

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**RECEIVED**

**SEP 11 2018**

**11 A M**

**GRACIE ALANIZ-GONZALES  
COUNTY CLERK**

Matter No.: 073296-TX

Date: August 28, 2018

County where Real Property is Located: San Patricio

ORIGINAL MORTGAGOR: MARK ANTHONY PENUELAZ, SR. AND MAYLEE PENUELAZ,  
HUSBAND AND WIFE

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., SOLELY  
AS NOMINEE FOR TOWNE MORTGAGE COMPANY, ITS  
SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: TOWNE MORTGAGE COMPANY

MORTGAGE SERVICER: TOWNE MORTGAGE COMPANY

DEED OF TRUST DATED 10/25/2016, RECORDING INFORMATION: Recorded on 11/2/2016, as Instrument  
No. 661283

**SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): LOT ELEVEN (11) BLOCK TWENTY-THREE  
(23), BAY RIDGE SUBDIVISION UNIT 9, A SUBDIVISION TO THE CITY OF PORTLAND, SAN  
PATRICIO COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT THEREOF RECORDED IN  
ENVELOPE 1371-1372, TUBE 5-4. MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS, TO WHICH  
REFERENCE IS HERE MADE FOR ALL PERTINENT PURPOSES.**

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **10/2/2018**, 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.

TOWNE MORTGAGE COMPANY is acting as the Mortgage Servicer for TOWNE MORTGAGE COMPANY  
who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. TOWNE  
MORTGAGE COMPANY, as Mortgage Servicer, is representing the Mortgagee, whose address is:

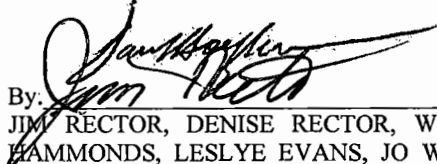
TOWNE MORTGAGE COMPANY  
c/o TOWNE MORTGAGE COMPANY  
2170 E. Big Beaver Road, Suite A  
Troy, Michigan 48083

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.



Matter No.: 073296-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. NEGRON

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

RECEIVED

Notice of Trustee's Sale

SEP 11 2018

11:00 AM

GRACIE ALANIZ-GONZALES  
COUNTY CLERK

Date: September 11, 2018

Trustee: RUSSELL GAINES

Beneficiary: SOUTHWEST GUARANTY MORTGAGE CORPORATION

Deed of Trust

Date: August 24, 2017

Grantor: CATXC, LLC, a Texas Limited Liability Company

Recording information: In the Official Public Records of Real Property of San Patricio County, Texas under County Clerk's File No. 669867

Property: Two (2) tracts in the Burton and Danforth Subdivision in San Patricio County, Texas as described on Exhibit "A" attached hereto.

County: San Patricio

Date of Sale (first Tuesday of month): October 2, 2018

Time of Sale: The sale will begin no earlier than 11 am or no later than three hours thereafter. The sale will be completed by no later than 4 p.m.

Place of Sale: The most recently designated area by the Order of the Commissioner's Court of San Patricio County, Texas, in the San Patricio Courthouse, 400 W. Sinton, Sinton, Texas

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the Beneficiary to have the bid credited to the amount of the indebtedness secured by the Deed of Trust at the time of sale.

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

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



4669884

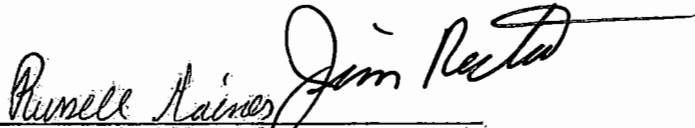
bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the Deed of Trust, the Beneficiary has the right to direct the Trustee or any Substitute 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. WITHOUT LIMITATION ON THE FOREGOING, THERE WILL BE NO WARRANTY RELATING TO TITLE POSSESSION, QUIET ENJOYMENT, MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE OR THE LIKE FOR THE PERSONAL PROPERTY, IF ANY, INCLUDED IN THIS DISPOSITION. PROSPECTIVE BIDDERS ARE ADVISED TO CONDUCT AN INDEPENDENT INVESTIGATION OF THE NATURE AND PHYSICAL CONDITION OF THE PROPERTY.**

Notice is given that before the sale the Beneficiary may appoint another person Substitute Trustee to conduct the sale.

**IF THE GRANTOR IS AN INDIVIDUAL AS OPPOSED TO AN ENTITY, ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED SERVICES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY AS A MEMBER OF THE UNITED STATES NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR A MEMBER OF THE 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.**

  
RUSSELL GAINES, Trustee

ADDRESS: 13430 Northwest Freeway, Suite 990  
Houston, Texas 77040

NAME & ADDRESS OF CURRENT HOLDER:

SOUTHWEST GUARANTY MORTGAGE CORPORATION  
13430 Northwest Freeway, Suite 990  
Houston, Texas 77040

NAME & ADDRESS OF LAW FIRM:

JOHN A. PARKER  
PARKER & VAUGHAN, P.C.  
5541 Pagewood Lane  
Houston, Texas 77056  
(281) 546-9359 – phone

091018.002

# EXHIBIT:A

## TRACT 2

BEING THE DESCRIPTION OF 2.60 ACRES OF LAND EMBRACING THE EAST ONE-HALF OF TRACT 3, BAY BLOCK 1, BURTON AND DANFORTH SUBDIVISION, CITY OF ARANSAS PASS, SAN PATRICK COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 132, PAGE 1, DEED RECORDS OF SAN PATRICK COUNTY, TEXAS, WITH SAID 2.60 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGIN, at a 5/8" steel rebar set in the common boundary line of Tracts 3 and 4, of said Bay Block 1, from whence a 5/4" iron pipe found in the East R.O.W. line of Bay Avenue and the Northwest corner of said Tract 4, bears North 55° 23' 00" West, a distance of 365.52 feet, with said 5/8" steel rebar set being the NORTHWEST corner and PLACE OF BEGINNING of this survey;

THENCE, South 55° 23' 00" East, along and with the common boundary line of said Tracts 3 and 4, a distance of 374.48 feet to a 5/8" steel rebar set in the West R.O.W. line of Ocean Drive, a 40.0 foot wide platted, unimproved roadway, and being the NORTHEAST corner of this survey;

THENCE, South 37° 56' 23" West, along and with the West R.O.W. line of Ocean Drive, a distance of 310.52 feet to a 5/8" steel rebar set at the point of intersection of the West R.O.W. line of Ocean Drive and the North R.O.W. line of Bousley Avenue, and being the SOUTHEAST corner of this survey;

THENCE, North 55° 23' 00" West, along and with the North R.O.W. line of Bousley Avenue, a distance of 365.48 feet to a 5/8" steel rebar set for the SOUTHEAST corner of this survey;

THENCE, North 34° 37' 00" East, crossing said Tract 4, a distance of 910.0 feet to the PLACE OF BEGINNING and containing 2.60 acres of land more or less.

## TRACT 1

Lot Two (2), Bay Block Two (2), BURTON AND DANFORTH SUBDIVISION in San Patricio County, Texas, as shown by map or plat of same of record in Volume 132, Page 1 of the Map Records of San Patricio County, Texas.

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS



*Gracie Alaniz-Gonzales*

Gracie Alaniz-Gonzales  
County Clerk  
San Patricio County, Texas  
09/06/2017 12:21 PM  
Fee: \$78.00

669867 DT

Return to:  
Law Office of J. Heil  
San Jacinto Title Closing Office  
5350 South Staples, Suite 100  
Corpus Christi, TX 78411

GF# K1040614

RECEIVED

SEP 11 2018

11:00 AM  
GRACIE ALANIZ-GONZALES  
COUNTY CLERK

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**SAN PATRICIO County**

**Deed of Trust Dated:** February 16, 2004

**Amount:** \$51,697.57

**Grantor(s):** ANTONIO M CUELLAR and IRISEMA B CUELLAR

**Original Mortgagee:** CITIFINANCIAL, INC.

**Current Mortgagee:** Bayview Loan Servicing, LLC, a Delaware Limited Liability Company

**Mortgagee Address:** Bayview Loan Servicing, LLC, a Delaware Limited Liability Company, 4425 Ponce de Leon Blvd., Suite 500, Coral Gables, FL 33146

**Recording Information:** Document No. 528381

**Legal Description:** SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES.

Whereas, an Order to Proceed with Expedited Foreclosure under the Texas Rule Civil Procedure 736 was entered on August 14, 2018 under Cause No. S-18-5547CV-A in the 36TH Judicial District Court of SAN PATRICIO County, Texas

**Date of Sale:** October 2, 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, SUSAN 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.

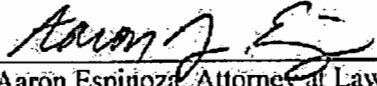
The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

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.

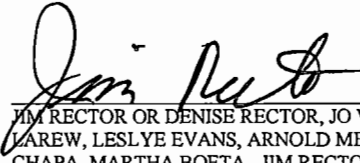
**NOTICE IS FURTHER GIVEN** that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, 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: 2018-001998

  
\_\_\_\_\_  
JIM RECTOR OR DENISE RECTOR, JO WOOLSEY, W.D.

VAREW, 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, SUSAN SANDOVAL OR ALEXIS  
MENDOZA  
c/o Tejas Trustee Services  
14800 Landmark Blvd, Suite 850  
Addison, TX 75254



FILE NO. 528381

EXHIBIT A

FIELD NOTES OF AN 1.50 ACRE TRACT OF LAND, BEING PART OF A 3.00 ACRE TRACT OF LAND CONVEYED FROM CHARLES SCHROEDER TO VALENTINE BENAVIDES, ET UX, BY DEED DATED MARCH 24, 1993, AND RECORDED IN CLERK'S FILE NUMBER 411221 OF THE REAL PROPERTY RECORDS OF SAN PATRICIO COUNTY, TEXAS.

SAID 1.50 ACRE TRACT IS PART OF THE NORTHWEST QUARTER OF SECTION EIGHT (8) OF THE CUBAGE & MILLER SUBDIVISION AS SHOWN ON MAP RECORDED IN VOLUME 2, PAGE 36B, OF THE PLAT RECORDS OF SAN PATRICIO COUNTY, TEXAS.

SAID 1.50 ACRE TRACT IS COMPRISED OF A PORTION OF THE JULIAN DE LA GARZA SURVEY, ABSTRACT 8, IS SITUATED IN SAN PATRICIO COUNTY, TEXAS, ABOUT ONE (1) MILE SOUTHEAST OF THE TOWN OF EDROY, AND IS DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A POINT IN THE CENTER OF COUNTY ROAD 27 (HALL AVENUE) AND AT THE NORTHWEST CORNER OF SAID SECTION EIGHT (8);

THENCE: SOUTH 09° 30' 00" WEST ALONG THE CENTERLINE OF SAID COUNTY ROAD 27, AND THE WEST LINE OF SAID SECTION EIGHT (8), A DISTANCE OF 1515.00 FEET TO A POINT AT THE NORTHWEST CORNER OF A 9.00 ACRE TRACT OF LAND CONVEYED FROM LULIMAR, INC. TO AMANCIO A. DY, ET UX, BY DEED DATED JULY 20, 1965, AND RECORDED IN VOLUME 337, PAGE 272 OF THE DEED RECORDS OF SAN PATRICIO COUNTY, TEXAS;

THENCE: SOUTH 80° 30' 00" EAST ALONG THE SOUTH LINE OF COUNTY ROAD 37A (HALL AVENUE) BEING 60 FEET WIDE AND THE NORTH LINE OF SAID 9.00 ACRE TRACT, A DISTANCE OF 871.20 FEET TO A 5/8 INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID 3.00 ACRE TRACT, FOR THE POINT OF BEGINNING, AND THE NORTHWEST CORNER OF THIS TRACT;

THENCE: SOUTH 80° 30' 00" EAST CONTINUING WITH THE SOUTH LINE OF SAID COUNTY ROAD 37A (HALL AVENUE), THE NORTH LINE OF SAID 9.00 ACRE TRACT, THE NORTH LINE OF SAID 3.00 ACRE TRACT, AND THE NORTH LINE OF THIS TRACT, A DISTANCE OF 217.80 FEET TO A 5/8 INCH IRON ROD WITH SURVEYOR'S CAP STAMPED "RPLS 1907" SET AT THE NORTHWEST CORNER OF A SECOND 1.50 ACRE TRACT JUST SURVEYED, FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE: SOUTH 09° 30' 00" WEST ALONG THE WEST LINE OF SAID SECOND 1.50 ACRE TRACT AND THE EAST LINE OF THIS TRACT, A DISTANCE OF 300.00 FEET TO A 5/8 INCH IRON ROD WITH SURVEYOR'S CAP STAMPED "RPLS 1907" SET IN THE SOUTH LINE OF SAID 9.00 ACRE TRACT, THE SOUTH LINE OF SAID 3.00 ACRE TRACT, AND AT THE SOUTHWEST CORNER OF SAID SECOND 1.50 ACRE TRACT, FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE: NORTH 80° 30' 00" WEST ALONG THE SOUTH LINE OF SAID 9.00 ACRE TRACT, THE SOUTH LINE OF SAID 3.00 ACRE TRACT, AND THE SOUTH LINE OF THIS TRACT, A DISTANCE OF 217.80 FEET TO A 5/8 INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID 3.00 ACRE TRACT, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE: NORTH 09° 30' 00" EAST ALONG THE WEST LINE OF SAID 3.00 ACRE TRACT AND THE WEST LINE OF THIS TRACT, A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING CONTAINING 1.50 ACRES OF LAND, MORE OR LESS.

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

SEP 10 2018  
10:07A M  
GRACIE ALANIZ-GONZALES  
COUNTY CLERK

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

Date: October 02, 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 January 25, 2010 and recorded in Document CLERK'S FILE NO. 597731 real property records of SAN PATRICIO County, Texas, with TERESA LEAL AND RAY LEAL, grantor(s) and WELLS FARGO BANK, N.A., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by TERESA LEAL AND RAY LEAL, securing the payment of the indebtednesses in the original principal amount of \$43,500.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. NATIONSTAR MORTGAGE LLC DBA CHAMPION MORTGAGE COMPANY 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. CHAMPION MORTGAGE COMPANY, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CHAMPION MORTGAGE COMPANY  
8950 CYPRESS WATERS BLVD.  
COPPELL, TX 75019

  
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 EIGHT (8), BLOCK FOUR (4), MACAZE PARK, AN ADDITION TO THE CITY OF GREGORY, SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT THEREOF RECORDED IN VOLUME 4, PAGE 37, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR ALL PERTINENT PURPOSES.

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

SEP 10 2018

10:09 AM

GRACIE ALANIZ-GONZALES  
COUNTY CLERK

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

Date: October 02, 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 August 27, 2003 and recorded in Document CLERK'S FILE NO. 522312 real property records of SAN PATRICIO County, Texas, with DARREN M BORNE AND RHONDA S BORNE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by DARREN M BORNE AND RHONDA S BORNE, securing the payment of the indebtednesses in the original principal amount of \$111,350.00, 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: \_\_\_\_\_

0000007814866

SAN PATRICIO

**EXHIBIT "A"**

LOT TWENTY-ONE (21), BLOCK ONE (1), HILLCREST SUBDIVISION, CITY OF INGLESIDE, SAN PATRICIO COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN ENVELOPE A-341, TUBE 28-1, OF THE MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.

RECEIVED

NOTICE OF FORECLOSURE SALE

SEP 10 2018

10:06 AM

GRACIE ALANIZ-GONZALES  
COUNTY CLERK

Notice is hereby given of a public non-judicial foreclosure sale.

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

LOT FIFTEEN (15), BLOCK TWO (2), EAST CLIFF, AN ADDITION TO THE TOWN OF PORTLAND IN SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY MAP OR PLAT OF SAME OF RECORD IN VOLUME 4, PAGE 58 OF THE MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.

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

Date: October 2, 2018

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

Place: SAN PATRICIO County Courthouse in Sinton, Texas on the first floor of the San Patricio County Courthouse at the south entrance between the glass doors in the vestibule, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court, or at the location and address designated by the Commissioners Court of said county, pursuant to 51.002 of the Texas Property Code as the location and address where the sale is to be held. The sale shall take place in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code, as the place where 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.

3. Terms of Sale: The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale. Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold. If a purchaser desires to pay with cashier's checks, they should be made payable to Anderson Vela, L.L.P. or endorsed in accordance with the instructions by the Trustee. The purchase price in a sale held by the undersigned herein is payable immediately on acceptance of the bid by the undersigned trustee or substitute trustee. The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. 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. 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 51.0075(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. If the Foreclosure Sale is passed, 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.

4. The Deed of Trust may encumber both real and personal property. Notice is hereby given of Holder's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with the Holder's rights and remedies under the Deed of Trust and Section 9.604 of the Texas Business and Commerce Code.

5. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the property.

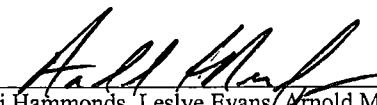
Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

6. Type of Sale. The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust/Security Instrument ("Deed of Trust") executed by Yolanda Carrisalez ("Debtor"). Said Deed of Trust secures a Promissory Note/Loan Agreement, and any renewals, extensions or modifications thereof, dated December 23, 1997 and executed by Debtor in the Original Principal Amount of \$50,409.00. The current beneficiary of the Deed of Trust is Elizon Master Participation Trust I, U.S. Bank Trust National Association, as Owner Trustee, 323 Fifth Street, Eureka, CA 95501. The Deed of Trust is dated December 23, 1997, designating Ramaj Balley as the Original Trustee and is recorded in the office of the County Clerk of SAN PATRICIO County, Texas, under Instrument No. 457780, of the Real Property Records of SAN PATRICIO County, Texas. The foreclosure of this mortgage is being administered by a mortgage servicer representing the mortgagee under a servicing agreement. Questions concerning the sale may be directed to the undersigned, Richard E. Anderson, 4920 Westport Drive, The Colony, Texas 75056, who sent this notice, or to the mortgage servicer, SN Servicing Corporation, 323 Fifth Street, Eureka, CA 95502.

7. Default and Request To Act. Default has occurred under the deed of trust, and the beneficiary has requested me, as Substitute Trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

8. **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.**

DATED 9.10.18

  
Vicki Hammonds, Leslye Evans, Arnold Mendoza, W.D. Larew,  
Richard E. Anderson, Ray Vela, or Cesar DeLaGarza

4920 Westport Drive  
The Colony, Texas 75056  
214.276.1545 - telephone  
214.276.1546 - facsimile  
Substitute Trustees

SN/XXX604

**Notice of Foreclosure Sale**

**COPY**

August 27, 2018

Deed of Trust to Secure Owelty of Partition ("Deed of Trust"):

Dated: March 19, 2018

Grantor: ARTURO SALDANA

Trustee: Rene C. Flores

Lender: FRANCES SILVA FKA FRANCES SALDANA

Recorded in: County Clerk of the real property records of San Patricio County, Texas.

Legal Description: LT 7 BLK 1 SINTON RANCH ESTATE S 2.385 ACRES 2000 REDMAN HAL LMARK LABEL NO. PPS0670327 SERIAL NO. 12535694 and Known Locally as 12392 Villarreal Street, Sinton, TX 78387

Secures: Promissory("Note") in the original principal amount of \$14,000.00, executed by ARTURO SALDANA ("Borrower") and payable to the order of Lender and all other indebtedness of Borrower to Lender

**RECEIVED**

SEP - 6 2018  
8:47 AM  
GRACIE ALANIZ-GONZALES  
COUNTY CLERK

Foreclosure Sale:

Date: Tuesday, October 2, 2018

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 1:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10a.m. and not later than three hours thereafter.

Place: In the vestibule, between the glass doors, of the front entrance of the San Patricio County Courthouse located at 400 West 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 Frances Silva'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, Frances Silva aka Frances Saldana, the owner and holder of the Note, has requested Trustee to sell the Property.



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

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

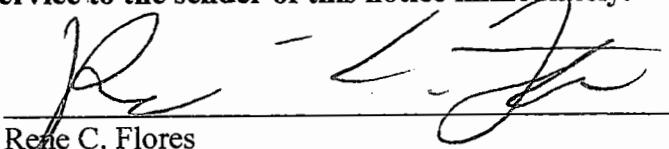
If Frances Silva aka Frances Saldana passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

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 Frances Silva aka Frances Saldana. 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.

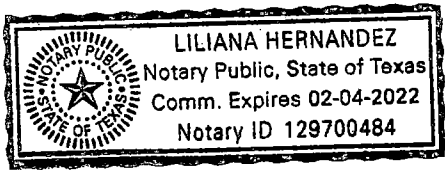
**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the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

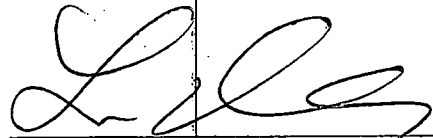


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Rene C. Flores  
Bayview Tower  
400 Mann Street, Ste. 904  
CORPUS CHRISTI, TX 78401  
Telephone (361) 888-5671  
Telecopier (361) 884-8078  
Email: [renecflores@yahoo.com](mailto:renecflores@yahoo.com)

SUBSCRIBED AND SWORN TO BEFORE ME on August 27, 2018  
2018, to certify which witness my hand and seal of office.



  
\_\_\_\_\_  
Notary Public, State of Texas

**NOTICE OF TRUSTEE'S SALE**

**Date:** September 5, 2018

**Trustee:** R. BRYAN STONE

**Trustee's Address:** 802 N. Carancahua, Suite 450  
Corpus Christi, Texas 78401

**RECEIVED**

SEP - 5 2018  
10:10A M  
GRACIE ALANIZ-GONZALES  
COUNTY CLERK

**Current Mortgagee:** Real Estate 2013 Trust, Robyn Jackson, Trustee

**Note:** Promissory Note dated April 12, 2016 in the amount of \$75,000.00

**Deed of Trust**

**Date:** April 12, 2016

**Grantor:** CHRISTIAN RODRIGUEZ and ELIZABETH RODRIGUEZ

**Mortgagee:** Charles Layton Rogers, as Successor Trustee of the Rogers Family Trust

**Recording information:** Document No. 655805 of the Official Public Records of San Patricio County, Texas

**Property:**

Lots Twenty-nine (29), Thirty (30), Thirty-one (31) and Thirty-two (32), Block Three Hundred Seventeen (317), City of Aransas Pass, San Patricio County, Texas, as shown by map or plat of same of record in Volume 3, Page 41, Map Records of San Patricio County, Texas.

**County:** San Patricio County

**Date of Sale (first Tuesday of month):** October 2, 2018

**Time of Sale:** 10:00 A.M.

**Place of Sale:** The first floor of the San Patricio County Courthouse, at the South entrance, between the glass floors in the Vestibule, in San Patricio County, Texas.

Mortgagee has appointed R. Bryan Stone as Trustee under the Deed of Trust. Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

The Property shall be sold subject to prior liens of record, if any, and any rights of redemption, if any, which may be retained by the Internal Revenue Service.

**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.**

Notice is given that on the Date of Sale, the undersigned will offer the Property for sale at public auction at the place of sale, to the highest bidder for cash, "AS IS." The Deed of Trust may encumber both real and personal property, Formal notice is hereby given of Mortgagee's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Mortgagee's rights and remedies under the Deed of Trust and section 9.604 (a) of the Texas Business and Commerce Code. **THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PROPERTY IN THIS DISPOSITION.**

If the Mortgagee 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.

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, the undersigned 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 the undersigned.

  
\_\_\_\_\_  
**R. BRYAN STONE, Trustee**

**Notice of Foreclosure Sale**

Deed of Trust ("Deed of Trust"):

Dated: July 1, 2014

Grantor: Adrian Estrada and Denise Estrada

Trustee: Michael V. Garcia

Lender: Brian Wade Pierce, Sr. and Elida E. Pierce

Recorded in: File Number 638620 of the real property records of San Patricio County, Texas.

Legal Description: Lot Twenty-Two (22), Block Three (3), Mesquite Acres Unit 1, City of Mathis, San Patricio County, Texas according to map or plat thereof recorded in Volume 6, Page 1, of the map records of San Patricio County, Texas

Secures: Promissory Note ("Note") in the original principal amount of \$144,000.00, executed by Adrian Estrada and Denise Estrada ("Borrower") and payable to the order of Lender and all other indebtedness of Borrower to Lender

Substitute Trustee: David O. Gonzalez

Foreclosure Sale:

Date: Tuesday, October 2nd, 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 1:00 p.m. and not later than three hours thereafter.

Place: 400 W. Sinton Street, Sinton, Texas 78387, at the front entrance on the South side to the San Patricio County Courthouse

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Brian Wade Pierce, Sr. and Elida E. Pierce'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, Brian Wade Pierce, Sr. and Elida E.

**RECEIVED**

**AUG 28 2018**

*4:06 A.M.*  
GRACIE ALANIZ-GONZALES  
COUNTY CLERK

Pierce, 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 Brian Wade Pierce, Sr. and Elida E. Pierce's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Brian Wade Pierce, Sr. and Elida E. Pierce'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 Brian Wade Pierce, Sr. and Elida E. Pierce 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 Brian Wade Pierce, Sr. and Elida E. Pierce. 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.**

*David O. Gonzalez*

---

David O. Gonzalez  
1600 E. Main, Suite 215  
Alice, Texas 78332  
Telephone (361) 664-3070  
Telecopier (361) 664-4582

**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**

**AUG 27 2018**

**10:08A M**

**GRACIE ALANIZ-GONZALES  
COUNTY CLERK**

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

Date: October 02, 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 AND 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.

RECEIVED

AUG 16 2018

10:05 M  
GRACIE ALANIZ-GONZALES  
COUNTY CLERK

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**SAN PATRICIO County**  
**Deed of Trust Dated:** August 20, 2016  
**Amount:** \$69,221.00  
**Grantor(s):** GLORIA DE LOS SANTOS and HENRY DE LEON

**Original Mortgagee:** VILLAGE CAPITAL & INVESTMENT, LLC  
**Current Mortgagee:** VILLAGE CAPITAL & INVESTMENT LLC

**Mortgagee Address:** VILLAGE CAPITAL & INVESTMENT LLC, 1 Corporate Drive, Suite 360, Lake Zurich, IL 60047

**Recording Information:** Document No. 659718

**Legal Description:** LOT SEVEN (7), BLOCK TWO (2) BRANNON ADDITION, AN ADDITION TO THE TOWN OF SINTON, SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 35, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR ALL PERTINENT PURPOSES.

**Date of Sale:** October 2, 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 OR JAMIE STEEN 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.

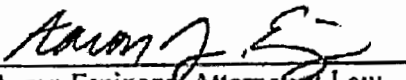
The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

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.

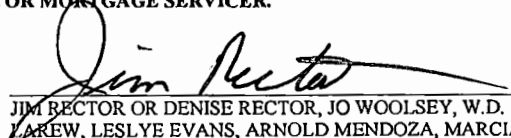
**NOTICE IS FURTHER GIVEN** that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, 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: 2018-003979

  
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 OR JAMIE STEEN  
c/o Tejas Trustee Services  
14800 Landmark Blvd, Suite 850  
Addison, TX 75254

RECEIVED

AUG 16 2018

10:05 AM  
GRACIE ALANIZ-GONZALES  
COUNTY CLERK

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**SAN PATRICIO County**  
**Deed of Trust Dated:** December 14, 2012  
**Amount:** \$34,675.00  
**Grantor(s):** MATTHEW MORENO

**Original Mortgagee:** NAVY ARMY COMMUNITY CREDIT UNION  
**Current Mortgagee:** NAVY ARMY COMMUNITY CREDIT UNION

**Mortgagee Address:** NAVY ARMY COMMUNITY CREDIT UNION, 1 Corporate Drive, Suite 360, Lake Zurich, IL 60047

**Recording Information:** Document No. 623624

**Legal Description:** LOT SEVEN (7), BLOCK TWO (2), C.E. CURRY ADDITION, AN ADDITION TO THE TOWN OF SINTON IN SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY MAP OR PLAT OF SAME OF RECORD IN VOLUME 4, PAGE 66 OF THE MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.

**Date of Sale:** October 2, 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 OR JAMIE STEEN 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.

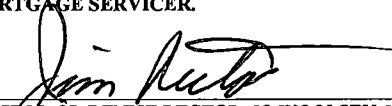
**NOTICE IS FURTHER GIVEN** that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, 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: 2018-004588

  
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 OR JAMIE STEEN  
c/o Tejas Trustee Services  
14800 Landmark Blvd, Suite 850  
Addison, TX 75254

RECEIVED

JUL 17 2018

11:05 AM  
GRACIE ALANIZ-GONZALES  
COUNTY CLERK

C&S No. 44-18-1362 / FHA / No / RECORD NOS  
LoanCare, LLC

## 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: April 24, 2013

**Grantor(s):** Roger Rodriguez, a married man, Dayna E Rodriguez

**Original Trustee:** Robert Frappier, Trustee

**Original Mortgagee:** Mortgage Electronic Registration Systems, Inc., solely as nominee for PHH Mortgage Corporation d/b/a Coldwell Banker Mortgage, its successors and assigns

**Recording Information:** Clerk's File No. 627303, in the Official Public Records of SAN PATRICIO County, Texas.

**Current Mortgagee:** Lakeview Loan Servicing, LLC

**Mortgage Servicer:** LoanCare, LLC, whose address is C/O 3637 Sentara Way, Virginia Beach, VA 23452 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.

**Legal Description:**

LOT EIGHT (8), BLOCK THREE (3), REPLAT OF BRIAR BLUFF UNIT ONE, 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 31-32, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.

**Date of Sale:** 10/02/2018 **Earliest Time Sale Will Begin:** 11:00 AM

## APPOINTMENT OF SUBSTITUTE TRUSTEE

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

**WHEREAS, the undersigned hereby APPOINTS AND DESIGNATES Jim Rector as Substitute Trustee, Denise Rector as Successor Substitute Trustee, Jo Woolsey as Successor Substitute Trustee, W.D. Larew as Successor Substitute Trustee, Vicki Hammonds 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**

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.

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.

Executed on this the 12th day of July, 2018.

**For Information:**

"Servicelink Default Abstract Solutions  
1320 Greenway Drive, Suite 300  
Irving, TX 75038

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

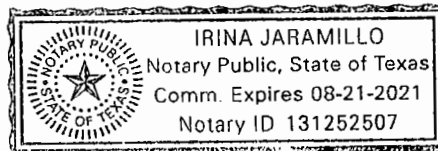
STATE OF TEXAS

COUNTY OF HARRIS

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

Executed on this the 12th day of July, 2018.

\_\_\_\_\_  
Notary Public  
Signature



Posted and filed by   
\_\_\_\_\_  
Printed Name: JIM RECTOR

C&S No. 44-18-1362 / FHA / No  
LoanCare, LLC

After recording, return to:  
**ServiceLink, ASAP**  
1320 Greenway Drive, Suite 300  
Irving, TX 75038

4664052

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

CONVENTIONAL  
Firm File Number: 16-025228

RECEIVED

JUL 26 2018

10:18 AM  
GRACIE ALANIZ-GONZALES  
COUNTY CLERK

**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.;

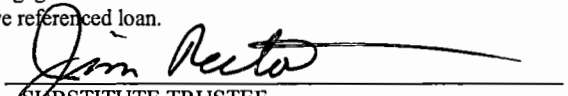
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, **October 2, 2018** between ten o'clock AM and four o'clock PM and beginning not earlier than 11:00 AM or not later than three hours thereafter, I will sell said Real Estate in the area designated by the Commissioners Court, of San Patricio county, 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.

  
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.**