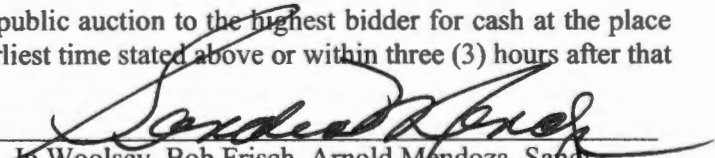
Earliest Time Sale Will Begin: 1:00PM

Place of Sale of Property: San Patricio County Courthouse, 400 West Sinton Street, Sinton, TX 78387 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


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, 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

service to the sender of this notice immediately.

MH File Number: TX-19-74414-POS
Loan Type: Conventional Residential

THE LAW OFFICES OF
RAY A. GONZÁLEZ
ATTORNEY AND COUNSELOR AT LAW
A Professional Corporation

Licensed by:
Supreme Court of Texas
United States District Court

2820 S. Padre Island Dr. Ste 291
Corpus Christi, Texas 78415
Telephone: (361) 452-0072
Facsimile: (361) 452-0994
www.Raygonzalezlaw.com
E-Mail: Raygonzalezlaw@gmail.com

September 26, 2019

Sent via: Certified Mail (7019 1640 0000 5157 0299)
Joe A. Solis and Jo Ann Castillo
227 Nueces Drive
Portland, Texas 78374

RECEIVED

SEP 26 2019

11:51 A.M.
GRACIE ALANIZ-GONZALES
COUNTY CLERK

RE: Notice of Foreclosure Sale

Deed of Trust Dated: March 1, 2014

Grantors/Borrowers: Joe A. Solis, a single man, and Jo Ann Castillo, a single woman

Trustee: New Wave Properties, INC

Lender: Safeguard Investments, LTD

Recorded in: September 18, 2015, of the real property records of San Patricio County, Texas

Legal Description: Lot Fourteen (14), Block Six (6), East Cliff No. 5, a Subdivision of the City of Portland, San Patricio County, Texas, as shown by the map or plat thereof recorded in Volume 8 Page 5, Map Records of San Patricio County, Texas, to which reference is here made for all pertinent purposes. Otherwise known as 227 Nueces Drive

Real Estate Lien Note: In the Original principal amount of \$139,900.00, executed by Joe A. Solis and Jo Ann Castillo and payable to the order of Lender.

Substitute Trustee: Ray A. Gonzalez

Substitute Trustee's Address: 2820 South Padre Island Drive, Ste. 291, Corpus Christi, Texas

Foreclosure Sale:

Date: November 5, 2019

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; The earliest time at which the Foreclosure Sale will begin 10:00 A.M. and not later than three hours thereafter.

Place: 227 Nueces Drive, Portland, San Patricio County, Texas 78407

Term of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Safeguard Investments, LTD's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Safeguard Investments, LTD, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Safeguard Investments, LTD's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Safeguard Investments, LTD's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Safeguard Investments, LTD passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

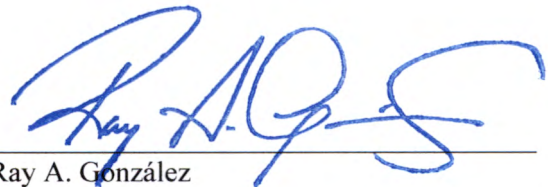
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Safeguard Investments, LTD. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," **without any expressed or implied warranties, except as to the warranties (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(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by 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.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THE NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.



Ray A. González

Attorney for Safeguard Investments, LTD
State Bar No. 24032242
2820 South Padre Island Drive, Ste. 291
Corpus Christi, Texas 78415
Telephone (361) 452-0072
Facsimile: (361) 452-0994
Email: Raygonzalezlaw@gmail.com

THE LAW OFFICES OF
RAY A. GONZÁLEZ
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Facsimile: (361) 452-0994
www.Raygonzalezlaw.com
E-Mail: Raygonzalezlaw@gmail.com

September 26, 2019

Sent via: Certified Mail (7019 1640 0000 5157 0305)
Randall S. Hatton and Kelly J. Hatton
124 Daniel Moore
Portland, Texas 78374

RECEIVED

SEP 26 2019

11:51 AM
GRACIE ALANIZ-GONZALES
COUNTY CLERK

RE: Notice of Foreclosure Sale

Deed of Trust Date: February 1, 2014
Grantors/Borrowers: Randall S. Hatton and Kelly J. Hatton, a married couple
Trustee: New Wave Properties, INC
Lender: Private Investors Family Limited Partnership
Recorded: September 18, 2015, of the real property records of San Patricio County, Texas
Legal Description: Lot Twenty-Four (24), Block Four (4), Sutherland Addition Unit 3, an addition to the town of Portland in San Patricio, County, TEAS, as shown by map or plat of same record in volume 6, page 28 of the map records of San Patricio County, Texas.
Real Estate Lien Note: Original principal amount of \$129,900.00, executed by Randall S. Hatton and Kelly J. Hatton and payable to the order of the Lender.
Substitute Trustee: Ray A. Gonzalez
Substitute Trustee's Address: 2820 South Padre Island Drive, Ste. 291, Corpus Christi, Texas 78415

Foreclosure Sale:

Date: November 5, 2019

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; The earliest time at which the Foreclosure Sale will begin 10:00 A.M. and not later than three hours thereafter.

Place: 124 Daniel Moore, Portland, Texas 78374

Term of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Private Investors Family Limited Partnership bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Private Investors Family Limited Partnership, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Private Investors Family Limited Partnership election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Private Investors Family Limited Partnership rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Private Investors Family Limited Partnership passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Private Investors Family Limited Partnership. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold **"AS IS," without any expressed or implied warranties, except as to the warranties (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(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by 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.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THE NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.



Ray A. González

Attorney for Private Investors Family Limited Partnership
State Bar No. 24032242
2820 South Padre Island Drive, Ste. 291
Corpus Christi, Texas 78415
Telephone (361) 452-0072
Facsimile: (361) 452-0994
Email: Raygonzalezlaw@gmail.com

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Corpus Christi, Texas 78415
Telephone: (361) 452-0072
Facsimile: (361) 452-0994
www.Raygonzalezlaw.com
E-Mail: Raygonzalezlaw@gmail.com

September 26, 2019

Sent via: Certified Mail (7019 1640 0000 5157 0312)
David Lee Vann and Theresa Jean Vann
1009 North Cliff
Portland, Texas 78374

RECEIVED

SEP 26 2019

11:51 AM
GRACIE ALANIZ-GONZALES
COUNTY CLERK

RE: Notice of Foreclosure Sale

Deed of Trust Date: March 18, 2016

Grantor/ Borrowers: David Lee Vann & Theresa Jean Vann, a married couple

Trustee: Coastal Properties, INC

Lender: First Capital Properties, LTD

Recorded: March 22, 2016 of the real property records of San Patricio County, Texas

Legal Description: Lot FIVE (5), Block FIVE (5), WESTCLIFF #4, an addition to the City of Portland, San Patricio County, Otherwise known as 1009 North Cliff.

Promissory Note: Original principal amount of \$89,900.00, executed by David Lee Vann and Theresa Jean Vann and payable to the order of the Lender.

Substitute Trustee: Ray A. Gonzalez

Substitute Trustee's Address: 2820 South Padre Island Drive, Suite 291, Corpus Christi, Texas 78415

Foreclosure Sale:

Date: Tuesday, November 5, 2019

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 A.M. and not later than three hours thereafter.

Place: 1009 North Cliff, Portland, Texas 78374

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that First Capital Properties, LTD's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, First Capital Properties, LTD, the owner and holder of the Note, has requested Ray A. Gonzalez Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of First Capital Properties, LTD's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with First Capital Properties, LTD's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Ray A. Gonzalez Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas Law.

If First Capital Properties, LTD passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by First Capital Properties, LTD. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (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(a) of the Texas Property Code, Ray A. Gonzalez Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Ray A. Gonzalez 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.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THE NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGE OR MORTGAGE SERVICER.



Ray A. González
Attorney for First Capital Properties, LTD
State Bar No. 24032242
2820 South Padre Island Drive, Ste. 291
Corpus Christi, Texas 78415
Telephone (361) 452-0072
Facsimile: (361) 452-0994
Email: Raygonzalezlaw@gmail.com

Notice of Trustee's Sale

Date: **September 24, 2019**
Trustee: **Lee J. Schmitt**
Mortgagee: **Nextlots Now LLC., a Texas Limited Partnership**
Note: **April 21, 2014, Principal Amount \$10,400.00**

RECEIVED

SEP 26 2019

10:52AM
GRACIE ALANIZ-GONZALES
COUNTY CLERK

Deed of Trust

Date: **April 21, 2019**
Grantor: **Fernando Longoria**
Mary Louis Longoria
Mortgagee: **Nextlots Now LLC., a Texas Limited Partnership**

Recording information: Deed of Trust and Promissory Note

Legal Description:


Acct. No. 0011-0224-0016-000; Lot 16, Block 224, Town of Aransas Pass, San Patricio County, Texas as described in Volume 354, Page 377, Deed Records of San Patricio County, Texas

(Address: S. 10th St. (Lo 16 Blk224) Aransas Pass, San Patricio County, Texas 78336)

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): **November 5th, 2019**
Time of Sale: **10:00 am**
Place of Sale: **San Patricio County Courthouse**

Lee J. Schmitt is Trustee under the Deed of Trust/Nextlots Now LLC, a Texas Limited Partnership 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 **November 5th, 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.

 9-24-19
Lee J. Schmitt, Trustee

SEP 19 2019

8:47A M
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: September 16, 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 11/5/2019, 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



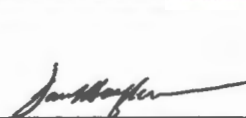
Matter No.: 081291-TX

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, JO WOOLSEY, BOB FRISCH, SANDRA MENDOZA, JODI STEEN, SUSAN SANDOVAL, LESLYE EVANS, VICKI HAMMONDS, 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

CENLAR FSB (CEN)
PEREZ, GLORIA AND DAVID MORALES
962 SOUTH 9TH STREET, ARANSAS PASS, TX 78336

FHA 495-4709879-703
Firm File Number: 19-034175

RECEIVED

AUG 29 2019

2:04 PM
GRACIE ALANIZ-GONZALES
COUNTY CLERK

NOTICE OF TRUSTEE'S SALE

WHEREAS, on September 26, 1996, DAVID MORALES AND WIFE, GLORIA PEREZ, as Grantor(s), executed a Deed of Trust conveying to REX CHAMBERLAIN, as Trustee, the Real Estate hereinafter described, to INLAND MORTGAGE CORPORATION in payment of a debt therein described. The Deed of Trust was filed in the real property records of SAN PATRICIO COUNTY, TX and is recorded under Clerk's File/Instrument Number 445656, to which reference is herein made for all purposes.

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

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

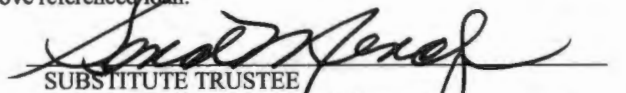
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, November 5, 2019** between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate in the area designated by the Commissioners Court, of **San Patricio** county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

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

NORTH ONE HALF OF LOT NO. NINE (N. 1/2 OF 9), BLOCK NO. TWO HUNDRED FIFTY-EIGHT (258), IN THE CITY OF ARANSAS PASS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 41 OF THE MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS;

Property Address: 962 SOUTH 9TH STREET
ARANSAS PASS, TX 78336
Mortgage Servicer: CENLAR FSB
Mortgagee: GSMPs MORTGAGE LOAN TRUST 2005-RP2, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-RP2, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR-IN-INTEREST TO WACHOVIA BANK NATIONAL ASSOCIATION, AS TRUSTEE
425 PHILLIPS BOULEVARD
EWING, NEW JERSEY 08618

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.


SUBSTITUTE TRUSTEE
Evan Press, Amy Bowman, Reid Ruple, Carol Evangelisti,
Marcia Chapa, Martha Boeta, Frederick Britton, Kristopher
Holub, Jim Rector, Denise Rector, Jo Woolsey, W.D.
Larew, Leslye Evans, Arnold Mendoza, Bob Frisch, Sandra
Mendoza, Jodi Steen, Susan Sandoval or Alexis Mendoza
or Janice Stoner or Mary Goldston, Janie Stoner, Ramon
Perez
c/o Shapiro Schwartz, LLP
13105 Northwest Freeway, Suite 1200
Houston, TX 77040
(713)462-2565

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active military service to the sender of this notice immediately.

RECEIVED

AUG 29 2019

2:01 PM
GRACIE ALANIZ-GONZALES
COUNTY CLERK

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 05/30/2017
Grantor(s): DANIEL D. VILLARREAL AND JUANITA VILLARREAL, HUSBAND AND WIFE
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR EVERETT FINANCIAL, INC. D/B/A SUPREME LENDING, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$58,913.00
Recording Information: Instrument 667278
Property County: San Patricio
Property: LOT TWO (2), BLOCK SIX (6), MIMOSA VILLAGE, AN ADDITION TO THE CITY OF MATHIS IN SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY MAP OR PLAT OF SAME OF RECORD IN VOLUME 4, PAGE 71 OF THE MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.
Reported Address: 417 REDWOOD DR, MATHIS, TX 78368

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: Freedom Mortgage Corporation
Mortgage Servicer: Freedom Mortgage Corporation
Current Beneficiary: Freedom Mortgage Corporation
Mortgage Servicer Address: 907 Mt. Pleasant Valley, Mt. Laurel, NJ 08054

SALE INFORMATION:

Date of Sale: Tuesday, the 5th day of November, 2019
Time of Sale: 1:00PM or within three hours thereafter.
Place of Sale: ON THE FIRST FLOOR OF THE COURTHOUSE AT THE SOUTH ENTRANCE BETWEEN THE GLASS DOORS IN THE VESTIBULE in San Patricio County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the San Patricio County Commissioner's Court.

Substitute Trustee(s): 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, Michael Burns, Bradley Conway, Tori Jones, or Suzanne Suarez, any to act

Substitute Trustee Address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and 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, Michael Burns, Bradley Conway, Tori Jones, or Suzanne Suarez, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. 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, Michael Burns, Bradley Conway, Tori Jones, or Suzanne Suarez, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Very truly yours,

Bonial & Associates, P.C.

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
5/7/1997

Grantor(s)/Mortgagor(s):
MARY ANN MOLINA, A SINGLE PERSON

Original Beneficiary/Mortgagee:
SOUTH TEXAS BANK, SSB

Current Beneficiary/Mortgagee:
Wells Fargo Bank, N.A.

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 451529

Property County:
SAN PATRICIO

Mortgage Servicer:
Wells Fargo Bank, N.A. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
1 Home Campus, MAC 2301-04C,
West Des Moines, IA 50328

RECEIVED

AUG 22 2019

9:49 AM
GRACIE ALANIZ-GONZALES
COUNTY CLERK

Legal Description: LOT NINE (9) AND THE EAST ONE HALF OF LOT TEN (E/2 OF LOT 10), BLOCK TWO (2), DENNIS ADDITION TO THE TOWN OF SINTON IN SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY MAP OR PLAT OF SAME OF RECORD IN VOLUME 4, PAGE 76 OF THE MAP RECORDS OF SAID COUNTY.

Date of Sale: 11/5/2019

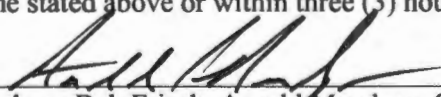
Earliest Time Sale Will Begin: 1:00PM

Place of Sale of Property: San Patricio County Courthouse, 400 West Sinton Street, Sinton, TX 78387 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


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, 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

service to the sender of this notice immediately.

MH File Number: TX-19-71589-POS
Loan Type: FHA

AUG 22 2019

9:45 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: LOT THIRTY-ONE (31), BLOCK THIRTEEN (13), BAY RIDGE SUBDIVISION UNIT 5, A SUBDIVISION IN THE CITY OF PORTLAND, SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT THEREOF RECORDED IN ENVELOPE 1238 AND 1239, TUBE 23-3, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR ALL PERTINENT PURPOSES.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 06/10/2016 and recorded in Document 657778 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: 11/05/2019

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 NATHANIEL GENE CLEMENTS AND JENNIFER CLEMENTS, provides that it secures the payment of the indebtedness in the original principal amount of \$237,294.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. BOKF, N.A. is the current mortgagee of the note and deed of trust and BANK OF OKLAHOMA, N.A. is mortgage servicer. A servicing agreement between the mortgagee, whose address is BOKF, N.A. c/o BANK OF OKLAHOMA, N.A., 6242 East 41st Street, Tulsa, OK 74135 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
Vori 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

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 _____ 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

AUG 22 2019

9:42 AM
GRACIE ALANIZ-GONZALES
COUNTY CLERK

312 MESQUITE STREET
SINTON, TX 78387

0000008548851

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: November 05, 2019

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 March 29, 2012 and recorded in Document CLERK'S FILE NO. 616489 real property records of SAN PATRICIO County, Texas, with MARCO VARGAS AND DIANE VARGAS, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by MARCO VARGAS AND DIANE VARGAS, securing the payment of the indebtednesses in the original principal amount of \$80,408.00, 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.



Shawnika Harris

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: _____

312 MESQUITE STREET
SINTON, TX 78387

0000008548851

0000008548851

SAN PATRICIO

EXHIBIT "A"

LOT FIFTEEN (15), BLOCK TWO (2), FULWEB ADDITION UNIT 2, A SUBDIVISION IN THE CITY OF SINTON IN SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY MAP OR PLAT OF SAME OF RECORD IN VOLUME 4, PAGE 77, MAP RECORDS OF SAN PATRICIO, COUNTY, TEXAS

[RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:]

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

RECEIVED

AUG 15 2019

1:25P M
GRACIE ALANIZ-GONZALES
COUNTY CLERK

TS#: 17-18574

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 11/5/2008, Michael A. Salazar and Melissa A. Salazar, husband and wife, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of G. Tommy Bastian, as Trustee, Mortgage Electronic Registration Systems, Inc., solely as nominee for Countrywide Bank, FSB, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$123,675.00, payable to the order of Mortgage Electronic Registration Systems, Inc., solely as nominee for Countrywide Bank, FSB, which Deed of Trust is Recorded on 11/7/2008 as Volume 585652, Book , Page , Loan Modification recorded on 9/6/2016 as Instrument No. 659820 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;

THE NORTH THIRTY-FIVE FEET (N.35') OF LOT TWO (2), ALL OF LOT THREE (3), AND THE SOUTH FORTY FEET (S.40') OF LOT FOUR (4) BLOCK THREE (3), CITY OF TAFT IN SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY MAP OR PLAT OF SAME OF RECORD IN VOLUME 2, PAGE 34A OF THE MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.

Commonly known as: 610 MCINTYRE AVE, TAFT, TX 78390

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 **Carrington Mortgage Services, LLC**, 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



4702408

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 **11/5/2019 at 11:00 AM**, 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 COURTHOUSE AT THE SOUTH ENTRANCE BETWEEN THE GLASS DOORS IN THE VESTIBULE**

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.

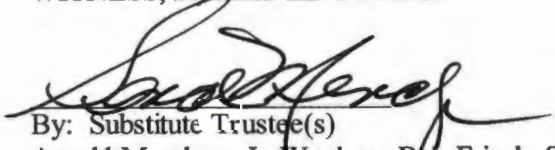
If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

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 8/14/2019


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
P.O. Box 3309
Anaheim, California 92803

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