

RECEIVED

Loan Nos. 1234534014, 1234537831, 7997265671

JUL 17 2018

2:07 PM
GRACIE ALANIZ-GONZALES
COUNTY CLERK

NOTICE OF SALE
(Substitute Trustee)

STATE OF TEXAS §
COUNTY OF SAN PATRICIO § KNOW ALL MEN BY THESE PRESENTS:
§

WHEREAS, ULLAH INVESTMENTS, L.L.C., a Texas limited liability company, the successor by conversion of Ullah Investments, Inc., a Texas corporation, (the "Mortgagor") executed the following:

- 1) Deed of Trust, Security Agreement & Financing Statement dated January 31, 2007, filed of record February 2, 2007, under Clerk's File No. 565535 of the Official Public Records of San Patricio County, Texas, naming Ed A. Lopez, Trustee for Texas Champion Bank (Deed of Trust No. 1);
- 2) Second Lien Deed of Trust dated November 25, 2008, filed of record December 2, 2008, under Clerk's File No. 586195 of the Official Public Records of San Patricio County, Texas, naming Ed A. Lopez, Trustee for Texas Champion Bank (Deed of Trust No. 2); and
- 3) Third Lien Deed of Trust, Security Agreement & Financing Statement dated May 16, 2013, filed of record May 21, 2013, under Clerk's File No. 627949 of the Official Public Records of San Patricio County, Texas, naming James B. Cox, Trustee for Texas Champion Bank (Deed of Trust No. 3).

(hereinafter referred to collectively as "Deeds of Trust"). Said Deeds of Trust cover the hereinafter described real property, and Deed of Trust No. 1 and Deed of Trust No. 3 also cover the hereinafter described personal property;

WHEREAS, Texas Champion Bank is the present owner and holder of the notes secured by said Deeds of Trust and liens;

WHEREAS, the undersigned, whose address is 615 N. Upper Broadway, Suite 1100, Corpus Christi, Texas 78401-0748, has been duly appointed as Substitute Trustee under the said Deeds of Trust;

WHEREAS, default has occurred in the payment of the indebtedness secured by the above-mentioned Deeds of Trust, and Texas Champion Bank, the present Beneficiary, has instructed the undersigned Substitute Trustee to enforce the provisions of said instruments;

WHEREAS, Mortgagor filed for relief under Chapter 7 of the United States Bankruptcy Code under Case No. 18-60037; *In Re Ullah Investments, L.L.C., Debtor*; In the United States Bankruptcy Court for the Southern District of Texas, Victoria Division;

WHEREAS, an Agreed Order Granting the Chapter 7 Trustee's Emergency Motion to Abandon the Hotel [Doc. #18] was signed by the court on July 1, 2018, [Doc. #21] such that the hereinafter described property was no longer property of the bankruptcy estate;

WHEREAS, an Agreed Order Granting Relief From Automatic Stay [Doc. #23] was signed by the court on July 11, 2018, [Doc. #26] thereby permitting Beneficiary to proceed with enforcement of its rights under the above-mentioned Deeds of Trust;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN THAT after the posting of this Notice in accordance with the above-mentioned Deeds of Trust and the law, and after giving such other notices as required by law, the undersigned Substitute Trustee, or any successor Substitute Trustee, will sell to the highest bidder for cash, or to the Beneficiary or any other holder of said indebtedness for credit, in accordance with the terms of said Deeds of Trust the hereinafter described property at the County Courthouse of San Patricio County, Texas, on Tuesday, the 7th day of August, 2018, the same being the first Tuesday in such month, to-wit:

- 1) Lot Two (2), ULLAH INVESTMENT PARK, an Addition to the City of Mathis, San Patricio County, Texas, as shown by map or plat thereof recorded in Clerk's File No. 564841, Envelope 1323, Tube 31-1, Map Records of San Patricio County, Texas.
- 2) All goods owned by Mortgagor.

The earliest time at which the sale will occur will be 12:00 p.m., and the sale will be conducted not later than three hours after that time, such hours being between 12:00 p.m. and 3:00 p.m. Further, the sale will be held at the area at the Courthouse designated by the Commissioners Court of such County where sales are to take place pursuant to Section 51.002 of the Texas Property Code.

There will be one sale conducted foreclosing the liens of all three Deeds of Trust. The proceeds of sale will be applied to extinguish the most senior lien that is foreclosed first, with the excess proceeds, if any, applied to extinguish the indebtedness of the next most senior lien that is foreclosed, and finally the last most senior lien that is foreclosed.

This sale shall be subject to those reservations, matters and exceptions, if any, set forth in the said Deeds of Trust to the extent such are still in force and effect.

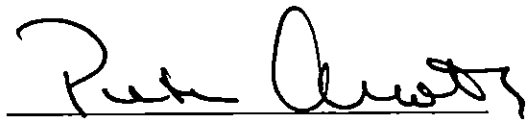
Notwithstanding anything herein to the contrary, the lien created by Deed of Trust No. 3 to be foreclosed is subordinate and inferior to Deed of Trust No. 1 and Deed of Trust No. 2, and Deed of Trust No. 2 is subordinate and inferior to Deed of Trust No. 1. Although a single sale foreclosing Deed of Trust No. 1, Deed of Trust No. 2, and Deed of Trust No. 3 is contemplated, in the event only a subordinate Deed of Trust is foreclosed, such sale shall be subject to the superior Deeds of Trust. To obtain clear title in such an event, the prior Deeds of Trust not foreclosed will need to be paid.

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.

EXECUTED this 17th day of July, 2018.

F-T SERVICE CORP.
Substitute Trustee

By:



Peter E. Avots, Vice President
615 N. Upper Broadway, Suite 1100
Corpus Christi, Texas 78401-0748

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

RECEIVED

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:

JUL 17 2018
11:06 AM
GRACIE ALANIZ-GONZALES
COUNTY CLERK

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

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 7th day of August, 2018

Time of Sale: 11:00AM 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, Michael Burns, Elizabeth Hayes, Marilyn 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 Jim Rector, Denise Rector, Michael Burns, Elizabeth Hayes, Marilyn Jones, or Suzanne Suarez, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

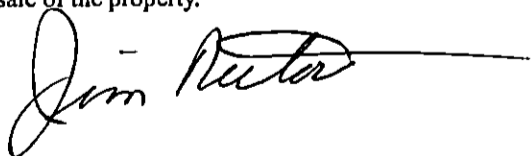
WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

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, Denise Rector, Michael Burns, Elizabeth Hayes, Marilyn 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.



Our File Number: 18-07758
Name: MARVIN J SMITH, A SINGLE MAN

NOTICE OF TRUSTEE'S SALE

WHEREAS, on March 19, 2015, MARVIN J SMITH, A SINGLE MAN, executed a Deed of Trust/Security Instrument conveying to MICHAEL BURNS, ATTORNEY AT LAW, ANDERSON, BURNS AND VELA, LLP, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS A NOMINEE FOR MORTGAGE SOLUTIONS OF COLORADO, LLC, its successors and assigns, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 645789, in the DEED OF TRUST OR REAL PROPERTY records of SAN PATRICIO COUNTY, TEXAS; and

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 the contingency and in the manner authorized by said Deed of Trust/Security Instrument; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, AUGUST 7, 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, I will sell said Real Estate at the County Courthouse in **SAN PATRICIO COUNTY, TEXAS** to the highest bidder for cash. 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.

Said Real Estate is described as follows:

LOT FIVE (5), BLOCK NINE (9), OAK TERRACE ADDITION UNIT 2, AN ADDITION TO THE CITY OF INGLESIDE, SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT THEREOF RECORDED IN TUBE 31-1, ENVELOPE A-245, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR ALL PERTINENT PURPOSES.

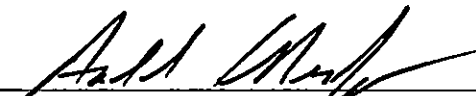
Property Address: 2622 RAINTREE TRAIL
INGLESIDE, TX 78362
Mortgage Servicer: PHH MORTGAGE CORPORATION
Noteholder: PINGORA LOAN SERVICING, LLC
1 MORTGAGE WAY
MOUNT LAUREL, NJ 08054

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.

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 this 16th day of July, 2018.


Vicki Hammonds, W.D. Larew, Arnold
Mendoza, Leslye Evans, Substitute Trustees
c/o Marinosci Law Group, P.C.
14643 Dallas Parkway, Suite 750
Dallas, Texas 75254
(972) 331-2300

RECEIVED

JUL 16 2018
9:36 AM
GRACIE ALANIZ-GONZALES
COUNTY CLERK

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: August 07, 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.

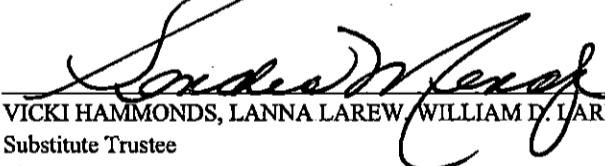
3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated October 05, 1999 and recorded in Document CLERK'S FILE NO. 478344 real property records of SAN PATRICIO County, Texas, with EPIFANIO MORENO PEREZ JR, grantor(s) and NORWEST MORTGAGE, INC., 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, LANNA LAREW, WILLIAM D. LAREW, OR SANDRA MENDOZA
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

JUL 16, 2018
9:38 AM
GRACIE ALANIZ-GONZALES
COUNTY CLERK



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

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: August 07, 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 September 28, 2007 and recorded in Document CLERK'S FILE NO. 573870 real property records of SAN PATRICIO County, Texas, with GABRIEL MARTINEZ AND KRISTINA LYNN MARTINEZ, grantor(s) and CHAMPION MORTGAGE LLC, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by GABRIEL MARTINEZ AND KRISTINA LYNN MARTINEZ, securing the payment of the indebtednesses in the original principal amount of \$82,138.00, 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



JIM RECTOR, DENISE RECTOR, JO WOOLSEY, W.D. LAREW, LESLYE EVANS, ARNOLD MENDOZA, CAROL EVANGELISTI, MARCIA CHAPA, MARTHA BOEVA, JIM RECTOR, BOB FRISCH, VICKI HAMMONDS, SANDRA MENDOZA, JAMIE STEEN, OR 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: _____

RECEIVED

JUL 16 2018
9:38 AM

GRACIE ALANIZ-GONZALES
COUNTY CLERK



EXHIBIT "A"

LOT THREE (3), CHEYENNE ESTATES, SUBDIVISION NEAR THE TOWN OF ODEM, SAN PATRICO COUNTY, TEXAS, AS SHOWN BY MAP OR PLAT THEREOF, RECORDED IN VOLUME 13, PAGE 64, MAP RECORDS OF SAN PATRICO COUNTY, TEXAS; TO WHICH REFERENCE IS HERE MADE FOR ALL PERTINENT PURPOSES.



NOS0000006358857

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: August 07, 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.

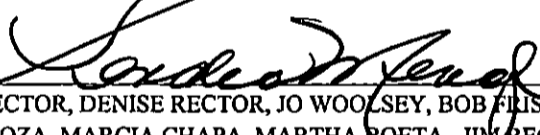
3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated March 18, 2016 and recorded in Document CLERK'S FILE NO. 655095 real property records of SAN PATRICIO County, Texas, with D'ANNE BLAINE AND SABRINA GRUBBS, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by D'ANNE BLAINE AND SABRINA GRUBBS, securing the payment of the indebtednesses in the original principal amount of \$191,468.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. LAKEVIEW LOAN SERVICING LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

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


JIM RECTOR, DENISE RECTOR, JO WOOLSEY, BOB FLISCH, 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: _____

RECEIVED

JUL 16 2018
9:38 AM
GRACIE ALANIZ-GONZALES
COUNTY CLERK



EXHIBIT "A"

LOTS THIRTEEN (13) AND FOURTEEN (14), BLOCK SEVEN HUNDRED FIFTY ONE (751), CITY OF ARANSAS PASS IN SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY MAP OR PLAT OF SAME OF RECORD IN VOLUME 3, PAGE 41 OF THE MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.



NOS0000007634595

VIA CERTIFIED MAIL RR# 7017 0190 0000 3075 4523 + 4530

NOTICE OF TRUSTEE'S SALE

You, Noe & Vanette Salinas, are hereby notified that on Tuesday 08/07/2018, between the hours of 10:00 AM and 11:00 P.M., at the South Entrance Steps at the San Patricio County courthouse located at 400 West Sinton Street in the city of Sinton, County of San Patricio, State of Texas, I, the undersigned, will sell at public auction to the highest bidder for cash the following real property

(including any improvements)The surface estate only to Lot 5 Block 1, Mimosa Village, an addition to the Town 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, TX

The address or other common designation of this real property is:
402 Redwood Dr. Mathis, TX 78368

This sale will be made to satisfy the debt evidenced by the promissory note dated 10/02/2015 in the original principal sum of \$ \$33,400.00, executed by you as Maker to Rafter D Investments, Inc. as payee, and secured by and pursuant to the power of sale conferred in the Deed of Trust dated 10/02/2015 (referred to in this notice as the Deed of Trust). The Deed of Trust was executed by you as Grantor to Bryan DiCaro as Trustee for the benefit of Rafter D Investments, Inc., and was recorded in document # 651097 in the deed of trust records of San Patricio County, Texas. Rafter D Investments Inc. has requested me, the undersigned, to enforce this trust by selling the real property because you are in default in the payment of the note described in the Deed of Trust.

Your debt has been accelerated, and the entire unpaid balance of your note is now due and payable. You now owe us the sum of \$ 33,168.02. Your debt has been accelerated because you failed to cure the default as was requested in the Notice of Intent to Accelerate sent to you on 06/21/18, namely, you failed to make the overdue payment(s) totaling \$7,849.40 including unpaid taxes on or before July 5th 2018

Dated: July 6th 2018



Rafter D Investments, Inc.
Bryan DiCaro, President/Trustee

After Recording please mail to
Rafter D Investments, Inc.
P.O. Box 56
Jourdanton, TX 78026

RECEIVED

JUL - 9 2018
4:02 P M
GRACIE ALANIZ-GONZALES
COUNTY CLERK

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: 08/07/2018
- Time: Between 11am-2pm and beginning not earlier than 11am-2pm 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 04/22/2016 and recorded in the real property records of San Patricio County, TX and is recorded under Clerk's File/Instrument Number, 656125 with AMBROSIO VEGA, JR. and MARTHA ANZALDUA (grantor(s)) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS NOMINEE FOR PRIMARY RESIDENTIAL MORTGAGE, INC. mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by AMBROSIO VEGA, JR. and MARTHA ANZALDUA, securing the payment of the indebtedness in the original amount of \$193,019.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Pingora Loan Servicing, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. LOT TWENTY-FOUR (24), BLOCK TWENTY-THREE (23), BAY BRIDGE SUBDIVISION, UNIT 11, A SUBDIVISION IN THE CITY OF PORTLAND, SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT THEREOF RECORDED IN ENVELOPE 1574-1575. TUBE 33-5, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR ALL PERTINENT PURPOSES.

RECEIVED

JUN 28 2018

11:30 AM

**GRACIE ALANIZ-GONZALES
COUNTY CLERK**



4662095

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. Pingora Loan Servicing, LLC, as Mortgage Servicer, is representing the current Mortgagee whose address is:

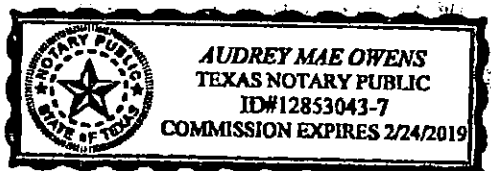
Cenlar FSB
Attn: Fc 425 Phillips Blvd
Ewing, NJ 08618

Jim Rector
SUBSTITUTE TRUSTEE
Cory Jacobs, Esq., Jim Rector, Denise Rector, Jo Woolsey, W.D. Larew, Vicki Hammonds, Leslye Evans, Arnold Mendoza
1320 Greenway Drive, Suite 300
Irving, TX 75038 OR 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 whose address is 1 Mauchly, Irvine, CA 92618

STATE OF TEXAS
COUNTY OF SAN PATRICK

Before me, the undersigned authority, on this day personally appeared Jim Rector, 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 28 day of JUNE, 2018.



Audrey Mae Owens
NOTARY PUBLIC in and for
SAN PATRICK COUNTY
My commission expires: 2-24-19
Print Name of Notary:
AUDREY MAE OWENS

CERTIFICATE OF POSTING

My name is Jim Rector, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on JUNE 28, 2018 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.

Jim Rector
Declarants Name: Jim Rector

Date: JUNE 28, 2018

RECEIVED

JUN 28 2018

9:11 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 EIGHTEEN (18), BLOCK EIGHT (8), OAK RIDGE ESTATES UNIT 2, AN ADDITION TO THE CITY OF PORTLAND SAN PATRICIO COUNTY, TEXAS, ACCORDING TO MAP OR PLAT RECORDED IN VOLUME 13, PAGES 11-12 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 01/11/2013 and recorded in Document 624609 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: 08/07/2018

Time: 01:00 PM

Place: San Patricio County Courthouse, Texas at the following location: FIRST FLOOR OF THE COURTHOUSE AT THE SOUTH ENTRANCE BETWEEN THE GLASS DOORS IN THE VESTIBULE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE 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 JASON CHESSER AND ZANE M. CHESSER, provides that it secures the payment of the indebtedness in the original principal amount of \$225,625.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Specialized Loan Servicing LLC is the current mortgagee of the note and deed of trust and SPECIALIZED LOAN SERVICING LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is Specialized Loan Servicing LLC c/o SPECIALIZED LOAN SERVICING LLC, 8742 LUCENT BLVD., SUITE 300, HIGHLANDS RANCH, CO 80129 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 VICKI HAMMONDS, LESLYE EVANS, ARNOLD MENDOZA 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
Tracey Midkiff, Attorney at Law
Marissa Sibal, Attorney at Law
Parkway Office Center, Suite 900
14160 North Dallas Parkway
Dallas, TX 75254

VICKI HAMMONDS, LESLYE EVANS, ARNOLD MENDOZA OR W.D. LAREW
c/o AVT Title Services, LLC
1101 Ridge Rd. Suite 222
Rockwall, TX 75087

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 [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

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

Date: August 07, 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.

JUN 25 2018

11:18 AM
GRACIE ALANIZ-GONZALES
COUNTY CLERK

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated January 24, 2014 and recorded in Document CLERK'S FILE NO. 634594; AS AFFECTED BY LOAN MODIFICATION AGREEMENT CLERK'S FILE NO. 659695 real property records of SAN PATRICIO County, Texas, with DERRICK ROBERT LANKFORD AND LAURA LANKFORD, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by DERRICK ROBERT LANKFORD AND LAURA LANKFORD, securing the payment of the indebtednesses in the original principal amount of \$213,493.00, 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

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"

LOT SIXTEEN (16), BLOCK ELEVEN (11), BAY RIDGE SUBDIVISION UNIT 5, A SUBDIVISION IN THE CITY OF PORTLAND, SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY 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 PERINENT PURPOSES.



NOS0000007662067

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

RECEIVED

THE STATE OF TEXAS
COUNTY OF SAN PATRICIO

JUN 25 2018

Deed of Trust Date:
MARCH 11, 2015

Property address:
3000 TODD CIRCLE
INGLESIDE, TX 78362

11:18 AM
GRACIE ALANIZ-GONZALES
COUNTY CLERK

Grantor(s)/Mortgagor(s):
JONATHON RICHARD DAVIS AND ASHLEY N. DAVIS,
HUSBAND AND WIFE

LEGAL DESCRIPTION: LOT TWENTY-ONE (21),
BLOCK ONE (1), WESTLAKE SUBDIVISION UNIT IV,
AN ADDITION TO THE CITY OF INGLESIDE IN SAN
PATRICIO COUNTY, TEXAS, AS SHOWN BY MAP OR
PLAT OF SAME OF RECORD IN ENVELOPE A-182, TUBE
23-1, MAP RECORDS OF SAN PATRICIO COUNTY,
TEXAS.

Original Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC., ACTING SOLELY AS A NOMINEE FOR EVERETT
FINANCIAL, INC., D/B/A SUPREME LENDING, its
successors and assigns

Earliest Time Sale Will Begin: 1:00 PM

Current Mortgagee:
PENNYMAC LOAN SERVICES, LLC

Date of Sale: 08/07/2018

Recorded on: MARCH 17, 2015

Original Trustee: SCOTT EVERETT

Property County: SAN PATRICIO
As Clerk's File No.: 645522

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

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, 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 AUGUST 7, 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 of 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, 6-21-2018

MARINOSCI LAW GROUP, PC

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

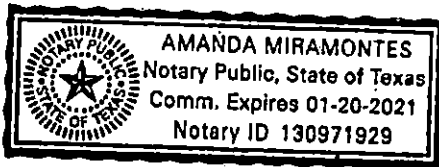
THE STATE OF TEXAS
COUNTY OF DALLAS

Before me, Amanda Miramontes, the undersigned officer, on this, the 21st day of JUNE, 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. 18-07795

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

RECEIVED

When recorded please return to:
Caliber Home Loans, Inc. --
Document Control
13801 WIRELESS WAY
OKLAHOMA CITY, OK 73134

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

JUN 14 2018

11:02AM
GRACIE ALANIZ-GONZALES
COUNTY CLERK

File Number: TX-18-9618-JY

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 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.

WHEREAS, on 11/25/2008, JOE GAITAN, JR. AND WIFE, NANCY M. GAITAN, executed a Deed of Trust conveying to JOHN S. SMITH as Trustee, the Real Estate hereinafter described, to CITICORP TRUST BANK, FSB, in the payment of a debt therein described, said Deed of Trust being recorded under Instrument 586251, Volume XX, Page XX, in the DEED OF TRUST OR REAL PROPERTY records of SAN PATRICIO COUNTY, Texas; and

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

WHEREAS, an Order to Proceed with Notice of Foreclosure Sale and Foreclosure Sale was entered on May 18, 2018 under Cause No. S-17-5668CV-B in the 156TH Judicial District Court of SAN PATRICIO COUNTY, Texas; and

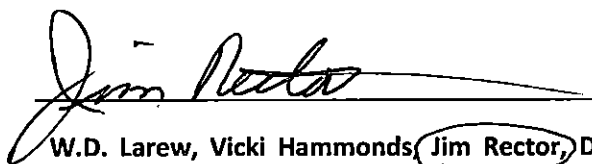
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 8/7/2018 beginning not earlier than 11:00 AM, or not later than three hours thereafter, I will sell said Real Estate in SAN PATRICIO COUNTY, TEXAS to the highest bidder for cash. The sale will be conducted in the area designated by the Commissioners' Court, 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 at the location where this Notice of Trustee's Sale was posted. Said Real Estate is described as follows:

ALL THAT CERTAIN PARCEL SITUATE IN THE COUNTY OF LOT THREE (3), BLOCK THREE (3), CASTILLIAN HEIGHTS, A SUBDIVISION OF THE CITY OF PORTLAND, SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT THEREOF RECORDED IN VOLUME 11, PAGE 34, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR ALL PERTINENT PURPOSES.

Property Address: 1014 ESPANA DR, PORTLAND, TX 78374
Mortgage Servicer: Caliber Home Loans, Inc.
Mortgage Servicer Address: 13801 WIRELESS WAY, OKLAHOMA CITY, OK, 73134
Reinstatement Line: (800) 401-6587
Noteholder: U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust

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.

WITNESS MY HAND this day, JUNE 14, 2018



W.D. Larew, Vicki Hammonds, 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, Substitute Trustee



4660949

SELECT PORTFOLIO SERVICING, INC. (SPS)
STURGEON, DOMITILA
540 PEACH STREET, TAFT, TX 78390

CONVENTIONAL
Firm File Number: 16-025228

NOTICE OF TRUSTEE'S SALE

WHEREAS, on April 8, 2005, DOMITILA STURGEON AND HUSBAND, ULMER STURGEON JR., as Grantor(s), executed a Texas Home Equity Security Instrument conveying to TROY GOTSCHALL, as Trustee, the Real Estate hereinafter described, to LONG BEACH MORTGAGE COMPANY, A CORPORATION in payment of a debt therein described. The Texas Home Equity Security Instrument was filed in the real property records of SAN PATRICIO COUNTY, TX and is recorded under Clerk's File/Instrument Number 543348, 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 Texas Home Equity Security Instrument; and

WHEREAS, an Order to Proceed with Notice of Foreclosure Sale and Foreclosure Sale was entered on May 18, 2018 under Cause No. S-17-5387CV-C in the 343rd Judicial District Court of San Patricio COUNTY, TEXAS.;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, August 7, 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 ELEVEN (11), BLOCK FOUR (4), TIERRA BUENA, AN ADDITION TO THE TOWN OF TAFT, SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY MAP OF SAID TOWN, RECORDED IN MAP RECORDS OF SAID COUNTY.

Property Address: 540 PEACH STREET
TAFT, TX 78390
Mortgage Servicer: SELECT PORTFOLIO SERVICING, INC.
Noteholder: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR
REGISTERED HOLDERS OF LONG BEACH MORTGAGE LOAN TRUST 2005-WL1,
ASSET-BACKED CERTIFICATES, SERIES 2005-WL1
3217 S. DECKER LAKE DR.
SALT LAKE CITY, UTAH 84119

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.

RECEIVED

JUN 12 2018
10:58 AM
GRACIE ALANIZ-GONZALES
COUNTY CLERK


SUBSTITUTE TRUSTEE

Jim Rector, Denise Rector, Jo Woolsey, Bob Frisch, Vicki Hammonds, Arnold Mendoza, Sandra Mendoza or Jamie Steen
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.

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

JUN 11 2018
8:46 AM
GRACIE ALANIZ-GONZALES
COUNTY CLERK

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

Date: August 07, 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 16, 2004 and recorded in Document CLERK'S FILE NO. 533936; AS AFFECTED BY LOAN MODIFICATION AGREEMENT IN CLERK'S FILE NO. 670544 real property records of SAN PATRICIO County, Texas, with RICHARD C. CORTEZ AND MARIA BRIONES CORTEZ, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by RICHARD C. CORTEZ AND MARIA BRIONES CORTEZ, securing the payment of the indebtednesses in the original principal amount of \$70,443.00, 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

JIM RECTOR, DENISE RECTOR, JO WOOLSEY, W.D. LAREW, LESLYE EVANS, ARNOLD MENDOZA, CAROL EVANGELISTI, MARCIA CHAPA, MARTHA BOETA, JIM RECTOR, BOB FRISCH, VICKI HAMMONDS, SANDRA MENDOZA, JAMIE STEEN, OR 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: _____



EXHIBIT "A"

LOT THREE (3), BLOCK TWO (2), WEBB ADDITION TO THE TOWN OF SINTON IN SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY MAP OR PLAT OF SAME OF RECORD IN VOLUME 6, PAGE 5 OF THE MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.



NOS00000007623267

RECEIVED

JUN - 7 2018

11:20A M
GRACIE ALANIZ-GONZALES
COUNTY CLERK

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

SAN PATRICIO County

Deed of Trust Dated: October 9, 1997

Amount: \$74,100.00

Grantor(s): HASSIE WARDEAN FRENZEL

Original Mortgagee: INLAND MORTGAGE CORPORATION

Current Mortgagee: BAYVIEW LOAN SERVICING, LLC.

Mortgagee Address: BAYVIEW LOAN SERVICING, LLC., 4425 Ponce de Leon Blvd., Suite 500, Coral Gables, FL 33146

Recording Information: Document No. 455657

Legal Description: LOT FOUR (4), BLOCK FIVE (5), SUTHERLAND ADDITION UNIT 4, AN ADDITION TO THE TOWN OF PORTLAND IN SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY MAP OR PLAT OF SAME OF RECORD IN VOLUME 6, PAGE 34 OF THE MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.

WHEREAS HASSIE WARDEAN FRENZEL is deceased.

Date of Sale: August 7, 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, CAROL EVANGELISTI, MARCIA CHAPA, MARTHA BOETA, BOB FRISCH, VICKI HAMMONDS, SANDRA MENDOZA, JAMIE STEEN OR LANNA LAREW 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.

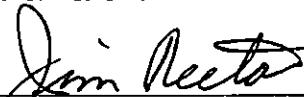
NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, 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: 2018-002469


JIM RECTOR OR DENISE RECTOR, JO WOOLSEY, W.D.
LAREW, LESLYE EVANS, ARNOLD MENDOZA, CAROL
EVANGELISTI, MARCIA CHAPA, MARTHA BOETA, BOB
FRISCH, VICKI HAMMONDS, SANDRA MENDOZA, JAMIE
STEEN OR LANNA LAREW
c/o Tejas Trustee Services
14800 Landmark Blvd, Suite 850
Addison, TX 75254

[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

JUN - 7 2018

11:18 AM
GRACIE ALANIZ-GONZALES
COUNTY CLERK

TS#: 17-19046

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

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

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

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Jim Rector, Denise Rector, W.D. Larew, Vicki Hammonds, Leslye Evans, Jo Woolsey, Arnold Mendoza**, or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust: and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Carrington Mortgage Services, LLC whose address is 1600 Douglass Road, Suite 200 A, Anaheim, CA 92806 is acting as the mortgage servicer for **Deutsche Bank National Trust Company, as Indenture Trustee for New Century Home Equity Loan Trust 2004-3**

, which is the mortgagee of the Note and Deed of Trust or mortgage and the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust. Carrington Mortgage Services, LLC is authorized to represent the mortgagee by virtue of a written servicing agreement with the mortgagee. Pursuant to that agreement and Texas Property Code Section 51.0025, Carrington Mortgage Services, LLC is authorized to administer the foreclosure referenced herein.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on TUESDAY, 8/7/2018 at 11:00 AM, or no later than three (3) hours after such time, being the first Tuesday of such month, of **San Patricio**



4660201

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 6/5/2018



By: Substitute Trustee(s)

~~Jim Rector~~, Denise Rector, W.D. Larew, Vicki Hammonds, Leslye Evans, Jo Woolsey, Arnold Mendoza,
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.

[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

MAY 31 2018

11:09 AM
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 **Jim Rector, Denise Rector, Jo Woolsey, W.D. Larew, Leslye Evans, Arnold Mendoza, 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 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



4659547

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 **TUESDAY, 8/7/2018 at 11:00 AM**, or no later than three (3) hours after such time, being the first Tuesday of such month, of **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 San Patricio County Courthouse, 400 West Sinton Street, Sinton, TX 78387**

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 5/30/2018



By/ Substitute Trustee(s)

Jim Rector, Denise Rector, Jo Woolsey, W.D. Larew, Leslye Evans, Arnold Mendoza, 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

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.***

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

MAY 25 2018

12:30 PM

GRACIE ALANIZ-GONZALES
COUNTY CLERK

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

Date: August 07, 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 16, 2015 and recorded in Document CLERK'S FILE NO. 648079 real property records of SAN PATRICIO County, Texas, with VIN VIMOLSENG AND CHINDA MEAS AND SOKHONN MEAS AND SAM NANG NHEM, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by VIN VIMOLSENG AND CHINDA MEAS AND SOKHONN MEAS AND SAM NANG NHEM, securing the payment of the indebtednesses in the original principal amount of \$245,471.00, 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



JIM RECTOR, DENISE RECTOR, JO WOOLSEY, W.D. LAHEW, LESLYE EVANS, ARNOLD MENDOZA, CAROL EVANGELISTI, MARCIA CHAPA, MARTHA BOETA, JIM RECTOR, BOB FRISCH, VICKI HAMMONDS, SANDRA MENDOZA, JAMIE STEEN, OR 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: _____



EXHIBIT "A"

LOT SIX (6), BLOCK ONE (1), NORTH SHORE UNIT 2, AN ADDITION TO THE CITY OF PORTLAND, SAN PATRICIO COUNTY, TEXAS, ACCORDING TO MAP OR PLAT RECORDED IN VOLUME 13, PAGES 86-87 OF THE MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.



NOS0000007585524

[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

MAY 24 2018
11:01 A.M.
GRACIE ALANIZ-GONZALES
COUNTY CLERK

TS#: 18-20355

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 11/14/2017, Laura Tubbs joined herein pro forma by her spouse Jeffrey Tubbs, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of Allan B Polunsky, as Trustee, Mortgage Electronic Registration Systems, Inc. for Carrington Mortgage Services, LLC, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$140,567.00, payable to the order of Mortgage Electronic Registration Systems, Inc. for Carrington Mortgage Services, LLC, which Deed of Trust is Recorded on 12/6/2017 as Volume 672498, Book , Page , in San Patricio County, Texas, Deed of Trust covers all of the real property, personal property, and fixtures described therein, including , but not limited to, all the following described property, rights and interests (the "Property"), to-wit;

Lot Sixteen (16), Block One (1), East Cliff Addition, an addition to the Town of Portland, San Patricio County, Texas, as shown by the map or plat thereof recorded in Volume 4, Page 58, Map Records of San Patricio County, Texas.

Commonly known as: **116 ACACIA ARCH ST, PORTLAND, TX 78374**

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Jim Rector, Denise Rector, Jo Woolsey, W.D. Larew, Vicki Hammonds, Leslye Evans, Arnold Mendoza** 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 agreement and Texas Property Code Section 51.0025, Carrington Mortgage Services, LLC is authorized to administer the foreclosure referenced herein.



4658977

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on **TUESDAY, 8/7/2018** at **11:00 AM**, or no later than three (3) hours after such time, being the first Tuesday of such month, of **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 5/23/2018


By: Substitute Trustee(s)

Jim Rector, Denise Rector, Jo Woolsey, W.D. Larew, Vicki Hammonds, Leslye Evans, Arnold Mendoza

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.