

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.

RECEIVED

NOV 13 2018
12:07 PM
GRACIE ALANIZ-GONZALES
COUNTY CLERK

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

Date: December 04, 2018

Time: The sale will begin at 11:00AM or not later than three hours after that time.

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

2. **Terms of Sale.** Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated April 28, 2014 and recorded in Document CLERK'S FILE NO. 637046; AS AFFECTED BY LOAN MODIFICATION AGREEMENT CLERK'S FILE NO. 671586 real property records of SAN PATRICIO County, Texas, with ERIC ORTIZ AND CLAUDIA ORTIZ, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by ERIC ORTIZ AND CLAUDIA ORTIZ, securing the payment of the indebtednesses in the original principal amount of \$128,135.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. PENNYMAC LOAN SERVICES, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. PENNYMAC LOAN SERVICES, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

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

JIM RECTOR, DENISE RECTOR, JO WOOLSEY, BOB FRISCH, LESLYE EVANS, ARNOLD MENDOZA, SANDRA MENDOZA, MARCIA CHAPA, MARTHA BOITA, JIM RECTOR, BARBARA SANDOVAL, STACEY BENNETT, AMY ORTIZ, GARRETT SANDERS, KIM HINSHAW, BENJAMIN GRIESINGER OR VICKI HAMMONDS, LANNA LAREW, WILLIAM D. LAREW

Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. 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: _____



NOS0000007896301

EXHIBIT "A"

FIELD NOTES OF A 0.172 ACRE TRACT OF LAND BEING 0.151 ACRES OF OUT OF LOT TWENTY-THREE (23), BLOCK ONE (1), AND 0.021 ACRES OUT OF LOT TWENTY-FOUR (24), BLOCK ONE (1), OF THE SEALE ADDITION SUBDIVISION, AS SHOWN ON A MAP RECORDED IN VOLUME 2, PAGE 4, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS. SAID LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD FOUND IN THE EAST RIGHT OF WAY OF MOSS AVENUE FOR THE SOUTHWEST CORNER OF LOT 24, THE NORTHWEST CORNER OF LOT 23 AND FOR THE NORTHWEST CORNER OF THIS SURVEY,

THENCE SOUTH 57 DEGREES 39' 13" EAST, A DISTANCE OF 150.25 FEET TO A 5/8" IRON ROD SET FOR THE NORTHEAST CORNER OF THIS SURVEY,

THENCE WITH THE EAST LINE OF LOT 24, SOUTH 36 DEGREES 47' 45" WEST, AT 12.17 FEET PASS A 5/8" IRON ROD FOUND FOR THE COMMON EAST CORNER OF LOT 23 AND 24, A TOTAL DISTANCE OF 49.96 FEET TO A 5/8" IRON ROD SET FOR THE SOUTHEAST CORNER OF THIS SURVEY, FROM WHENCE A 5/8" IRON ROD FOUND FOR THE COMMON EAST CORNER OF LOT 23 AND 22 BEARS SOUTH 36 DEGREES 47' 45" WEST, A DISTANCE OF 12.23 FEET;

THENCE NORTH 57 DEGREES 39' 13" WEST, A DISTANCE OF 150.31 FEET TO A 5/8" IRON ROD SET IN THE EAST RIGHT OF WAY OF MOSS AVENUE FOR THE NORTHWEST CORNER OF LOT 22, THE SOUTHWEST CORNER OF LOT 23 AND FOR THE SOUTHWEST CORNER OF THIS SURVEY,

THENCE WITH THE EAST RIGHT OF WAY OF MOSS AVENUE, NORTH 36 DEGREES 51' 33" EAST, A DISTANCE OF 49.97 FEET TO THE POINT OF BEGINNING OF THIS SURVEY, AND CONTAINING 0.172 ACRES OF LAND, MORE OR LESS.



NOS00000007896301

ATTENTION SERVICE MEMBERS: ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING IN ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR 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

NOV 13 2018
12:09 P M
GRACIE ALANIZ-GONZALES
COUNTY CLERK

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, LANCE C. ESSWEIN, AN UNMARRIED MAN delivered that one certain Deed of Trust dated JUNE 21, 2017, which is recorded in INSTRUMENT NO. 667945 of the real property records of SAN PATRICIO County, Texas, conveying to the Trustee(s) therein named the real property therein described, to secure the payment of a Promissory Note in the principal amount of \$271,616.00 payable to the order of GATEWAY MORTGAGE GROUP, LLC, to which reference is hereby made for a description of the Promissory Note, the terms and covenants of the Deed of Trust, and the property therein conveyed; and

WHEREAS, default, as same is defined in the Promissory Note and/or the Deed of Trust, has occurred and the outstanding indebtedness on same is now wholly due; and

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

WHEREAS, GATEWAY MORTGAGE GROUP, LLC, the Mortgagee, or the Mortgage Servicer, has instructed a Substitute Trustee(s) to sell real property described in the Deed of Trust in order to satisfy the indebtedness secured thereby.


NOTICE IS HEREBY GIVEN that on Tuesday, DECEMBER 4, 2018, beginning at 1:00 PM, or not later than three (3) hours after that time, a Substitute Trustee(s) will sell, to the highest bidder submitting cashier's check, certified check or money order, the following described real property:

LOT FIVE (5), BLOCK NINETEEN (19), BAY RIDGE SUBDIVISION UNIT 7, A SUBDIVISION OF THE CITY OF PORTLAND, SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT THEREOF RECORDED IN ENVELOPE 1357-1358, TUBE 19-4, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR ALL PERTINENT PURPOSES.

The sale will occur at that area designated by the Commissioners Court of SAN PATRICIO County, Texas, for such sales (OR AT THE FIRST FLOOR OF THE COURTHOUSE AT THE SOUTH ENTRANCE ON THE OUTSIDE OF THE BUILDING BETWEEN THE GLASS DOOR IN THE VESTIBULE).

NOTICE IS FURTHER GIVEN that the address of GATEWAY MORTGAGE GROUP, LLC, the Mortgagee or Mortgage Servicer, is P.O. BOX 1560, JENKS, OKLAHOMA 74037. Pursuant to the Texas Property Code, the Mortgage Servicer is authorized to administer a foreclosure sale. The name and address of a substitute trustee is Michael J. Schroeder, 3610 North Josey Lane, Suite 206, Carrollton, Texas 75007. A Substitute Trustee is authorized by the Texas Property Code to set reasonable conditions for the foreclosure sale.

Dated: NOVEMBER 12, 2018.


SUBSTITUTE TRUSTEE(S)
MICHAEL J. SCHROEDER OR VICKI HAMMONDS OR
W.D. LAREW OR ARNOLD MENDOZA OR LESLYE
EVANS

FILE NO.: GMG-1832
PROPERTY: 307 CALLEY SPRINGS
PORTLAND, TEXAS 78374

LANCE C. ESSWEIN

NOTICE SENT BY:
MICHAEL J. SCHROEDER
3610 NORTH JOSEY LANE, SUITE 206
CARROLLTON, TEXAS 75007
Tele: (972) 394-3088
Fax: (972) 394-1263

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
5/10/2006

Grantor(s)/Mortgagor(s):
ELIDA M. HUERTA AND JOSE G HUERTA

Original Beneficiary/Mortgagee:
CENTEX HOME EQUITY COMPANY, LLC

Current Beneficiary/Mortgagee:
THE BANK OF NEW YORK MELLON F/K/A
THE BANK OF NEW YORK as successor in
interest to JP Morgan Chase Bank, N.A. as Trustee
for Nationstar Home Equity Loan Trust 2006-B

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 556784

Property County:
SAN PATRICIO

Mortgage Servicer:
Nationstar Mortgage LLC d/b/a Mr. Cooper is
representing the Current Beneficiary/Mortgagee under a
servicing agreement with the Current
Beneficiary/Mortgagee.

Mortgage Servicer's Address:
8950 Cypress Waters Blvd.,
Coppell, TX 75019

Legal Description: LOT TEN (10) AND ELEVEN (11) OF W.W. BROWN'S SUBDIVISION OF ALL OF SINTON FARM LOT, LOT THIRTY FOUR (34) LYING EAST OF M.P. RR AS SHOWN BY MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 1 OF THE MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF SAN PATRICIO COUNTY, TEXAS.

Date of Sale: 12/4/2018

Earliest Time Sale Will Begin: 11:00 AM

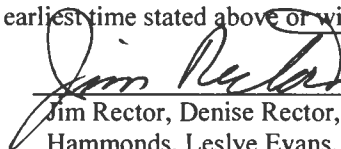
Place of Sale of Property: ON THE FIRST FLOOR OF THE COURTHOUSE AT THE SOUTH ENTRANCE BETWEEN THE GLASS DOORS IN THE VESTIBULE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

Notice Pursuant to Tex. Prop. Code § 51.002(i):

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

service to the sender of this notice immediately.



Jim Rector, Denise Rector, W.D. Larew, Vicki
Hammonds, Leslye Evans, Jo Woolsey, Arnold
Mendoza, Bob Frisch, Sandra Mendoza, Jodi Steen,
Jamie Steen, Susan Sandoval, Vicki Hammonds or
Alexis Mendoza
or Thuy Frazier
or Cindy Mendoza
or Deanna Segovia, Substitute Trustee
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

MH File Number: TX-18-66413-HE
Loan Type: Conventional Residential

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NOV 13 2018

11:07AM

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 & Stawiarski, PC, 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060

Date of Security Instrument: May 27, 2015

Grantor(s): Christine L. Whitehead, a single person and Shelby A. Whitehead, a single person

Original Trustee: Allan B. Polunsky

Original Mortgagee: Mortgage Electronic Registration Systems, Inc. ("MERS"), solely as nominee for Houstonian Mortgage Group, Inc., DBA Westin Mortgage Group, its successors and assigns

Recording Information: Clerk's File No. 647490, in the Official Public Records of SAN PATRICIO County, Texas.

Current Mortgagee: AmeriHome Mortgage Company, LLC

Mortgage Servicer: Midfirst Bank, whose address is C/O 999 NW Grand Blvd Suite 100 Oklahoma City, OK 73118-6077 Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property.

Date of Sale: 12/04/2018 **Earliest Time Sale Will Begin:** 11:00 AM

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above, or within three (3) hours after that time.

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

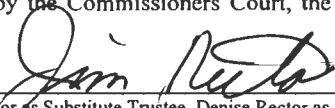
Legal Description:

LOT ONE (1), BLOCK SIX (6), PARKSIDE TERRACE UNIT 1, AN ADDITION TO THE CITY OF INGLESIDE IN SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY MAP OR PLAT OF SAME OF RECORD IN VOLUME 13, PAGE 82 OF THE MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.

Place of Sale of Property: The foreclosure sale will be conducted in the area designated by the SAN PATRICIO County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

For Information:

Codilis & Stawiarski, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200


Jim Rector as Substitute Trustee, Denise Rector as Successor Substitute Trustee, Jo Woolsey as Successor Substitute Trustee, W.D. Larew as Successor Substitute Trustee, Frederick Britton as Successor Substitute Trustee, Kristopher Holub as Successor Substitute Trustee, Vicki Hammonds as Successor Substitute Trustee, Evan Press as Successor Substitute Trustee, Amy Bowman as Successor Substitute Trustee, Reid Ruple as Successor Substitute Trustee, Carol Evangelisti as Successor Substitute Trustee, Marcia Chapa as Successor Substitute Trustee, Martha Boeta as Successor Substitute Trustee, Arnold Mendoza as Successor Substitute Trustee, Leslye Evans as Successor Substitute Trustee, or Thomas Delaney as Successor Substitute Trustee or Lisa Cockrell as Successor Substitute Trustee

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NOV 13 2018

11:05 AM

GRACIE ALANIZ-GONZALES
COUNTY CLERK



4675897

NOTICE OF FORECLOSURE SALE

November 8, 2018

RECEIVED

NOV - 8 2018
3:54 P M
GRACIE ALANIZ-GONZALES
COUNTY CLERK

DEED OF TRUST:

Dated: MARCH 9, 2011

Grantor: FERNANDO M. QUILIMACO and DIANE M. QUILIMACO

Trustee: NATHAN A. EAST

Lender: STEVENS BROTHERS PROPERTIES, INC.

Recorded in: Clerk's File No. 606975 of the Official Public Records of San Patricio County, Texas recorded on March 11, 2011.

Property: The real property, improvements, and personal property described in and mortgaged in the Deed of Trust, including the real property described as follows:

SURFACE ESTATE ONLY:

All of Lots One (1), Two (2), Three (3), Four (4), Five (5) and Six (6), Block One (1), A and R Subdivision, San Patricio County, Texas, as described in Clerk's File No. 337141, Real Property Records, San Patricio County, Texas, SAVE AND EXCEPT .255 acres out of Lots One (1), Two (2), Three (3), Four (4), Five (5) and Six (6), Block One (1), A and R Subdivision, San Patricio, Texas as described in Clerk's File No. 586432, Real Property Records, San Patricio County, Texas.

Foreclosure Sale:

Date: **Tuesday, December 4, 2018**

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.**

Place: On the front steps of the San Patricio County Courthouse located at 400 W. Sinton Street, Sinton, Texas on the South Side facing W. Sinton Street, as designated by the San Patricio County commissioners court for sales of property under Tex. Prop. Code § 51.002.

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 Lender'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, Lender, the owner and holder of the Note, has requested Trustee to sell the Property.

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.

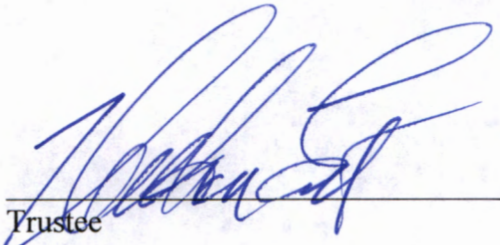
If Lender passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

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 Lender. 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.



Trustee

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NOV - 8 2018
12:07 PM
GRACIE ALANIZ-GONZALES
COUNTY CLERK

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

SAN PATRICIO County

Deed of Trust Dated: December 7, 2006

Amount: \$47,700.00

Grantor(s): DENISE ELAINE OLMEDA

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

Current Mortgagee: PNC BANK, NATIONAL ASSOCIATION

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

Recording Information: Document No. 563777

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

Date of Sale: December 4, 2018 between the hours of 11:00 AM and 2:00 PM.

Earliest Time Sale Will Begin: 11:00 AM

Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the SAN PATRICIO County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

JIM RECTOR OR DENISE RECTOR, JO WOOLSEY, W.D. LAREW, LESLYE EVANS, ARNOLD MENDOZA, MARCIA CHAPA, MARTHA BOETA, JIM RECTOR, BARBARA SANDOVAL, STACEY BENNETT, AMY ORTIZ, GARRETT SANDERS, KIM HINSHAW, BENJAMIN GRIESINGER, BOB FRISCH, VICKI HAMMONDS, SANDRA MENDOZA, JODI STEEN, JAMIE STEEN, SUSANA SANDOVAL OR ALEXIS MENDOZA have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust.

The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

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

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

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice.

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



RACHEL U. DONNELLY, ATTORNEY AT LAW

HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2018-004632



JIM RECTOR OR DENISE RECTOR, JO WOOLSEY, W.D.
LAREW, LESLYE EVANS, ARNOLD MENDOZA, MARCIA
CHAPA, MARTHA BOETA, JIM RECTOR, BARBARA
SANDOVAL, STACEY BENNETT, AMY ORTIZ, GARRETT
SANDERS, KIM HINSHAW, BENJAMIN GRIESINGER, BOB
FRISCH, VICKI HAMMONDS, SANDRA MENDOZA, JODI
STEEN, JAMIE STEEN, SUSANA SANDOVAL OR ALEXIS
MENDOZA
c/o Auction.com, LLC
1 Mauchly
Irvine, California 92618

Notice of Foreclosure Sale

RECEIVED

BY SUBSTITUTE TRUSTEE

NOV - 5 2018
9:56 AM
GRACIE ALANIZ-GONZALES
COUNTY CLERK

DEED OF TRUST ("Deed of Trust"):

Dated: FERUARY 11, 2011

Grantor: RAELYNN GONZALES

Substitute Trustee: Michael J. Knight

Lender: ADELFA ANZALDUA and JOHN ANZALDUA

Recorded in: Document No. 606276 of the real property records of San Patricio County, Texas.

Legal Description: The West 1/2 of Lot Fourteen (14) of Block One (1), DEL SOL ESTATES, San Patricio County, Texas.

Secures: Real Estate Lien Note ("Note") in the original principal amount of \$26,000.00, executed by RAELYNN GONZALES ("Borrower") and payable to the order of Lender and all other indebtedness of Borrower to Lender

Foreclosure Sale:

Date: Tuesday, December 4, 2018

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: The most recently designated location by the San Patricio County Commissioners Court at the San Patricio County Courthouse located at 400 W. Sinton, Sinton , Texas 78387

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 ADELFA ANZALDUA and JOHN ANZALDUA'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, ADELFA ANZALDUA and JOHN ANZALDUA, 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 ADELFA ANZALDUA and JOHN ANZALDUA's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with ADELFA ANZALDUA and JOHN ANZALDUA'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 ADELFA ANZALDUA and JOHN ANZALDUA 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 ADELFA ANZALDUA and JOHN ANZALDUA. 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.

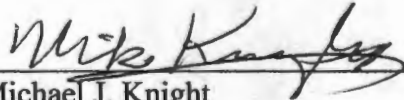
Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the 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 THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.



Michael J. Knight
Attorney for Mortgagee



Michael J. Knight
1201 N Washington St
Beeville, Texas 78104-0878
Telephone (361) 358-5427
Telecopier (361) 362-1224
michaeljknight@att.net

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Matter No.: 074152-TX

Date: October 30, 2018

County where Real Property is Located: San Patricio

ORIGINAL MORTGAGOR: ALONZO GARZA III, A SINGLE PERSON

ORIGINAL MORTGAGEE: NAVY ARMY COMMUNITY CREDIT UNION

CURRENT MORTGAGEE: NAVY ARMY COMMUNITY CREDIT UNION

MORTGAGE SERVICER: NAVY ARMY COMMUNITY CREDIT UNION

DEED OF TRUST DATED 10/19/2012, RECORDING INFORMATION: Recorded on 10/29/2012, as Instrument No. 622432

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): LOT THIRTEEN (13), BLOCK "C", SCULL ACRES, AN ADDITION TO THE CITY OF ODEM, SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT THEREOF RECORDED IN VOLUME 12, PAGE 18, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS TO WHICH REFERENCE IS HERE MADE FOR ALL PERTINENT PURPOSES.

MORE ACCURATELY DESCRIBED AS:

LOT 13, BLOCK C, REPLAT OF LOTS 7 THRU 14 BLOCK C SCULL ACRES, CITY OF ODEM, SAN PATRICIO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDS IN VOLUME 12, PAGE 18, MAP RECORDS, SAN PATRICIO COUNTY, TEXAS.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **12/4/2018**, 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 **11:00 AM**, 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.

NAVY ARMY COMMUNITY CREDIT UNION is acting as the Mortgage Servicer for NAVY ARMY COMMUNITY CREDIT UNION who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. NAVY ARMY COMMUNITY CREDIT UNION, as Mortgage Servicer, is representing the Mortgagee, whose address is:

NAVY ARMY COMMUNITY CREDIT UNION
1 Corporate Drive Suite 360,
Lake Zurich IL 60047

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.

RECEIVED

NOV - 1 2018
10:40 AM
GRACIE ALANIZ-GONZALES
COUNTY CLERK



Matter No.: 074152-TX

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: _____ Substitute Trustee
JIM RECTOR, DENISE RECTOR, W.D. LAREW, VICKI
HAMMONDS, LESLYE EVANS, JO WOOLSEY, ARNOLD
MENDOZA, PAUL A. HOEFKER, ROBERT L. NEGRIN

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

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
(CXE)
GARCIA, ROSE
613 TUTT AVENUE, TAFT, TX 78390

PMI
Firm File Number: 18-031163

RECEIVED
OCT 25 2018
2:10p M
GRACIE ALANIZ-GONZALES
COUNTY CLERK

NOTICE OF TRUSTEE'S SALE

WHEREAS, on May 14, 2014, ROSE MARY GARCIA AND ROSENDO B HINOJOSA, as Grantor(s), executed a Deed of Trust conveying to BAXTER & SCHWARTZ P.C., as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR NATIONSTAR MORTGAGE LLC 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 637597, 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

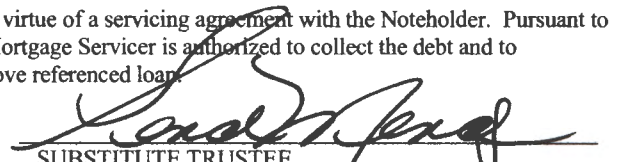
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, **December 4, 2018** between ten o'clock AM and four o'clock PM and beginning not earlier than 11:00 AM or not later than three hours thereafter, I will sell said Real Estate in the area designated by the Commissioners Court, of **San Patricio** 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 SIXTEEN (16) AND THE NORTH EIGHTEEN INCHES (18") OF LOT FIFTEEN (15), BLOCK FOUR (4), TOWN OF TAFT, SAN PATRICIO COUNTY, TEXAS AS SHOWN BY THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 3, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.

Property Address: 613 TUTT AVENUE
TAFT, TX 78390
Mortgage Servicer: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
Noteholder: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
8950 CYPRESS WATERS BLVD
COPPELL, TEXAS 75019

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. 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, Jamie Steen, Jodi Steen, Susan Sandoval or
Alexis Mendoza
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 25 2018

2:10 PM
GRACIE ALANIE GONZALES
COUNTY CLERK

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

SAN PATRICIO County

Deed of Trust Dated: June 9, 2014

Amount: \$289,178.00

Grantor(s): GREGORY WILSON and SELANIE WILSON

Original Mortgagee: NAVY FEDERAL CREDIT UNION

Current Mortgagee: NAVY FEDERAL CREDIT UNION

Mortgagee Address: NAVY FEDERAL CREDIT UNION, P.O. Box 3000, One Security Place, Merrifield, VA 22119-3000

Recording Information: Document No. 638074

Legal Description: FARM LOT NO. TEN (10), LAND BLOCK NO. "D" OF BURTON & DANFORTH SUBDIVISION, ACCORDING TO THE MAP OR PLAT OF SAID SUBDIVISION MADE BY P. L. TELFORD, SURVEYOR, RECORDED IN VOLUME 1, PAGES 62-63, MAP RECORDS, ARANSAS COUNTY, TEXAS, A CERTIFIED PHOTO COPY OF WHICH RECORDED MAP BEING OF RECORD IN VOLUME 152 PAGE 1, DEED RECORDS OF SAN PATRICIO COUNTY, TEXAS.

Date of Sale: December 4, 2018 between the hours of 1:00 PM and 4:00 PM.

Earliest Time Sale Will Begin: 1:00 PM

Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the SAN PATRICIO County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

JIM RECTOR OR DENISE RECTOR, JO WOOLSEY, W.D. LAREW, LESLYE EVANS, ARNOLD MENDOZA, MARCIA CHAPA, MARTHA BOETA, JIM RECTOR, BARBARA SANDOVAL, STACEY BENNETT, AMY ORTIZ, GARRETT SANDERS, KIM HINSHAW, BENJAMIN GRIESINGER, BOB FRISCH, VICKI HAMMONDS, SANDRA MENDOZA, JODI STEEN, JAMIE STEEN, SUSANA SANDOVAL OR ALEXIS MENDOZA have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust.

The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

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


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

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice.

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


Aaron Espinoza, Attorney at Law

HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2017-006890


JIM RECTOR OR DENISE RECTOR, JO WOOLSEY, W.D.
LAREW, LESLYE EVANS, ARNOLD MENDOZA, MARCIA
CHAPA, MARTHA BOETA, JIM RECTOR, BARBARA
SANDOVAL, STACEY BENNETT, AMY ORTIZ, GARRETT
SANDERS, KIM HINSHAW, BENJAMIN GRIESINGER, BOB
FRISCH, VICKI HAMMONDS, SANDRA MENDOZA, JODI
STEEN, JAMIE STEEN, SUSANA SANDOVAL OR ALEXIS
MENDOZA
c/o Tejas Trustee Services
14800 Landmark Blvd, Suite 850
Addison, TX 75254

RECEIVED

OCT 25 2018

10:40 AM
GRACIE ALANIZ-GONZALES
COUNTY CLERK

C&S No. 44-18-2922 / FHA / Cenlar FSB / FILE NOS

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 & Stawiarski, PC, 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060

Date of Security Instrument: December 21, 2015

Grantor(s): Richard A. Barkley and Debra Jean Barkley, husband and wife

Original Trustee: Patricia A. Gustafson

Original Mortgagee: Mortgage Electronic Registration Systems, Inc. as Nominee for Hometrust Mortgage Company, its successors and assigns

Recording Information: Clerk's File No. 652930, in the Official Public Records of SAN PATRICIO County, Texas.

Current Mortgagee: Pingora Loan Servicing, LLC

Mortgage Servicer: Cenlar FSB, whose address is C/O Attn: FC or BK Department
425 Phillips Blvd Ewing, NJ 08618 Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property.

Date of Sale: 12/04/2018 **Earliest Time Sale Will Begin:** 11:00 AM

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above, or within three (3) hours after that time.

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

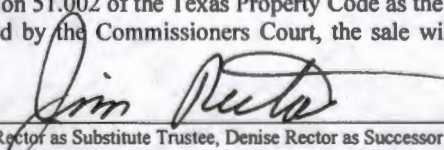
Legal Description:

LOT SEVENTY-SEVEN (77), BLOCK THIRTEEN (13), BAY RIDGE SUBDIVISION UNIT 10, A SUBDIVISION OF THE CITY OF PORTLAND, SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT THEREOF RECORDED IN ENVELOPE 1588-1559, TUBE 33-5 MAP RECORDS SAN PATRICIO COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR ALL PERTINENT PURPOSES.

Place of Sale of Property: The foreclosure sale will be conducted in the area designated by the SAN PATRICIO County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

For Information:

Codilis & Stawiarski, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200


Jim Rector as Substitute Trustee, Denise Rector as Successor Substitute Trustee, Jo Woolsey as Successor Substitute Trustee, W.D. Larew as Successor Substitute Trustee, Frederick Britton as Successor Substitute Trustee, Kristopher Holub as Successor Substitute Trustee, Vicki Hammonds as Successor Substitute Trustee, Evan Press as Successor Substitute Trustee, Amy Bowman as Successor Substitute Trustee, Reid Ruple as Successor Substitute Trustee, Carol Evangelisti as Successor Substitute Trustee, Marcia Chapa as Successor Substitute Trustee, Martha Boeta as Successor Substitute Trustee, Arnold Mendoza as Successor Substitute Trustee, Leslye Evans as Successor Substitute Trustee, or Thomas Delaney as Successor Substitute Trustee or Lisa Cockrell as Successor Substitute Trustee



NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
5/30/2014

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC. ("MERS") SOLELY AS A
NOMINEE FOR FIRST COMMUNITY BANK, ITS
SUCCESSORS AND ASSIGNS

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 637780

Mortgage Servicer:
M&T Bank is representing the Current
Beneficiary/Mortgagee under a servicing agreement
with the Current Beneficiary/Mortgagee.

Grantor(s)/Mortgagor(s):
ROBERT C RILEY AND MARGARET A RILEY,
HUSBAND AND WIFE

Current Beneficiary/Mortgagee:
LAKEVIEW LOAN SERVICING LLC

Property County:
SAN PATRICIO

Mortgage Servicer's Address:
1 Fountain Plaza,
Buffalo, NY 14203

RECEIVED

OCT 25 2018

10:45 AM
GRACIE ALANIZ-GONZALES
COUNTY CLERK

Legal Description: APARTMENT FIVE (5), BUILDING "C" OF RINCON TOWNHOMES, IN THE CITY OF TAFT, SAN PATRICIO, TEXAS, AS CREATED BY THE DECLARATION OF CONDOMINIUM DATED JANUARY 26, 1981, AND RECORDED IN VOLUME 1, PAGE 294, ET SEQ. , CONDOMINIMUM RECORDS, SAN PATRICIO COUNTY, TEXAS, AND AS AMENDED BY INSTRUMENT FILED UNDER CLERK'S FILE NO. 417760, OF THE REAL PROPERTY RECORDS OF SAN PATRICIO COUNTY, TEXAS, TOGETHER WITH THE APPURTENANT UNDIVIDED INTEREST IN THE GENERAL AND LIMITED COMMON ELEMENTS DESCRIBED THEREIN.

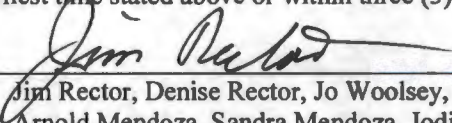
Date of Sale: 12/4/2018

Earliest Time Sale Will Begin: 11:00AM

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

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

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



Jim Rector, Denise Rector, Jo Woolsey, Bob Frisch,
Arnold Mendoza, Sandra Mendoza, Jodi Steen, Jamie
Steen, Susan Sandoval, Leslye Evans, Vicki
Hammonds or Alexis Mendoza
or E. "Ursula" B. Willie
or Thuy Frazier
or Cindy Mendoza
or Deanna Segovia, 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-18-68580-POS
Loan Type: VA

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 08/09/2002
Grantor(s): NIEN VAN, AN UNMARRIED WOMAN
Original Mortgagee: NEW CENTURY MORTGAGE CORPORATION
Original Principal: \$138,875.00
Recording Information: Instrument 509460
Property County: San Patricio
Property:

LOT TWENTY (20), BLOCK EIGHT (8), OAK RIDGE ESTATES UNIT 2, CITY OF PORTLAND, SAN PATRICIO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN ENVELOPE A-137, OF THE MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.

Reported Address: 2223 POST OAK DRIVE, PORTLAND, TX 78374

RECEIVED
OCT 25 2018
2:10P M
GRACIE ALANIZ-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: Deutsche Bank National Trust Company, as Trustee for Morgan Stanley Dean Witter Capital I Inc. Trust 2003-NC1, Mortgage Pass-Through Certificates, Series 2003-NC1
Mortgage Servicer: Ocwen Loan Servicing, LLC
Current Beneficiary: Deutsche Bank National Trust Company, as Trustee for Morgan Stanley Dean Witter Capital I Inc. Trust 2003-NC1, Mortgage Pass-Through Certificates, Series 2003-NC1
Mortgage Servicer Address: 1661 Worthington Rd, Suite 100, West Palm Beach, FL 33409

SALE INFORMATION:

Date of Sale: Tuesday, the 4th day of December, 2018
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): Jim Rector, Denise Rector, Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Jodi Steen, Jamie Steen, Susan Sandoval, Leslye Evans, Vicki Hammonds, Alexis Mendoza, Michael Burns, Elizabeth Hayes, Sammy Hooda, 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 Jim Rector, Denise Rector, Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Jodi Steen, Jamie Steen, Susan Sandoval, Leslye Evans, Vicki Hammonds, Alexis Mendoza, Michael Burns, Elizabeth Hayes, Sammy Hooda, 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, Denise Rector, Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Jodi Steen, Jamie Steen, Susan Sandoval, Leslye Evans, Vicki Hammonds, Alexis Mendoza, Michael Burns, Elizabeth Hayes, Sammy Hooda, 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 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 & Stawiarski, PC, 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060

RECEIVED
OCT 16 2018
11:03 AM
GRACIE ALANIZ-GONZALES
COUNTY CLERK

Date of Security Instrument: December 21, 2015

Grantor(s): Richard A. Barkley and Debra Jean Barkley, husband and wife

Original Trustee: Patricia A. Gustafson

Original Mortgagee: Mortgage Electronic Registration Systems, Inc. as Nominee for Hometrust Mortgage Company, its successors and assigns

Recording Information: Clerk's File No. 652930, in the Official Public Records of SAN PATRICIO County, Texas.

Current Mortgagee: Pingora Loan Servicing, LLC

Mortgage Servicer: Cenlar FSB, whose address is C/O Attn: FC or BK Department
425 Phillips Blvd Ewing, NJ 08618 Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property.

Date of Sale: 12/04/2018 **Earliest Time Sale Will Begin:** 11:00 AM

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above, or within three (3) hours after that time.

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

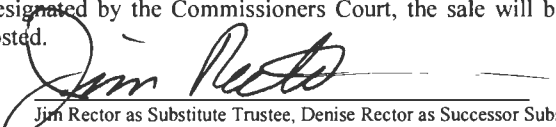
Legal Description:

LOT SEVENTY-SEVEN (77), BLOCK THIRTEEN (13), BAY RIDGE SUBDIVISION UNIT 10, A SUBDIVISION OF THE CITY OF PORTLAND, SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT THEREOF RECORDED IN ENVELOPE 1588-1559, TUBE 33-5 MAP RECORDS SAN PATRICIO COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR ALL PERTINENT PURPOSES.

Place of Sale of Property: The foreclosure sale will be conducted in the area designated by the SAN PATRICIO County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

For Information:

Codilis & Stawiarski, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200


Jim Rector as Substitute Trustee, Denise Rector as Successor Substitute Trustee, Jo Woolsey as Successor Substitute Trustee, W.D. Larew as Successor Substitute Trustee, Frederick Britton as Successor Substitute Trustee, Kristopher Holub as Successor Substitute Trustee, Vicki Hammonds as Successor Substitute Trustee, Evan Press as Successor Substitute Trustee, Amy Bowman as Successor Substitute Trustee, Reid Ruple as Successor Substitute Trustee, Carol Evangelisti as Successor Substitute Trustee, Marcia Chapa as Successor Substitute Trustee, Martha Boeta as Successor Substitute Trustee, Arnold Mendoza as Successor Substitute Trustee, Leslye Evans as Successor Substitute Trustee, or Thomas Delaney as Successor Substitute Trustee or Lisa Cockrell as Successor Substitute Trustee



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.

RECEIVED

OCT 15 2018

10:03A

GRACIE ALANIZ-GONZALES
COUNTY CLERK

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

Date: December 04, 2018

Time: The sale will begin at 1:00PM 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 October 05, 1999 and recorded in Document CLERK'S FILE NO. 478344 real property records of SAN PATRICIO County, Texas, with EPIFANIO MORENO PEREZ JR, grantor(s) and NORWEST MORTGAGE, INC., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by EPIFANIO MORENO PEREZ JR, securing the payment of the indebtednesses in the original principal amount of \$30,900.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. TEXAS VETERANS LAND BOARD 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

VICKI HAMMONDS, LESLYE EVANS, ARNOLD MENDOZA OR WILLIAM D. LAREW
Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. 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: _____



EXHIBIT "A"

TRACT I:

LOT ONE (1), BLOCK ONE (1), LA PALOMA ADDITION, AN ADDITION OF THE CITY OF SINTON, SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY THE MAP/PLAT THEREOF RECORDED IN VOLUME 3, PAGE 3-B, MAP RECORDS, SAN PATRICIO COUNTY, TEXAS.

TRACT II:

FIELD NOTES OF A 0.129 ACRE TRACT OF LAND, BEING THE SAME 0.129 ACRE TRACT OF LAND CONVEYED FROM PEOPLE'S LUMBER COMPANY TO GILBERTO PEREZ, ET UX, BY RELEASE OF MATERIALMAN'S LIEN DATED OCTOBER 1, 1955, AND RECORDED IN CLERK'S FILE NO. 106154 OF THE REAL PROPERTY RECORDS OF SAN PATRICIO COUNTY, TEXAS;

SAID 0.129 ACRE TRACT IS OUT OF THE SOUTHWEST QUARTER OF SECTION 12 OF THE GEORGE H. PAUL SUBDIVISION OF THE COLEMEN FULTON PASTURE COMPANY LANDS AS SHOWN ON MAP RECORDED IN VOLUME 1, PAGE 27 OF THE MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS;

SAID 0.129 ACRE TRACT IS COMPRISED OF A PORTION OF THE W.B. BLANCHARD SURVEY, ABSTRACT 70, IS SITUATED IN SAN PATRICIO COUNTY, TEXAS, JUST SOUTH OF THE TOWN OF SINTON, AND IS DESCRIBED BY METES AN BOUNDS AS FOLLOWS:

BEGINNING AT A POINT IN THE EAST RIGHT-OF-WAY LINE OF F.M. HIGHWAY 2046, AT THE NORTHWEST CORNER OF LOT 1, BLOCK 1 OF THE LA PALOMA ADDITION, AS SHOWN ON MAP RECORDED IN VOLUME 3, PAGE 3B OF THE MAP RECORDS OF SAN PATRICIO COUNTY TEXAS, AT THE SOUTHWEST CORNER OF SAID 0.129 ACRE TRACT, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE NORTH ALONG THE EAST RIGHT-OF-WAY LINE OF SAID F.M. HIGHWAY 2046, THE WEST LINE OF SAID 0.129 ACRE TRACT, AND THE WEST LINE OF THIS TRACT, A DISTANCE OF 75.00 FEET TO AN 1/2 INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID 0.129 ACRE TRACT, FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE EAST ALONG THE NORTH LINE OF SAID 0.129 ACRE TRACT AND THE NORTH LINE OF THIS TRACT, A DISTANCE OF 75.00 FEET TO AN 1/2 INCH IRON ROD SET FOR THE NORTHEAST CORNER OF SAID 0.129 ACRE TRACT AND THE NORTHEAST CORNER OF THIS TRACT;

THENCE SOUTH ALONG THE EAST LINE OF SAID 0.129 ACRE TRACT AND THE EAST LINE OF THIS TRACT, A DISTANCE OF 75.00 FEET TO AN 1/2 INCH IRON ROD FOUND IN THE NORTH LINE OF SAID LOT 1, BLOCK 1, AT THE SOUTHEAST CORNER OF SAID 0.129 ACRE TRACT, FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE WEST ALONG THE NORTH LINE OF SAID LOT 1, BLOCK 1, THE SOUTH LINE OF SAID 0.129 ACRE TRACT, AND THE SOUTH LINE OF THIS TRACT, A DISTANCE OF 75.00 FEET TO THE PLACE OF BEGINNING, CONTAINING 0.129 ACRES OF LAND, MORE OR LESS.



NOS0000006348635

**APPOINTMENT OF SUBSTITUTE TRUSTEE
and NOTICE OF TRUSTEE SALE**

RECEIVED

THE STATE OF TEXAS
COUNTY OF SAN PATRICIO

OCT 11 2018

4:01 P M
**GRACIE ALANIZ-GONZALES
COUNTY CLERK**

Deed of Trust Date:
OCTOBER 17, 2002

Property address:
610 WEST GEORGE STREET
SINTON, TX 78387

Grantor(s)/Mortgagor(s):
DANIEL GUTIERREZ, SR., A MARRIED MAN JOINED
HEREIN BY CORINA T. GUTIERREZ

LEGAL DESCRIPTION: WEST THIRTY-EIGHT FEET
(W 38') OF LOT TEN (10) AND THE EAST THIRTY-ONE
(E 31') OF LOT ELEVEN (11), BLOCK ONE (1),
BARNHOUSE'S ADDITION A SUBDIVISION OF THE
CITY OF SINTON, SAN PATRICIO COUNTY, TEXAS, AS
SHOWN BY THE MAP OR PLAT THEREOF RECORDED
IN VOLUME 1, PAGE 18B, MAP RECORDS OF SAN
PATRICIO COUNTY, TEXAS, TO WHICH REFERENCE IS
HERE MADE FOR ALL PERTINENT PURPOSES.

Original Mortgagee:
FIRST COMMUNITY BANK

Earliest Time Sale Will Begin: 1:00 PM

Current Mortgagee:
PENNYMAC LOAN SERVICES, LLC

Date of Sale: 12/04/2018

Recorded on: OCTOBER 22, 2002

Original Trustee: WES HOSKINS

Property County: SAN PATRICIO
As Clerk's File No.: 511516

Substitute Trustee: MARINOSCI LAW GROUP, P.C.,
VICKI HAMMONDS, LESLYE EVANS, ARNOLD
MENDOZA, W. D. LAREW, SANDRA MENDOZA,
ALEXIS MENDOZA, SUSANA SANDOVAL

Mortgage Servicer:
PENNYMAC LOAN SERVICES, LLC

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 Current Mortgagee under said Deed of Trust, according to the provisions therein set out does hereby remove the original trustee and all successor substitute trustees and appoints in their stead MARINOSCI LAW GROUP, P.C., VICKI HAMMONDS, LESLYE EVANS, ARNOLD MENDOZA, W. D. LAREW, SANDRA MENDOZA, ALEXIS MENDOZA, SUSANA SANDOVAL, 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 Mortgagee therein.

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;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday DECEMBER 4, 2018 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 the property by public auction to the highest bidder for cash at the place and date specified. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county pursuant to Section 51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

PENNYMAC LOAN SERVICES, LLC, who is the Mortgagee of the Note and Deed or Trust associated with the above referenced loan. 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 debt.

ACTIVE MILITARY SERVICE NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you 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.

WITNESS MY HAND, October 9, 2018

MARINOSCI LAW GROUP, PC

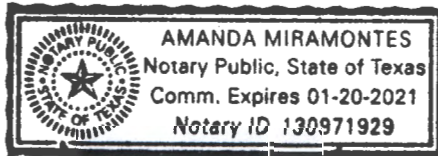
By: Melissa Guerra
~~TIFFANY KING~~/MELISSA GUERRA
MANAGING PARALEGAL (name & title)

THE STATE OF TEXAS
COUNTY OF DALLAS

Before me, Amanda Miramontes, the undersigned officer, on this, the 9th day of October, 2018, (insert name of notary) personally appeared ~~TIFFANY KING~~/MELISSA GUERRA, known to me, who identified herself/himself to be the MANAGING PARALEGAL of MARINOSCI LAW GROUP PC, the person and officer whose name is subscribed to the foregoing instrument, and being authorized to do so, acknowledged that (s)he had executed the foregoing instrument as the act of such corporation for the purpose and consideration described and in the capacity stated.

Witness my hand and official seal (SEAL)

Amanda Miramontes
Notary Public for the State of TEXAS



My Commission Expires: 1/20/21
Amanda Miramontes
Printed Name and Notary Public

Grantor: PENNYMAC LOAN SERVICES, LLC
3043 TOWNSGATE ROAD #200
WESTLAKE VILLAGE, CA 91361
LF No. 18-11874

Return to: MARINOSCI LAW GROUP, P.C.
MARINOSCI & BAXTER
14643 DALLAS PARKWAY, SUITE 750
DALLAS, TX 75254

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: December 04, 2018

Time: The sale will begin at 11:00AM 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 June 18, 2003 and recorded in Document CLERK'S FILE NO. 519909 real property records of SAN PATRICIO County, Texas, with HIPOLITO HERNANDEZ AND MARY HERNANDEZ, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by HIPOLITO HERNANDEZ AND MARY HERNANDEZ, securing the payment of the indebtednesses in the original principal amount of \$70,395.00, 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

RECEIVED

SEP 24 2018

11:55 AM
GRACIE ALANIZ-GONZALES
COUNTY CLERK

JIM RECTOR, DENISE RECTOR, JO WOOLSEY, BOB FRISCH, LESLYE EVANS, ARNOLD MENDOZA, SANDRA MENDOZA, MARCIA CHAPA, MARTHA BOETA, JIM RECTOR, BARBARA SANDOVAL, STACEY BENNETT, AMY ORTIZ, GARRETT SANDERS, KIM HINSHAW, BENJAMIN GRIESINGER OR VICKI HAMMONDS, LANNA LAREW,

Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. 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: _____



NOS000006961379

EXHIBIT "A"

LOT TEN (10), BLOCK THREE (3), FRENCH VILLAGE, CITY OF PORTLAND, SAN PATRICIO COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 4, PAGE 60, OF THE MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.



NOS0000006961379

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: December 04, 2018

Time: The sale will begin at 11:00AM or not later than three hours after that time.

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

2. **Terms of Sale.** Cash.

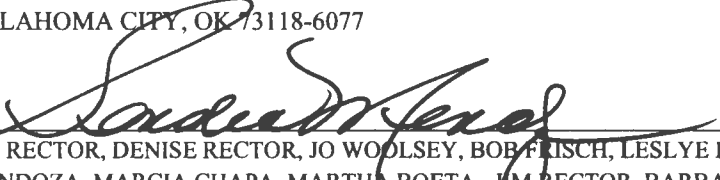
3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated July 05, 2000 and recorded in Document Real Property Records of SAN PATRICIO County, TEXAS real property records of SAN PATRICIO County, Texas, with RUSSELL MOTT AND ADA MOTT, grantor(s) and FIRST PREFERENCE MORTGAGE CORP., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by RUSSELL MOTT AND ADA MOTT, securing the payment of the indebtednesses in the original principal amount of \$91,453.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. MIDFIRST BANK 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. MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK
999 N.W. GRAND BLVD STE 110
OKLAHOMA CITY, OK 73118-6077



JIM RECTOR, DENISE RECTOR, JO WOOLSEY, BOB FRISCH, LESLYE EVANS, ARNOLD MENDOZA, SANDRA MENDOZA, MARCIA CHAPA, MARTHA BOETA, JIM RECTOR, BARBARA SANDOVAL, STACEY BENNETT, AMY ORTIZ, GARRETT SANDERS, KIM HINSHAW, BENJAMIN GRIESINGER OR VICKI HAMMONDS, LANNA LAREW, WILLIAM D. LAREW

Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. 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: _____

RECEIVED

SEP 20 2018

10:22 AM
GRACIE ALANIZ-GONZALES
COUNTY CLERK



EXHIBIT "A"

LOT FIVE (5), BLOCK SIX (6), TWIN FOUNTAINS UNIT-1, AN ADDITION TO THE TOWN OF PORTLAND IN SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY MAP OR PLAT OF SAME OF RECORD IN VOLUME 11, PAGES 26-27 OF THE MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.



NOS0000007880404