

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**Date:** May 12, 2017

**Deed of Trust (as modified, renewed and extended):**

Date: February 11, 2010

Grantor: Joshua J. Cerna, and wife Christina Puente Cerna

Beneficiary: Douglas L. Norrell

Current Lender: Douglas L. Norrell

Trustee: Richard P. Bianchi, P.C.

Substitute Trustee: JIM MILLS, SUSAN MILLS, EMILY NORTHERN, ALEXANDRA ZOGRAFOS HOLUB, JUSTIN SOUTHERN, CHRIS LAFOND, HARRY BRELSFORD, CARLA PATTERSON, LISA C. FANCHER, C. M. HENKEL, III  
(any to act)  
c/o Fritz, Byrne, Head & Gilstrap, PLLC  
221 W. 6<sup>th</sup> Street, Suite 960  
Austin, TX 78701

**RECEIVED**  
MAY 16 2017  
*2:45 PM*  
GRACIE ALANIZ-GONZALES  
COUNTY CLERK

Recording Information: Recorded as Document No. 599218 in the Official Public Records of San Patricio County, Texas.

Property: Lots Three (3), Four (4), Five (5) and Six (6), Block Four Hundred Fifteen (415), City of Aransas Pass in 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.

As well as all improvements, fixtures and any other real or personal property described in the Deed of Trust and not previously released.

**Note (as modified, renewed and extended):**

Date: February 11, 2010

Original Principal Amount: \$104,000.00

Debtor: Joshua J. Cerna

Owner: Douglas L. Norrell

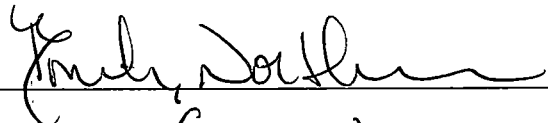
**Date and Time of Sale of Property:** The sale shall begin at 10:00 o'clock a.m. on Tuesday, June 6, 2017, or no later than three hours after that time.

**Place of Sale of Property:** At the location designated by the Commissioner's Court of San Patricio County, Texas.

Because of default in performance of the obligations of the Deed of Trust, Substitute Trustee will sell the Property by public auction to the highest bidder for cash or credit against the indebtedness at the place and date specified to satisfy the debt secured by the Deed of Trust. The sale will begin at the earliest time stated above or within three hours after that time.

**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.**

Substitute Trustee

  
\_\_\_\_\_  
Printed Name: Emily Northrup

Address of Substitute Trustee:

c/o Lisa C. Fancher  
Fritz, Byrne, Head & Gilstrap, PLLC  
221 W. 6<sup>th</sup> Street, Suite 960  
Austin, Texas 78701

RECEIVED

MAY 16 2017

C&S No. 44-17-2320 / FHA / No  
LoanCare, LLC

10:23A<sub>M</sub>  
GRACIE ALANIZ-GONZALES  
COUNTY CLERK

## NOTICE OF TRUSTEE'S SALE

**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Sender is: Codilis & Stawiarski, PC, 650 North Sam Houston Parkway East, Suite 450, Houston, Texas 77060**

Date of Security Instrument: June 12, 2015

Grantor(s): Ramsey R Flores, an unmarried man and Annabell O Cantu, an unmarried woman

Original Trustee: William S Hennessey, Esq

Original Mortgagee: Mortgage Electronic Registration Systems, Inc. ("MERS"), solely as nominee for Nations Lending Corporation, a Corporation, its successors and assigns

Recording Information: Clerk's File No. 647880, in the Official Public Records of SAN PATRICIO County, Texas.

Current Mortgagee: Nations Lending Corporation, a Corporation

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 FOUR (4), BLOCK TWENTY-FOUR (24), BAY RIDGE SUBDIVISION UNIT 11, A SUBDIVISION OF 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.

Date of Sale: 06/06/2017 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, or Thomas Delaney as Successor Substitute Trustee or Lisa Cockrell as Successor Substitute Trustee**

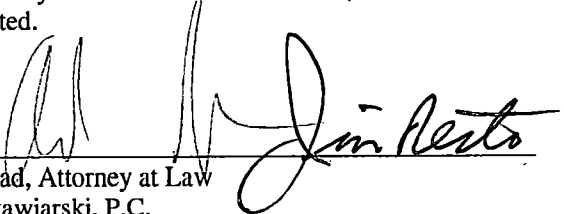
The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above, or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagee, 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 May, 2017.

**For Information:**

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

  
Adnan Ahmad, Attorney at Law  
Codilis & Stawiarski, P.C.  
650 N. Sam Houston Pkwy East, Suite 450, Houston, TX 77060  
(281) 925-5200

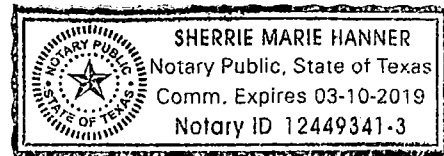
STATE OF TEXAS

COUNTY OF HARRIS

Before me, the undersigned Notary Public, on this day personally appeared Adnan Ahmad 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 acknowledge to me that he/she executed the same for the purposes and consideration therein expressed.

Given under my hand seal of office on this the 12th day of May, 2017.

  
Notary Public  
Signature



C&S No. 44-17-2320 / FHA / No  
LoanCare, LLC

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

MAY 16 2017

10:24 AM  
GRACIE ALANIZ-GONZALES  
COUNTY CLERKDEED OF TRUST INFORMATION:

**Date:** 04/28/2004  
**Grantor(s):** ELLOY CANTU AND WIFE, NANCY BUTLER CANTU  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR FULL SPECTRUM LENDING, INC., ITS SUCCESSORS AND ASSIGNS

**Original Principal:** \$117,000.00  
**Recording Information:** Instrument 531167  
**Property County:** San Patricio  
**Property:**

BEGIN AT A 5/8" STEEL REBAR FOUND IN THE NORTH R.O.W. LINE OF TEXAS F.M. ROAD NO. 3089, AND BEING THE LOWER SOUTHEAST CORNER SAID 49.702 ACRE TRACT AND BEING ALSO THE SOUTHEAST CORNER OF A 5.0 ACRE TRACT DESCRIBED UNDER CLERK'S FILE NO. 400347, REAL PROPERTY RECORDS OF SAN PATRICIO COUNTY, TEXAS, FROM WHENCE THE SOUTHWEST CORNER OF SECTION NO. 59, OF THE GEORGE H. PAUL SUBDIVISION OF THE J.J. WELDER RANCH BEARS SOUTH 00 DEGREES 00 MINUTES 45 SECONDS EAST A DISTANCE OF 50.0 FEET AND NORTH 89 DEGREES 58 MINUTES 14 SECONDS WEST A DISTANCE OF 1942.08 FEET, WITH SAID 5/8" STEEL REBAR BEING THE SOUTHEAST CORNER AND PLACE OF BEGINNING OF THIS SURVEY;  
 THENCE, NORTH 89 DEGREES 59 MINUTES 14 SECONDS WEST ALONG AND WITH THE NORTH R.O.W. LINE OF TEXAS F.M. ROAD NO. 3089 A DISTANCE OF 29.8 FEET TO A 5/8" STEEL REBAR FOUND FOR THE SOUTHWEST CORNER OF THIS SURVEY;  
 THENCE, NORTH 00 DEGREES 00 MINUTES 45 SECONDS WEST ALONG A LINE PARALLEL AND 29.8 FEET WEST OF THE LOWER EAST LINE OF SAID 49.702 ACRE TRACT A DISTANCE OF 1020.26 FEET TO A 5/8" STEEL REBAR FOUND FOR A CORNER OF THIS SURVEY;  
 THENCE, NORTH 23 DEGREES 20 MINUTES 10 SECONDS EAST A DISTANCE OF 98.65 FEET TO A 5/8" STEEL REBAR SET FOR AN INTERIOR CORNER OF THIS SURVEY;  
 THENCE, NORTH 00 DEGREES 00 MINUTES 45 SECONDS WEST A DISTANCE OF 486.09 FEET TO A 5/8" STEEL REBAR SET FOR THE NORTHWEST CORNER OF THIS SURVEY;  
 THENCE, SOUTH 86 DEGREES 47 MINUTES 14 SECONDS EAST A DISTANCE OF 270.25 FEET TO A 5/8" STEEL REBAR SET FOR THE NORTHEAST CORNER OF THIS SURVEY;  
 THENCE, SOUTH 01 DEGREES 40 MINUTES 00 SECONDS EAST A DISTANCE OF 323.21 FEET TO A 5/8" STEEL REBAR FOR AN EXTERIOR CORNER OF THIS SURVEY;  
 THENCE, NORTH 89 DEGREES 56 MINUTES 34 SECONDS WEST A DISTANCE OF 249.15 FEET TO A 5/8" STEEL REBAR FOUND FOR AN INTERIOR CORNER OF THIS SURVEY;  
 THENCE, SOUTH 00 DEGREES 02 MINUTES 06 SECONDS WEST A DISTANCE OF 238.71 FEET TO A 5/8" STEEL REBAR FOUND IN THE COMMON LINE BETWEEN LOT NOS. 4 AND 9 OF SAID SECTION NO. 59 AND BEING AN EXTERIOR CORNER OF THIS SURVEY;  
 THENCE, NORTH 89 DEGREES 59 MINUTES 14 SECONDS WEST A DISTANCE OF 39.10 FEET TO A 5/8" STEEL REBAR FOUND FOR AN INTERIOR CORNER OF THIS SURVEY;  
 THENCE, SOUTH 00 DEGREES 00 MINUTES 45 SECONDS EAST ALONG AND WITH THE EAST BOUNDARY OF SAID 5.0 ACRE TRACT A DISTANCE OF 1020.26 FEET TO THE PLACE OF BEGINNING AND CONTAINING 2.98 ACRES OF LAND MORE OR LESS.

**Reported Address:** 15256 FM 3089, SINTON, TX 78387MORTGAGE SERVICING INFORMATION:

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

**Current Mortgagee:** THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2004-5**Mortgage Servicer:** Ditech Financial LLC  
**Current Beneficiary:** THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF THE CWABS INC., ASSET-

**Substitute Trustee(s):** Jim Rector, Denise Rector, Braden Barnes, Michael Burns, Thuy Frazier, Alexander Wolfe, Suzanne Suarez or Adam Womack, 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, Braden Barnes, Michael Burns, Thuy Frazier, Alexander Wolfe, Suzanne Suarez or Adam Womack, 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, Braden Barnes, Michael Burns, Thuy Frazier, Alexander Wolfe, Suzanne Suarez or Adam Womack, 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,

Buckley Madole, P.C.



RECEIVED

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

MAY 16 2017

16:24 M  
GRACIE ALANIZ-GONZALES  
COUNTY CLERK

DEED OF TRUST INFORMATION:

**Date:** 07/21/2014  
**Grantor(s):** MARY ANN LOCKEBY, A SINGLE PERSON  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR WR STARKEY MORTGAGE, L.L.P., ITS SUCCESSORS AND ASSIGNS  
**Original Principal:** \$76,000.00  
**Recording Information:** Instrument 639304  
**Property County:** San Patricio  
**Property:** LOT TWELVE (12), BLOCK TWO (2), FULWEB ADDITION UNIT 2, 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 77 OF THE MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.  
**Reported Address:** 300 MESQUITE DRIVE, SINTON, TX 78387

MORTGAGE SERVICING INFORMATION:

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

**Current Mortgagee:** Wells Fargo Bank, NA  
**Mortgage Servicer:** Wells Fargo Bank, N. A.  
**Current Beneficiary:** Wells Fargo Bank, NA  
**Mortgage Servicer Address:** 3476 Stateview Boulevard, Fort Mill, SC 29715

SALE INFORMATION:

**Date of Sale:** Tuesday, the 6th day of June, 2017  
**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, Braden Barnes, Michael Burns, Thuy Frazier, Alexander Wolfe, Suzanne Suarez or Adam Womack, 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, Braden Barnes, Michael Burns, Thuy Frazier, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

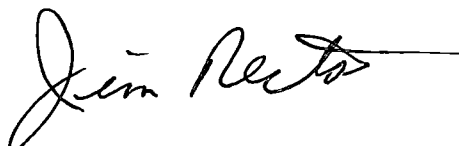
WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

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, Braden Barnes, Michael Burns, Thuy Frazier, Alexander Wolfe, Suzanne Suarez or Adam Womack, 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,

Buckley Madole, P.C.



RECEIVED

MAY 16 2017

CITIMORTGAGE, INC. (CMI)  
SILVA-BROWN, GLORIA  
800 STEMBRIDGE DRIVE, SINTON, TX 78387

CONVENTIONAL  
Firm File Number: 15-023122

10:24 AM  
GRACIE ALANIZ-GONZALES  
COUNTY CLERK

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on May 9, 2003, GLORIA SILVA-BROWN A/K/A GLORIA S. BROWN, A SINGLE WOMAN, as Grantor(s), executed a Deed of Trust conveying to STAN HUBENAK, as Trustee, the Real Estate hereinafter described, to FIRST CAPITAL BANK, SSB in payment of a debt therein described. The Deed of Trust was filed in the real property records of SAN PATRICIO COUNTY, TX and is recorded under Clerk's File/Instrument Number 518410, to which reference is herein made for all purposes.

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

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


NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, June 6, 2017 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 ONE (1), STEMBRIDGE ADDITION TO THE TOWN OF SINTON IN SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY MAP OR PLAT OF SAME OF RECORD IN VOLUME 5, PAGE 15 OF THE MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS;

Property Address: 800 STEMBRIDGE DRIVE  
SINTON, TX 78387  
Mortgage Servicer: CITIMORTGAGE, INC.  
Noteholder: PROSPERITY BANK  
1000 TECHNOLOGY DRIVE  
O'FALLON, MISSOURI 63368-2240

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.**



Curtis Crothers  
351 North Rife Street  
Aransas Pass, Texas 78336  
Our file #1015-096F

**ATTENTION SERVICE MEMBERS:**

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving 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, or if you have recently been discharged from active military duty, please send written notice of the active duty military service to the sender of this notice immediately.

**NOTICE OF TRUSTEE'S SALE**

**WHEREAS**, on July 25, 2003, Curtis Crothers executed a Deed of Trust conveying to Anthony H. Barone, a Trustee, the Real Estate hereinafter described, to secure Centex Home Equity Company, LLC in the payment of a debt therein described, said Deed of Trust being recorded in Instrument Number 521305 in the Real Property Records of San Patricio County, Texas; and

**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, the street address for the substitute trustees is 1126 W. Gray, Houston, Texas 77019; and

**WHEREAS**, Default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder of said debt has requested the undersigned to sell said property to satisfy said indebtedness.

**NOW, THEREFORE, NOTICE IS HEREBY GIVEN** that on Tuesday, June 6, 2017, 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 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 and must be concluded within three hours of such starting time. Said sale shall be to the highest bidder for cash.

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

**LOTS FIVE (5) AND SIX (6), BLOCK NO. FOUR HUNDRED SEVENTY NINE (479), IN THE CITY OF ARANSAS PASS, SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGE 38, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.**

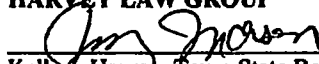
Nationstar Mortgage, LLC is the mortgage servicer for the mortgagee of the Deed of Trust. Nationstar Mortgage, LLC and the mortgagee have entered into an agreement granting Nationstar Mortgage, LLC authority to service the mortgage. Nationstar Mortgage, LLC, as mortgage servicer, is representing the Mortgagee under a servicing agreement with the Mortgagee (the "Servicing Agreement"). The name of the Mortgagee is The Bank of New York Mellon f/k/a The Bank of New York, as successor in interest to JPMorgan Chase Bank, as Trustee for Centex Home Equity Loan Trust 2004-A. Pursuant to the Servicing Agreement, Nationstar Mortgage, LLC is granted authority to collect and service the debt associated with the Deed of Trust. Under Section 51.0025 of the Texas Property Code, Nationstar Mortgage, LLC, as mortgage servicer, is authorized to administer any resulting foreclosure of the property covered by the Deed of Trust on behalf of the Mortgagee. The Mortgagee's address is c/o the mortgage servicer, Nationstar Mortgage, LLC, 8950 Cypress Waters Blvd., Coppell, TX 75019.

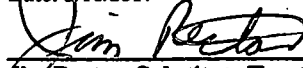
If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

**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.**

Substitute and Successor Substitute Trustees are identified below.

**HARVEY LAW GROUP**

  
\_\_\_\_\_  
Kelly A. Harvey, Texas State Bar No. 09180150  
Jerr W. Mason, Texas State Bar No. 24081794  
Attorneys for Mortgagee and Mortgage Servicer  
Date: 5/16/2017

  
\_\_\_\_\_  
Jim Rector, Substitute Trustee, or

RECEIVED

MAY 16 2017

10:24A M  
GRACIE ALANIZ-GONZALES  
COUNTY CLERK

**Denise Rector, Successor Substitute Trustee, or  
Jo Woolsey, Successor Substitute Trustee, or  
Bob Frisch, Successor Substitute Trustee, or  
Vicki Hammonds, Successor Substitute Trustee, or  
Arnold Mendoza, Successor Substitute Trustee, or  
Sandra Mendoza, Successor Substitute Trustee, or  
Jamie Steen, Successor Substitute Trustee, or  
Jim Rector, Successor Substitute Trustee, or  
Denise Rector, Successor Substitute Trustee, or  
W.D. Larew, Successor Substitute Trustee, or  
Vicki Hammonds, Successor Substitute Trustee, or  
Leslye Evans, Successor Substitute Trustee, or  
Jo Woolsey, Successor Substitute Trustee, or  
Arnold Mendoza, Successor Substitute Trustee**

**Notice sent by:  
HARVEY LAW GROUP  
P.O. Box 131407  
Houston, Texas  
77219  
Tel.: (832) 922-4000  
Fax: (832) 922-6262**

CAUSE NO. S-16-5671CV-B

**THE BANK OF NEW YORK MELLON  
F/K/A THE BANK OF NEW YORK, AS  
SUCCESSOR IN INTEREST TO  
JPMORGAN CHASE BANK, AS  
TRUSTEE FOR CENTEX HOME  
EQUITY LOAN TRUST 2004-A**  
*Plaintiff*

v.

**THE UNKNOWN HEIRS OF CURTIS  
CROTHERS, DECEASED AND FELICIA  
THOMPSON**  
*Defendants*

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§  
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§  
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**IN THE DISTRICT COURT**

**OF SAN PATRICIO COUNTY,  
TEXAS**

**156th JUDICIAL DISTRICT**

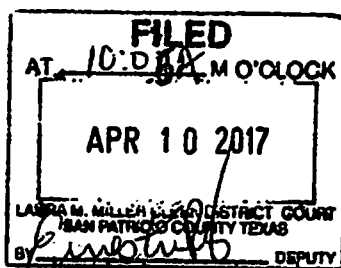
**AGREED JUDGMENT FOR FORECLOSURE OF LIEN**

Came on for consideration the proposed agreed final judgment presented by The Bank of New York Mellon f/k/a The Bank of New York, as Successor in Interest to JPMorgan Chase Bank, as Trustee for Centex Home Equity Loan Trust 2004-A ("Plaintiff"), and the Unknown Heirs of Curtis Crothers, Deceased. The Court is of the opinion that said proposed agreed judgment should be GRANTED.

The Court finds that the Plaintiff has established the basis for the foreclosure and that:

(1) the material facts establishing the basis for foreclosure are as follows:

- a monetary default of the subject Note exists;
- on February 13, 2014, the Plaintiff gave the obligor on the Note proper Notice of Default;
- the default was not cured and the Note was accelerated on December 4, 2015;
- the loan is due for the January 1, 2014 payment and all subsequent payments; and



- all principal, interest and other sums due under the terms of the Note and Texas Home Equity Security Instrument have been accelerated and are now due and owing.
- Felicia Thompson a/k/a Felicia Crothers was served with citation on September 21, 2016 and has failed to file an answer in this cause;
- Felicia Thompson a/k/a Felicia Crothers is the surviving spouse and heir at law of Curtis Crothers.
- Felicia Thompson a/k/a Felicia Crothers is not obligated on the Note and is not responsible for payment of the debt represented by the Note.

(2) The property to be foreclosed is commonly known as 351 North Rife Street, Aransas Pass, Texas 78336 (the "Property") which has the following legal description:

LOTS FIVE (5) AND SIX (6), BLOCK NO. FOUR HUNDRED SEVENTY NINE (479), IN THE CITY OF ARANSAS PASS, SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGE 38, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS


(3) The Texas Home Equity Security Instrument to be foreclosed is recorded or indexed under Instrument 521305 of the real property records of San Patricio County, Texas (hereinafter referred to as the "Security Instrument").

(4) John Lamerson was appointed the Attorney Ad Litem for the Unknown Heirs of Curtis Crothers, and after due diligence, was unable to locate any additional heirs of the Deceased.

IT IS THEREFORE ORDERED that the Plaintiff may proceed with posting for foreclosure and foreclosure of the Property pursuant to TEX. PROP. CODE § 51.002 and the subject Security Instrument.

IT IS FURTHER ORDERED that John Lamerson, the Attorney Ad Litem for the Unknown Heirs of Curtis Crothers, is awarded \$ 900.00 in attorney's fees.

SIGNED this 10<sup>th</sup> day of April, 2017.

  
\_\_\_\_\_  
JUDGE PRESIDING

**PATRICK L. FLANIGAN**

Approved As To Form And Entry Requested:

\_\_\_\_\_  
John Lamerson  
Texas Bar No: 24076495  
Email: lamersonlawfirm@gmail.com  
P.O. Box 241  
Corpus Christi, Texas 78403  
Tel.: (361)816-9969  
Fax: (866)935-5634  
Attorney Ad Litem for Defendant  
The Unknown Heirs of Curtis Crothers

**HARVEY LAW GROUP**

/s/ Kelly J. Harvey  
\_\_\_\_\_  
Kelly J. Harvey  
SBN: 09180150  
Kelly@kellyharvey.com  
Jerry W. Mason  
SBN: 24081794  
Jerry@kellyharvey.com  
P.O. Box 131407  
Houston, Texas 77219  
Tel. (832) 922-4000  
Fax. (832) 922-6262  
**ATTORNEYS FOR PLAINTIFF**

RECEIVED

MAY 15 2017

8:00 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 OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**

1. **Property to Be Sold.** The property to be sold is described as follows: 2.121 ACRES OF LAND BEING OUT OF LOT 2 OF THE SOUTHEAST QUARTER OF SECTION 24 OF THE GEORGE H. PAUL SUBDIVISION OF THE COLEMAN FULTON PASTURE COMPANY'S LANDS WEST OF TAFT, AS SHOWN OF MAP RECORDED IN VOLUME 1, PAGE 27 OF THE PLAT RECORDS OF SAN PATRICIO COUNTY, TEXAS. SAID TRACT OF LAND IS MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" WHICH IS ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 08/20/2012 and recorded in Document 620613 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: 06/06/2017  
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.

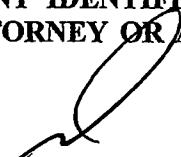
4. **Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 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 EVA RODRIGUEZ AND REYNALDO OZUNA RODRIGUEZ, provides that it secures the payment of the indebtedness in the original principal amount of \$9,300.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. VETERANS LAND BOARD OF THE STATE OF TEXAS is the current mortgagee of the note and deed of trust and VETERANS LAND BOARD OF THE STATE OF TEXAS is mortgage servicer. A servicing agreement between the mortgagee, whose address is VETERANS LAND BOARD OF THE STATE OF TEXAS c/o VETERANS LAND BOARD OF THE STATE OF TEXAS, 1 Corporate Dr., Ste 360, Lake Zurich, IL 60047 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. **Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint 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

I am W.D. Larew Certificate of Posting whose address is 14160 N. Dallas Pkwy, Suite 900, Dallas, TX 75254. I declare under penalty of perjury that on 5/15/17 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.

Escrow File No.: 03121532

**EXHIBIT "A"**

Field notes of a 2.121 acre tract of land being the same 2.121 acres conveyed to Jesus Alaniz & Olivia Alaniz by Deed recorded in Clerk's File No. 489481 of the Real Property Records of San Patricio County, Texas;

Said 2.121 acre tract of land, being out of Lot 2 of the Southeast Quarter of Section 24 of the George H. Paul Subdivision of the Coleman Fulton Pasture Company's Lands West of Taft, as shown on map recorded in Volume 1, Page 27 of the Plat Records of San Patricio County, Texas;

Said 2.121 acre tract is comprised of a portion of the M. McCauley Survey, Abstract 13, and the W. B. Blanchard Survey, Abstract 71 is situated in San Patricio County, Texas; approximately 1.5 miles south of the town of Sinton, and is described by metes and bounds as follows:

Commencing at a point at the Southeast corner of said Section 24, said point being the centerline intersection of F.M. Highway 2046 and County Road 82;

Thence N 00° 01' 12" E, along the centerline of said F. M. Highway 2046, a distance of 230.00 feet to the beginning point, for the Southeast corner of this tract;

Thence N 89° 56' 48" W along the South line of this tract, at 39.05 feet pass a 1/2" iron pipe found near the West right-of-way line of said F. M. Highway 2046 for a line marker, in all a distance of 440.00 feet to a 5/8" iron rod found for the Southwest corner of this tract;

Thence N 00° 01' 12" E along the West line of this tract, a distance of 210.00 feet to a 5/8" iron rod found for the Northwest corner of this tract;

Thence S 89° 56' 48" E along the North line of this tract, at 400.77 feet pass a 1/2" iron pipe found near the West right-of-way line of said F. M. Highway 2046 for a line marker, in all a distance of 440.00 feet to a point in the centerline of said F. M. Highway 2046, for the Northeast corner of this tract;

Thence S 00° 01' 12" W along the east line of this tract, a distance of 210.00 feet to the place of beginning, containing 2.121 acres, more or less, subject to all easements of record.

*NOTE: Company is prohibited from insuring the area or quantity of the land described herein. Therefore, Company does not represent that the acreage or square footage calculations are correct. References to quantity are for informational purposes only.*

**FILED AND RECORDED**  
**OFFICIAL PUBLIC RECORDS**

*Gracie Alaniz-Gonzales*

Gracie Alaniz-Gonzales, County Clerk  
San Patricio Texas

August 22, 2012 04:33:14 PM



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 15 2017  
8:05 AM  
GRACIE ALANIZ-GONZALES  
COUNTY CLERK

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

Date: June 06, 2017

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 January 02, 2008 and recorded in Document INSTRUMENT NO. 576546 real property records of SAN PATRICIO County, Texas, with JOE DAVID REAMY AND CYNTHIA JEAN REAMY, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JOE DAVID REAMY AND CYNTHIA JEAN REAMY, securing the payment of the indebtednesses in the original principal amount of \$75,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. BANK OF AMERICA, 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. BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP  
7105 CORPORATE DRIVE  
PLANO, TX 75024

EVAN PRESS, AMY BOWMAN, REID RUPLE, CAROL EVANGELISTI, MARCIA CHAPA, MARTHA BOETA, FREDERICK BRITTON, KRISTOPHER HOLUB, JIM RECTOR, DENISE RECTOR, JO WOOLSEY, W.D. LAREW, LESLYE EVANS, OR ARNOLD 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 W.D. Larew, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on 5/15/17 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: W.D. Larew  
Date: 5/15/17



**EXHIBIT "A"**

FIELD NOTES OF A 1.00 ACRE TRACT OF LAND, BEING OUT OF A 40 ACRE TRACT RECORDED IN VOLUME 355, PAGES 195-196, SAN PATRICIO COUNTY, TEXAS, AND ALSO BEING OUT OF THE E.J. MCGLOIN SURVEY, SAN PATRICIO COUNTY, TEXAS ABSTRACT, A-14 AND SAID 1.00 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD FOUND IN THE WEST RIGHT OF WAY LINE OF COUNTY ROAD 249 (60 FEET RIGHT OF WAY) FOR THE SOUTHEAST CORNER OF SAID 40 ACRE TRACT AND THE SOUTHEAST CORNER OF THIS SURVEY.

THENCE NORTH 57 DEG 35' 00" WEST, A DISTANCE OF 165.94 FEET TO A 5/8-INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THIS SURVEY.

THENCE NORTH 32 DEG 18' 53" EAST, PASSING A 5/8-INCH IRON ROD FOUND AT A DISTANCE OF 242.80 FEET AND A TOTAL DISTANCE OF 262.48 FEET TO A 5/8-INCH IRON ROD FOUND IN THE CENTERLINE OF COUNTY ROAD 476 FOR THE NORTHWEST CORNER OF THIS SURVEY.

THENCE SOUTH 57 DEG 41' 52" EAST, WITH THE CENTERLINE OF COUNTY ROAD 476, A DISTANCE OF 165.77 FEET TO A 5/8-INCH IRON ROD FOUND AT THE INTERSECTION OF THE CENTERLINE OF COUNTY ROAD 476 AND THE WEST RIGHT OF WAY LINE OF COUNTY ROAD 249 (60 FEET RIGHT OF WAY) FOR THE NORTHEAST CORNER OF THIS SURVEY.

THENCE SOUTH 32 DEG 16' 40" WEST, WITH THE WEST RIGHT OF WAY LINE OF COUNTY ROAD 249 (60 FEET RIGHT OF WAY), PASSING A 5/8-INCH IRON ROD AT A DISTANCE OF 20.02 FEET AND A TOTAL DISTANCE OF 262.81 FEET TO THE BEGINNING POINT OF THIS TRACT, AND CONTAINING 1.00 ACRE 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

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

Date: June 06, 2017

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.

MAY 15 2017  
8:05 A M  
GRACIE ALANIZ-GONZALES  
COUNTY CLERK

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

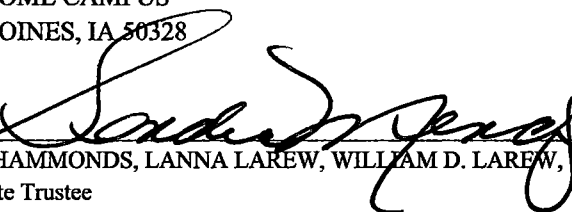
3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated October 05, 1999 and recorded in Document CLERK'S FILE NO. 478344 real property records of SAN PATRICIO County, Texas, with EPIFANIO MORENO PEREZ JR, grantor(s) and NORWEST MORTGAGE, INC., 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.  
ONE HOME CAMPUS  
DES MOINES, IA 50328

  
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 W.D. Larew, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on 5/15/17 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: W.D. Larew  
Date: 5/15/17

**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.

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 15 2017  
8:05 AM  
GRACIE ALANIZ-GONZALES  
COUNTY CLERK

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

Date: June 06, 2017

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.

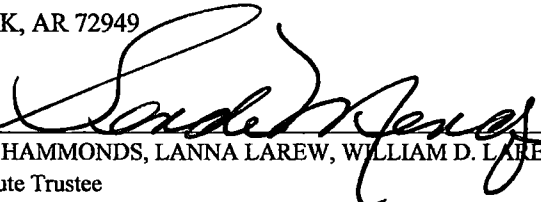
3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated October 25, 2012 and recorded in Document CLERK'S FILE NO. 622513; AS AFFECTED BY LOAN MODIFICATION AGREEMENT IN CLERK'S FILE NO. 644177 real property records of SAN PATRICIO County, Texas, with JOHNNY JOE MORENO AND VERONICA RODRIGUEZ, grantor(s) and PRIORITY BANK, FSB, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JOHNNY JOE MORENO AND VERONICA RODRIGUEZ, securing the payment of the indebtednesses in the original principal amount of \$204,566.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. PRIORITY BANK is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

c/o PRIORITY BANK  
400 WEST COMMERCIAL STREET  
OZARK, AR 72949

  
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 W.D. LAREW, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on 5/15/17 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.

Declarant's Name: W.D. LAREW  
Date: 5/15/17

**EXHIBIT "A"**

FIELD NOTE DESCRIPTION OF A 7.00 ACRE TRACT OF LAND BEING OUT OF A 10.00 ACRE TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN VOLUME 129, PAGE 198, DEED RECORDS OF SAN PATRICIO COUNTY, TEXAS, SAID 7.00 ACRE TRACT IS SITUATED IN THE MOREHEAD WRIGHT SURVEY, ABSTRACT 148, SAN PATRICIO COUNTY, TEXAS, AND SAID 7.00 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE NORTHEAST CORNER OF SAID 10.00 ACRE TRACT, SAME POINT BEING AT THE SOUTHEAST CORNER OF A 25.40 ACRE TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN CLERK'S FILE NO. 572824, REAL PROPERTY RECORDS OF SAN PATRICIO COUNTY, TEXAS, AND SAME POINT BEING IN THE CENTERLINE OF COUNTY ROAD NO. 2221 (FORMERLY COUNTY ROAD NO. 49);

THEN SOUTH  $00^{\circ} 35'00''$  WEST, ALONG THE EAST LINE OF SAID 10.00 ACRE TRACT, AND WITH THE CENTERLINE OF SAID COUNTY ROAD NO. 2221, 379.20 FEET TO A POINT FOR CORNER;

THEN NORTH  $89^{\circ} 27'00''$  WEST, AT 30.00 FEET PASS A  $5/8''$  STEEL ROD WITH A PLASTIC CAP STAMPED "RPLS 2033" FOUND AT THE EASTERLY NORTHEAST CORNER OF A 0.942 ACRE TRACT OF LAND AS DESCRIBED IN DEED RECORDED IN CLERK'S FILE NO. 342480, REAL PROPERTY RECORDS OF SAN PATRICIO COUNTY, TEXAS, SAME POINT BEING IN THE WEST LINE OF SAID COUNTY ROAD NO. 2221, AND CONTINUE FOR A TOTAL DISTANCE OF 804.15 FEET TO A  $5/8''$  STEEL ROD WITH A PLASTIC CAP STAMPED "RPLS 2033" FOUND FOR CORNER;

THEN NORTH  $00^{\circ} 35'00''$  EAST, 379.20 FEET TO A  $5/8''$  STEEL ROD WITH A PLASTIC CAP STAMPED "RPLS 2033" FOUND IN THE NORTH LINE OF SAID 10.00 ACRE TRACT, SAME POINT BEING IN THE SOUTH LINE OF SAID 25.40 ACRE TRACT;

THEN SOUTH  $89^{\circ} 27'00''$  EAST, ALONG THE NORTH LINE OF SAID 10.00 ACRE TRACT, SAME BEING THE SOUTH LINE OF SAID 25.40 ACRE TRACT, AT 774.15 FEET PASS A  $5/8''$  STEEL ROD FOUND IN THE WEST LINE OF SAID COUNTY ROAD NO. 2221, AND CONTINUE FOR A TOTAL DISTANCE OF 804.15 FEET TO THE POINT OF BEGINNING.

CONTAINING 7.00 ACRES, MORE OR LESS.

## NOTE:

BEARINGS ARE BASED ON THE DEED RECORDED IN CLERK'S FILE NO. 342480, REAL PROPERTY RECORDS OF SAN PATRICIO COUNTY, TEXAS.

NOT VALID WITHOUT ORIGINAL INK SIGNATURE.

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: June 06, 2017

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.

MAY 15 2017  
8:05 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 May 17, 2007 and recorded in Document CLERK'S FILE NO. 569193; AS AFFECTED BY LOAN MODIFICATION AGREEMENT CLERK'S FILE NO. 627746 real property records of SAN PATRICIO County, Texas, with CARMEL MARTINEZ AND PATRICIA MARTINEZ, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by CARMEL MARTINEZ AND PATRICIA MARTINEZ, securing the payment of the indebtednesses in the original principal amount of \$268,850.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. METROPOLITAN LIFE INSURANCE 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. BAYVIEW LOAN SERVICING, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o BAYVIEW LOAN SERVICING  
4425 PONCE DE LEON BLVD 5TH FLOOR  
CORAL GABLES FL 33146

  
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 W. D. Larew, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on 5/15/17 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: W. D. LAREW  
Date: 5/15/17

**EXHIBIT "A"**

THE SURFACE ESTATE ONLY TO LOT THREE (3), BLOCK TWO (2), ANGELITA ESTATES, A SUBDIVISION IN SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT THEREOF RECORDED IN ENVELOPE NO. 1319-1320, TUBE 14-3, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR ALL PERTINENT PURPOSES.

RECEIVED

MAY - 5 2017

12:10 PM  
GRACIE ALANIZ GONZALES  
COUNTY CLERK

## Notice of Foreclosure Sale

May 5, 2017

("Deed of Trust"): Deed of Trust dated April 16, 2013, executed by Michelle Marie Haas and recorded May 29, 2013, in File #628147 of the real property records of San Patricio County, Texas, securing the obligations therein described (the "Indebtedness") originally payable to Benjamin S. Foss III and wife, Linda Foss

Dated: April 16, 2013

Grantor: Michelle Marie Haas

Trustee: Nathan East

Lender: Benjamin S. Foss III and wife, Linda Foss

Recorded in: County Clerk file #628147 of the real property records of San Patricio County, Texas

Secures: Promissory note ("Note") in the original principal amount of \$330,000.00, executed by Michelle Marie Haas ("Borrower") and payable to the order of Lender and all other indebtedness of Borrower to Lender.

Property: Lot 2, Block 1, 0.904 Acres, Windy Hill Subdivision, according to the map or plat thereof recorded in Volume 1, page 7 of the Map Records of San Patricio County, also known as 2479 Windy Hill, Ingleside, San Patricio County, Texas 78362.

Substitute Trustee: Frank G. Delaney

Substitute Trustee's  
Address: 615 N. Upper Broadway, Suite 725  
Wells Fargo Bank Tower  
Corpus Christi, Texas 78401-0734

Foreclosure Sale:

Date: June 6, 2017

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



Place: On the first floor of the courthouse, at the south entrance, between the glass doors in the vestibule.

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

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Lender/Beneficiary, 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 Lender/Beneficiary's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Lender/Beneficiary'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 Lender/Beneficiary passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

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

Respectfully submitted,

FRANK G. DELANEY  
Attorney at Law  
Wells Fargo Building, MT 47  
615 Upper N. Broadway, Suite 725  
Corpus Christi, Texas 78401  
Telephone: (361) 888-4088  
Facsimile: (361) 884-7921

By: 

Frank G. Delaney, Substitute Trustee  
State Bar No. 05723800

**NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE**

**DEED OF TRUST INFORMATION:**

**Date:** 06/14/2011  
**Grantor(s):** TIMOTHY SCOTT, AN UNMARRIED MAN  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR WOLFE FINANCIAL, INC DBA INTEGRITY MORTGAGE GROUP, ITS SUCCESSORS AND ASSIGNS  
**Original Principal:** \$72,321.00  
**Recording Information:** Instrument 609387  
**Property County:** San Patricio  
**Property:** LOTS TWENTY-THREE (23), TWENTY-FOUR (24), TWENTY-FIVE (25) AND TWENTY-SIX (26), BLOCK FOUR HUNDRED EIGHTY-ONE (481), CITY OF ARANSAS PASS IN SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY REPLAT OF A PORTION OF SAME RECORDED IN VOLUME 8, PAGE 38, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.  
**Reported Address:** 130 N HOUSTON ST, ARANSAS PASS, TX 78336

**MORTGAGE SERVICING INFORMATION:**

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

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

**RECEIVED**

APR 24 2017  
9:35A<sub>M</sub>

GRACIE ALANIZ-GONZALES  
COUNTY CLERK

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 6th day of June, 2017

**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, Jo Woolsey, W.D. Larew, Leslye Evans, Arnold Mendoza, Evan Press, Amy Bowman, Reid Ruple, Carol Evangelisti, Marcia Chapa, Martha Boeta, Frederick Britton, Kristopher Holub, Braden Barnes, Michael Burns, Thuy Frazier, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act

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

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

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

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Jim Rector, Denise Rector, Jo Woolsey, W.D. Larew, Leslye Evans, Arnold Mendoza, Evan Press, Amy Bowman, Reid Ruple, Carol Evangelisti, Marcia Chapa, Martha Boeta, Frederick Britton, Kristopher Holub, Braden Barnes, Michael Burns, Thuy Frazier, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

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

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

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Jim Rector, Denise Rector, Jo Woolsey, W.D. Larew, Leslye Evans, Arnold Mendoza, Evan Press, Amy Bowman, Reid Ruple, Carol Evangelisti, Marcia Chapa, Martha Boeta, Frederick Britton, Kristopher Holub, Braden Barnes, Michael Burns, Thuy Frazier, Alexander Wolfe, Suzanne Suarez or Adam Womack, 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

APR 11 2017

10:41 A M  
GRACIE ALANIZ-GONZALES  
COUNTY CLERKNOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALEDEED OF TRUST INFORMATION:

**Date:** 07/20/2015  
**Grantor(s):** JOHN ADAM CASE KING IV AND GERALDINE ELIZABETH KING, HUSBAND AND WIFE  
**Original Mortgagee:** WELLS FARGO BANK, N.A.  
**Original Principal:** \$111,850.00  
**Recording Information:** Instrument 649031  
**Property County:** San Patricio  
**Property:** LOT FIFTEEN (15), BLOCK TWO (2), LAKEVIEW SUBDIVISION, AN ADDITION TO THE CITY OF INGLESIDE, SAN PATRICIO COUNTY, TEXAS, ACCORDING TO MAP OR PLAT RECORDED IN ENVELOPES A-118 & A-119, TUBE 28-5, OF THE MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS, AND AS RATIFIED UNDER CLERKS FILE NO. 428954 OF THE REAL PROPERTY RECORDS OF SAN PATRICIO COUNTY, TEXAS.  
**Reported Address:** 2952 LAKEVIEW WEST DRIVE, INGLESIDE, TX 78362

MORTGAGE SERVICING INFORMATION:

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

**Current Mortgagee:** Wells Fargo Bank, N.A.  
**Mortgage Servicer:** Wells Fargo Bank, N.A.  
**Current Beneficiary:** Wells Fargo Bank, N.A.  
**Mortgage Servicer Address:** 3476 Stateview Boulevard, Fort Mill, SC 29715

SALE INFORMATION:

**Date of Sale:** Tuesday, the 6th day of June, 2017  
**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, Jo Woolsey, W.D. Larew, Leslye Evans, Arnold Mendoza, Evan Press, Amy Bowman, Reid Ruple, Carol Evangelisti, Marcia Chapa, Martha Boeta, Frederick Britton, Kristopher Holub, Braden Barnes, Michael Burns, Thuy Frazier, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act  
**Substitute Trustee Address:** 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

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

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

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Jim Rector, Denise Rector, Jo Woolsey, W.D. Larew, Leslye Evans, Arnold Mendoza, Evan Press, Amy Bowman, Reid Ruple, Carol Evangelisti, Marcia Chapa, Martha Boeta, Frederick Britton, Kristopher Holub, Braden Barnes, Michael Burns, Thuy Frazier, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

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

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

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Jim Rector, Denise Rector, Jo Woolsey, W.D. Larew, Leslye Evans, Arnold Mendoza, Evan Press, Amy Bowman, Reid Ruple, Carol Evangelisti, Marcia Chapa, Martha Boeta, Frederick Britton, Kristopher Holub, Braden Barnes, Michael Burns, Thuy Frazier, Alexander Wolfe, Suzanne Suarez or Adam Womack, 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

MAR 27 2017

12:07 PM  
GRACIE ALAMIZ-GONZALES  
COUNTY CLERKNOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALEDEED OF TRUST INFORMATION:

**Date:** 08/27/2014  
**Grantor(s):** ANTONIO PARRA AND GENEVIEVE PARRA, HUSBAND AND WIFE  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS  
 NOMINEE FOR FIRST CONTINENTAL MORTGAGE, LTD, ITS SUCCESSORS AND ASSIGNS

**Original Principal:** \$81,005.00  
**Recording Information:** Instrument 640233  
**Property County:** San Patricio  
**Property:**

LOT FOUR (4), BLOCK ONE (1), WELDER 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 40, MAP RECORDS OF SAN PATRICIO COUNTY,  
 TEXAS

**Reported Address:** 877 HAMILTON STREET, SINTON, TX 78387

MORTGAGE SERVICING INFORMATION:

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

**Current Mortgagee:** Wells Fargo Bank, NA  
**Mortgage Servicer:** Wells Fargo Bank, N. A.  
**Current Beneficiary:** Wells Fargo Bank, NA  
**Mortgage Servicer Address:** 3476 Stateview Boulevard, Fort Mill, SC 29715

SALE INFORMATION:

**Date of Sale:** Tuesday, the 6th day of June, 2017  
**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, Jo Woolsey, W.D. Larew, Leslye Evans, Arnold Mendoza, Evan  
 Press, Amy Bowman, Reid Ruple, Carol Evangelisti, Marcia Chapa, Martha Boeta, Frederick  
 Britton, Kristopher Holub, Braden Barnes, Michael Burns, Thuy Frazier, Alexander Wolfe,  
 Suzanne Suarez or Adam Womack, any to act

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

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

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

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Jim Rector,  
 Denise Rector, Jo Woolsey, W.D. Larew, Leslye Evans, Arnold Mendoza, Evan Press, Amy Bowman, Reid Ruple, Carol  
 Evangelisti, Marcia Chapa, Martha Boeta, Frederick Britton, Kristopher Holub, Braden Barnes, Michael Burns, Thuy Frazier,  
 Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, have been appointed as Substitute Trustees and requested to  
 sell the Property to satisfy the indebtedness; and

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

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

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Jim Rector, Denise Rector, Jo Woolsey, W.D. Larew, Leslye Evans, Arnold Mendoza, Evan Press, Amy Bowman, Reid Ruple, Carol Evangelisti, Marcia Chapa, Martha Boeta, Frederick Britton, Kristopher Holub, Braden Barnes, Michael Burns, Thuy Frazier, Alexander Wolfe, Suzanne Suarez or Adam Womack, 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.

[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

MAR 14 2017  
10:10A M  
GRACIE ALANIZ-GONZALES  
COUNTY CLERK

TS#: 14-14189

### NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**WHEREAS**, on 6/16/2008, Hilario O. Arredondo, Jr. and Graciela C. Arredondo, Husband and Wife, As Community Property, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of Tommy Bastian, Barrett Burke Wilson Castle, Daffin and Frappier, L.L.P., as Trustee, Mortgage Electronic Registration Systems, Inc., solely as nominee for Taylor, Bean and Whitaker Mortgage Corp., as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$120,531.00, payable to the order of Mortgage Electronic Registration Systems, Inc., solely as nominee for Taylor, Bean and Whitaker Mortgage Corp., which Deed of Trust is Recorded on 6/20/2008 as Volume 581504, 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: **9903 FARM ROAD 3377, MATHIS, TX 78368**

**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 **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.



4612249

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on TUESDAY, 6/6/2017 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 3/7/2017

  
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.***

**EXHIBIT "A"**

**FIELDNOTE DESCRIPTION of a portion of the J. M. P. and N. Delgado Survey, Abstract 4, San Patricio County, Texas, being out of a 3.00 acre tract described in Warranty Deed recorded in Volume 157, Page 305, Deed Records:**

**BEGINNING at a 5/8-inch steel rod found on the southerly boundary of said 3.00 acre tract on the westerly right-of-way of Farm Road 3377, as described in deed recorded in Volume 617, Page 391, Deed Records;**

**THEN, NORTH 69°15' WEST, 907.00 feet to a fence corner post found on the southwesterly corner of said 3.00 acres;**

**THEN, NORTH 20° 45' EAST, 132.95 feet to a fence corner post found on the northwesterly corner of said 3.00 acres;**

**THEN, SOUTH 69° 15' EAST, 907.05 feet to a 5/8-inch steel rod found on said right-of-way;**

**THEN, in a southerly direction along said right-of-way, along the arc of a curve to the left whose radius point bears SOUTH 69° 07' 32" EAST, having a radius of 22,978.31 feet, an arc distance of 49.91 feet;**

**THEN, continuing along said right-of-way, SOUTH 20° 45' WEST, 83.04 feet to the POINT OF BEGINNING. Containing 2.77 acres.**

After recording, please return the original to:

Security Title  
13330 Leopard Street, Suite 23  
Corpus Christi, Texas 78410  
GF# 084943252

**FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS**

*Gracie Alaniz-Gonzales*

Gracie Alaniz-Gonzales, County Clerk  
San Patricio Texas

June 20, 2008 09:27:12 AM

FEE: \$48.00  
DT

581504





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  
MAR 13 2017  
9:02AM  
GRACIE ALANIZ-GONZALES  
COUNTY CLERK

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

Date: June 06, 2017

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 November 05, 2007 and recorded in Document CLERK'S FILE NO. 00574796 real property records of SAN PATRICIO County, Texas, with WILLIAM A FELLERS AND ANGELA FELLERS, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by WILLIAM A FELLERS AND ANGELA FELLERS, securing the payment of the indebtednesses in the original principal amount of \$62,406.00, 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

EVAN PRESS, AMY BOWMAN, REID RUPLE, CAROL EVANGELISTI, MARCIA CHAPA, MARTHA BOETA, FREDERICK BRITTON, KRISTOPHER HOLUB, JIM RECTOR, DENISE RECTOR, JO WOOLSEY, W.D. LAREW, LESLYE EVANS, OR ARNOLD 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: \_\_\_\_\_

**EXHIBIT "A"**

LOT ELEVEN (11), BLOCK ELEVEN (11), TAFT TOWNSITE ALSO KNOWN AS TAFT & ADDITIONS, SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 34A, MAP RECORDS, SAN PATRICIO COUNTY, TEXAS, AND IN VOLUME 3, PAGE 1B, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS TO WHICH REFERENCE IS HERE MADE FOR ALL PERTINENT PURPOSES.