

## 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**

**RECEIVED**

**Date of Security Instrument:** February 17, 2015

**Grantor(s):** Kimberly A. Wagner, a single woman

**Original Trustee:** Ruth W. Garner

**Original Mortgagee:** Mortgage Electronic Registration Systems, Inc. ("MERS"), solely as nominee for Sente Mortgage, Inc., its successors and assigns

**Recording Information:** Clerk's File No. 644833, in the Official Public Records of SAN PATRICIO County, Texas.

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

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

**Date of Sale:** 03/07/2017 **Earliest Time Sale Will Begin:** 11:00 AM

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

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

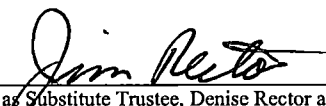
**Legal Description:**

LOTS NINE (9) AND TEN (10), BLOCK ONE HUNDRED FORTY (140), INGLESIDE TOWNSITE, AN ADDITION TO THE TOWN OF INGLESIDE ON THE BAY, IN SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY MAP OR PLAT OF SAME OF RECORD IN VOLUME 5, PAGE 39 OF THE MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.

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

**For Information:**

Codilis & Stawiarski, P.C.  
650 N. Sam Houston Parkway East  
Suite 450  
Houston, TX 77060  
(281) 925-5200

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



4609259

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

**DEED OF TRUST INFORMATION:**

**Date:** 03/16/2006  
**Grantor(s):** CARLOS ROBLES AND SUSANA ROBLES, A MARRIED COUPLE  
**Original Mortgagee:** WELLS FARGO BANK, N.A.  
**Original Principal:** \$39,000.00  
**Recording Information:** Instrument 554686  
**Property County:** San Patricio  
**Property:** LOTS NINE (9), TEN (10), AND SOUTH ONE HALF OF LOT EIGHT (S/2 OF 8), BLOCK TWENTY NINE (29), OF THE TOWN OF TAFT IN SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY MAP OR PLAT OF SAME OF RECORD IN VOLUME 3, PAGE 3B OF THE MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS  
**Reported Address:** 117 TUTT, TAFT, TX 78390

**MORTGAGE SERVICING INFORMATION:**

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

**Current Mortgagee:** HSBC Bank USA, National Association as Trustee for Wells Fargo Home Equity Asset-Backed Securities 2006-1 Trust, Home Equity Asset-Backed Certificates, Series 2006-1  
**Mortgage Servicer:** Wells Fargo Bank, N. A.  
**Current Beneficiary:** HSBC Bank USA, National Association as Trustee for Wells Fargo Home Equity Asset-Backed Securities 2006-1 Trust, Home Equity Asset-Backed Certificates, Series 2006-1  
**Mortgage Servicer Address:** 3476 Stateview Boulevard, Fort Mill, SC 29715

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 7th day of March, 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, Elizabeth Hayes, 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, Elizabeth Hayes, 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, Elizabeth Hayes, 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,

A-M/Deines-J 17387

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

RECEIVED

DATE: February 13, 2017

FEB 13 2017

9:39 A M

GRACIE ALANIZ-GONZALES  
COUNTY CLERK

NOTE:

DATE: July 6, 2010  
AMOUNT: \$71,500.00  
MAKER: James Deines  
PAYEE: A & M Heritage Holdings, Ltd., d/b/a A & M Investment

DEED OF TRUST:

DATE: July 6, 2010  
GRANTOR: James Deines  
BENEFICIARY: A & M Heritage Holdings, Ltd., d/b/a A & M Investment  
COUNTY WHERE PROPERTY IS LOCATED: San Patricio  
TRUSTEE: Michael Baucum or Jerry T. Steed  
RECORDING INFORMATION: Document No. 601541, Official Public Records of Real Property of San Patricio County, Texas

PROPERTY: Surface Estate only in and to 20 acres out of the C. C. Smith Subdivision of the Borden Ranch in San Patricio County, Texas, as shown on Exhibit "A" attached hereto and made a part hereof for all purposes.

LENDER/HOLDER NOW: A & M Heritage Holdings, Ltd., d/b/a A & M Investment

BORROWER/DEBTOR NOW: James Deines and Estate of Viola Deines, Dec'd

SUBSTITUTE TRUSTEE: Vicki Hammonds or Leslye Evans or W. D. Larew or Arnold Mendoza or David Garvin

SUBSTITUTE TRUSTEE'S MAILING ADDRESS: 8101 Boat Club Road, # 320, Fort Worth, TX 76179

DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

March 7, 2017, being the first Tuesday of the month, to commence at 1:00 p.m., or within three hours thereafter.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

The first floor of the San Patricio County Courthouse, Sinton, Texas, at the south entrance, between the glass doors, in the vestibule, as designated for foreclosure sales, or as designated by the County Commissioner's Court.


Default has occurred in the payment of the Note and in performance of the obligations of the Deed of Trust which secures the Note. Because of such default, Lender, the holder of the Note, has requested Substitute Trustee to sell the Property. Notice is given that before the sale the Beneficiary may appoint another person Substitute Trustee to conduct the sale.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Lender'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's rights and remedies under the Deed of Trust and Section 9.501(d) of the Texas Business and Commerce Code (Texas UCC).

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, Substitute Trustee, will sell the Property at public auction, by public sale, to the highest bidder for cash, "AS IS," or other form of payment acceptable to Substitute Trustee, in accordance with the Deed of Trust. THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION.

**ARMED SERVICES NOTICE EFFECTIVE SEPTEMBER 1, 2011**

**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.**

  
\_\_\_\_\_  
Vicki Hammonds or Leaty Evans or W. D. Larew  
or Arnold Mendoza or David Garvin, Substitute Trustee

July 17, 2009  
20.00 Acres out of a 36.417 Acre Tract of Land out of  
Block 3 of the C. C. Smith Subdivision of the Borden Ranch  
OFF

Exhibit "A"

STATE OF TEXAS  
COUNTY OF SAN PATRICKO

FIELDNOTE DESCRIPTION of a 20.00 acre, more or less, tract of land being the North 20.00 acres of a 36.417 acre tract of land described in Clerk's File No. 537091, Real Property Records, San Patricio County, Texas; said 36.471 acre tract of land being part of a 135.28 acre tract of land conveyed from Louie Glascock to Fred Walker by Warranty Deed dated June 28, 1948, and recorded in Volume 159, Page 37 of the Deed Records of San Patricio County, Texas; said 20.00 acre tract is part of Block 3 of the C. C. Smith Subdivision of the Borden Ranch, as shown by map recorded in Envelope A-97 of the Map Records of San Patricio County, Texas; said 20.00 acre tract of land is comprised of a portion of the John McDaniel Survey, Abstract 17, is situated in San Patricio County, Texas, approximately 4 miles Northwest of the Town of Old San Patricio, being more particularly described by notes and bounds as follows:

- Commencing: At a 5/8" iron rod found beside a fence corner post in the West line of said 135.28 acre tract and the East line of Sundance Subdivision, as shown by map recorded in Volume 11, Page 1 of the Map Records of San Patricio County, Texas, for the Southwest corner of a 15.00 acre tract of land conveyed from Alito E. Walker, et al, to Ricky Don Barber, et ux, by Warranty Deed with Vendor's Lien dated April 7, 2000, and recorded in Clerk's File No. 483294 of the Real Property Records of San Patricio County, Texas, for the Northwest corner of said 36.417 acre tract of land for the POINT OF BEGINNING, the Northwest corner of this 20.00 acre tract of land;
- Thence: N 69° 28' 27" E, along the South line of said Ricky Don Barber 15.00 acre tract, at 513.70 feet pass the Southeast corner of Ricky Don Barber 15.00 acre tract of land and the Southwest corner of a second 15.00 acre tract of land conveyed from Alito E. Walker, et al, to Johnny R. Brundon, et ms, by Warranty Deed with Vendor's Lien dated January 21, 2000, and recorded in Clerk's File No. 440984 of the Real Property Records of San Patricio County, Texas, in all a distance of 1027.50 feet to a 5/8" iron rod found beside a fence corner post on the West line of Block 3 of Chaparral Ridge Subdivision, as shown on map recorded in Envelope A-71 of the Map Records of San Patricio County, Texas, for the Southeast corner of Johnny R. Brundon 15.00 acre tract for the Northerly Northeast corner of said 36.417 acre tract of land for the Northeast corner of this 20.00 acre tract of land;
- Thence: S 20° 32' 17" E, along the West line of Block 3 of Chaparral Ridge Subdivision and the East line of said 36.417 acre tract of land, a distance of 847.89 feet to a 5/8" iron rod set for the Southeast corner of this 20.00 acre tract of land;
- Thence: S 69° 28' 27" W, across said 36.417 acre tract of land, a distance of 1027.28 feet to a 5/8" iron rod set on the East line of Sundance Subdivision and on the West line of said 36.417 acre tract of land for the Southwest corner of this 20.00 acre tract of land;
- Thence: N 20° 33' 11" W, along the East line of Sundance Subdivision and the West line of said 36.417 acre tract of land, a distance of 847.89 feet to the POINT OF BEGINNING, containing 20.00 acres of land, more or less.

FIELDNOTE DESCRIPTION of a 30 foot wide access easement along the East line of a 36.417 acre tract of land described in Clerk's File No. 537091, Real Property Records, San Patricio County, Texas; said 36.471 acre tract of land being part of a 135.28 acre tract of land conveyed from Louie Glascock to Fred Walker by Warranty Deed dated June 28, 1948, and recorded in Volume 159, Page 37 of the Deed Records of San Patricio County, Texas; said 20.00 acre tract is part of Block 3 of the C. C. Smith Subdivision of the Borden Ranch, as shown by map recorded in Envelope A-97 of the Map Records of San Patricio County, Texas; said 30 foot wide access easement is comprised of a portion of the John McDaniel Survey, Abstract 17, is situated in San Patricio County, Texas, approximately 4 miles Northwest of the Town of Old San Patricio, being more particularly described by notes and bounds as follows:

- Commencing: At a 5/8" iron rod set on the West line of Block 3 of Chaparral Ridge Subdivision, as shown on map recorded in Envelope A-71 of the Map Records of San Patricio County, Texas, and on the East line of said 36.417 acre tract of land for the Southeast corner of the above described 20.00 acre tract of land for the POINT OF BEGINNING, the Northeast corner of this 30 foot wide access easement;
- Thence: S 20° 32' 17" E, along the West line of Block 3 of Chaparral Ridge Subdivision and the East line of said 36.417 acre tract of land, a distance of 391.78 feet to a 5/8" iron rod found in the right-of-way line of Quail Run Road and at the beginning of a curve to the right for the Southeast corner of this 30 foot wide access easement;
- Thence: In a Northwesterly direction, a distance of 8.41 feet along the arc of said curve having a radius of 10.00 feet, a chord bearing and distance of N 86° 26' 34" W, 8.41 feet, along the right-of-way of Quail Run Road, to a point at the beginning of a 50 foot radius curve to the left for a corner of this 30 foot wide access easement;
- Thence: In a generally Westerly direction along the arc of said 50 foot radius curve to the left, having a chord bearing and distance of N 77° 32' 34" W, 26.78 feet, along the right-of-way line of Quail Run Road, to a 5/8" iron rod set for the Southwest corner of this 30 foot wide access easement;
- Thence: N 20° 32' 17" W, parallel with and 30 feet West of the West line of Block 3 of Chaparral Ridge Subdivision and the East line of said 36.417 acre tract of land, a distance of 374.00 feet to a point on the South line of the above described 20.00 acre tract of land;
- Thence: N 69° 28' 27" E, with the South line of the previously described 20.00 acre tract of land, a distance of 30.00 feet to the POINT OF BEGINNING, containing 0.26 acre of land for access easement.

Written by:  
*Horacio Oliveira*  
Horacio Oliveira, RPLS# 1415



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

FEB 13 2017

GRACIE ALANIZ-GONZALES  
COUNTY CLERK

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

Date: March 07, 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.

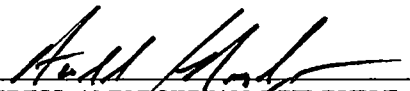
3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated February 10, 2005 and recorded in Document CLERK'S FILE NO. 542749; AS AFFECTED BY CLERK'S FILE NO. 661252 real property records of SAN PATRICIO County, Texas, with RAUL MARTINEZ AND TONI H. MARTINEZ, grantor(s) and AMERIQUEST MORTGAGE COMPANY, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by RAUL MARTINEZ AND TONI H. MARTINEZ, securing the payment of the indebtednesses in the original principal amount of \$81,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. THE BANK OF NEW YORK MELLON TRUST COMPANY, N.A. FKA THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2005-SP2 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 \_\_\_\_\_, 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"**

LOTS 5 AND 6, IN BLOCK 49 OF TOWN OF SINTON, SAN PATRICIO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN ENVELOPES 177 AND 178 OF THE MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.

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

FEB 13 2017

GRACIE ALANIZ-GONZALES  
COUNTY CLERK

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

Date: March 07, 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 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 \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the SAN PATRICIO County Clerk and caused to be posted at the SAN PATRICIO County courthouse this notice of sale.

Declarants Name: \_\_\_\_\_  
Date: \_\_\_\_\_



**EXHIBIT "A"****TRACT I:**

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

**TRACT II**

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

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

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

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

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

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

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

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

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RECEIVED

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

Date: March 07, 2017

FEB 13 2017

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

GRACIE ALANIZ-GONZALES  
COUNTY CLERK

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 February 02, 1996 and recorded in Document CLERK'S FILE NO. 438815; AS AFFECTED BY LOAN MODIFICATION AGREEMENTS IN CLERK'S FILE NO. 594848 & CLERK'S FILE NO. 646859 real property records of SAN PATRICIO County, Texas, with ANDRES MOLINA AND SANDRA ANN MOLINA, grantor(s) and INLAND MORTGAGE CORPORATION, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by ANDRES MOLINA AND SANDRA ANN MOLINA, securing the payment of the indebtednesses in the original principal amount of \$39,877.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. MIDFIRST BANK is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

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

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 ONE (1), BLOCK EIGHT (8), THIRD FITE ADDITION, AN ADDITION TO THE CITY OF TAFT, SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT THEREOF RECORDED IN VOLUME 4, PAGE 32, MAP RECORDS, SAN PATRICIO COUNTY, TEXAS, TO WHICH MAP REFERENCE IS HERE MADE FOR ALL PERTINENT PURPOSES;



## Foreclosure Sale

1. Date of the Foreclosure Sale. The non-judicial sale of the Property (the "**Foreclosure Sale**") will be held on Tuesday, March 7, 2017 (the "**Date of Sale**").

2. Time of the Foreclosure Sale. The Foreclosure Sale will take place between the hours of 10:00 a.m. and 4:00 p.m. local time. The sale shall commence at a time no earlier than **10:00 a.m.** or within three (3) hours thereafter (the "**Time of Sale**"). The Foreclosure Sale must be completed within three (3) hours of the start of the Foreclosure Sale, but end no later than 4:00 p.m. local time.

3. Place of the Foreclosure Sale. The Foreclosure Sale will be held at the San Patricio County Courthouse (at the area designated by the County Commissioner's Court for foreclosure/public auction sales or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of the Trustee's Sale was posted (the "**Place of Sale**").

4. Notice of the Foreclosure Sale. Default has occurred under the Deed of Trust and the Lender and holder of the Note has requested me, as the Substitute Trustee to conduct this sale on the Date of Sale, at the Time of Sale, and at the Place of Sale. Formal notice is hereby given of Lender's election to proceed against and sell the Property described in the Deed of Trust in accordance with Lender's rights and remedies under the Deed of Trust and applicable law. Therefore, notice is given that on and at the Date of Sale, Time of Sale, and Place of Sale described above, Substitute Trustee will conduct the Foreclosure Sale in accordance with the terms of the Deed of Trust and applicable law. Notice is given that prior to the sale Lender may appoint another person as a Substitute Trustee to conduct the sale.

5. Terms of the Foreclosure Sale.

(a) The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Lender's bid may be by credit bid up to the amount of the unpaid indebtedness secured by the lien of the Deed of Trust. Those desiring to purchase the Property will need to demonstrate their ability to pay their bid in full and in cash on the day the Property is sold. If the Foreclosure Sale is set aside for any reason by a Court of proper jurisdiction, the purchaser at the Foreclosure Sale shall be entitled only to a return of the bid paid and such purchaser will have no recourse against Lender, Lender's attorneys, Trustee, Substitute Trustee, or any other substitute trustee.

(b) The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust. 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. The Foreclosure Sale is further subject to any and all real estate ad valorem tax liens, federal tax liens, and any and all other liens that by law remain in force and effect notwithstanding the sale of the Property. 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 real property records and federal, State and County tax records to determine the nature and extent of such matters, if any.

(c) Pursuant to Section 51.009 of the Texas Property Code, the purchaser of the Property at the Foreclosure Sale will acquire the Property "**AS-IS**" without any expressed or implied warranties,

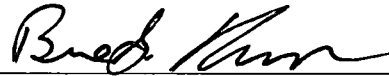
except as to the warranties of title (if any) provided for under the Deed of Trust, and at the purchaser's own risk. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

6. Lender's Right to Reschedule the Foreclosure Sale. The Deed of Trust permits the Lender to postpone, withdraw, or reschedule the Foreclosure Sale for another day. In that case, Substitute Trustee need not appear at the Date of Sale, Time of Sale, and Place of Sale described above to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refilled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code, as may be amended or recodified from time to time. The reposting or refilling may be after the date originally scheduled for this Foreclosure Sale.

7. Notice Pursuant to Texas Law. Pursuant to Section 51.0075 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.

8. Notice to Service members on Active Military Duty. A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Service members Civil Relief Act (SCRA) of 2003, 50 U.S.C. App. 501 *et seq.*, and Texas law, including Section 51.015 of the 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 immediately.**

WITNESS MY HAND this 6<sup>th</sup> day of February, 2017.



Bruce S. Hawn, Substitute Trustee



Katie Schuetz, Substitute Trustee

**EXHIBIT "A"**

**PROPERTY**

**PROPERTY:** Being 119.00 acres of land, more or less, out of a 1229.47 acre Welder Tract being out of the Day Land & Cattle Company Survey, A-387 and the R. I. Williamson Survey, A-292, in San Patricio County, Texas, and this 119.00 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at the northeast corner of this tract, said corner being on the north boundary of said 1229.47 acre tract and bearing S 88-14-51 W, 2017.57 feet, from the northeast corner of said 1229.47 acre tract;

THENCE, S 01-45-09 E and entering said 1229.47 acre tract, 750.00 feet, to the southeast corner of this tract;

THENCE, S 88-14-51 W, 6796.97 feet, to the southwest corner of this tract, said corner being on the northeast bulkhead line of La Quinta Channel and southwest boundary of said 1229.47 acre tract;

THENCE, N 23-45-14 W, with the southwest boundary of this tract and said 1229.47 acre tract, the same being the northeast bulkhead line of La Quinta Channel, 692.50 feet to the northwest corner of this tract and said 1229.47 acre tract;

THENCE, N 75-17-21 E, with the north boundary of this tract and said 1229.47 acre tract, 481.30 feet, to a corner of this tract and said 1229.47 acre tract;

THENCE, N 88-14-51E with the north boundary of this tract and said 1229.47 acre tract and running 750 feet north of and parallel to the south boundary of this tract, 6587.36 feet to the point of beginning and containing 119.00 acres of land, more or less.

**NOTICE OF TRUSTEE'S SALE**

Date: January 31, 2017  
Trustee: Coastal Properties  
Lender: Private Investors Family Limited Partnership  
Deed Of Trust

**RECEIVED**  
JAN 31 2017  
10:11 AM  
GRACIE ALANIZ-GONZALES  
COUNTY CLERK

Date: September 18, 2014  
Grantor: Ronald E. Bailey and Elsie Bailey  
Lender: Private Investors Family Limited Partnership  
Property: LOT FORTY-FOUR (44), BLOCK TWO (2), PORTLAND-FRENCH VI  
LLAGE #1 0.152 ACRES, CITY OF PORTLAND, TEXAS, SAN  
PATRICIO COUNTY, OTHERWISE KNOWN AS 1506 CROSBY.

County: San Patricio County, Texas  
Date of Sale: March 7, 2017  
Time of Sale: 10:00a.m. - 1:00 p.m.  
Place of Sale: San Patricio county Texas on the courthouse steps at Front entrance

Lender has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

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. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

  
\_\_\_\_\_  
Trustee  
Coastal Properties  
Faith Rich (agent)  
c/o Private Investors Family Limited Partnership  
203 Lang Rd.  
Portland, TX 78374

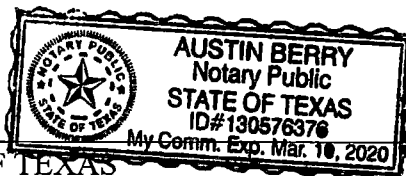
**Regular First Class U.S. Mail and  
Certified Return Receipt Request  
7016 0340 0000 9660 5542  
Additional copy sent via regular**



THE STATE OF TEXAS

COUNTY OF SAN PATRICIO

The foregoing instrument was acknowledged before me on this 31<sup>nd</sup> day of January, 2017 by Faith Rich, acting as Trustee.



\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS

*Austin Berry*

\_\_\_\_\_  
PRINTED NAME OF NOTARY

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

**DEED OF TRUST INFORMATION:**

**Date:** 03/16/2004  
**Grantor(s):** LORENZO TORRES ARISPE AND MARIA ARISPE, HUSBAND AND WIFE  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR AMERIGROUP MORTGAGE CORPORATION, A DIVISION OF MORTGAGE INVESTORS CORPORATION, ITS SUCCESSORS AND ASSIGNS  
**Original Principal:** \$44,650.00  
**Recording Information:** Instrument 529629  
**Property County:** San Patricio  
**Property:** LOT NO. NINE (9), BLOCK NO. TWO HUNDRED SIXTY-NINE (269), CITY OF ARANSAS PASS, SAN PATRICIO COUNTY, TEXAS, ACCORDING TO MAP OR PLAT RECORDED IN VOLUME 3, PAGE 41, OF THE MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.  
**Reported Address:** 160 SOUTH 8TH STREET, 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:** ResCap Liquidating Trust  
**Mortgage Servicer:** LoanCare Servicing Center, Inc.  
**Current Beneficiary:** ResCap Liquidating Trust  
**Mortgage Servicer Address:** 3637 Sentara Way, Suite 303, Norfolk, VA 23452

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 7th day of March, 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, Elizabeth Hayes, 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, Elizabeth Hayes, 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, Elizabeth Hayes, 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

NATIONSTAR MORTGAGE LLC (CXE)  
VILLARREAL, ROSA E.  
1950 WEST WOOD DRIVE, PORTLAND, TX 78374

FHA 495-9081371-703  
Firm File Number: 16-026078

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on May 9, 2011, ROSA E. VILLARREAL JOINED HEREIN PROFORMA BY SPOUSE FIDENCIO VILLARREAL, as Grantor(s), executed a Deed of Trust conveying to BAXTER & SCHWARTZ P.C., as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR NATIONSTAR MORTGAGE LLC in payment of a debt therein described. The Deed of Trust was filed in the real property records of SAN PATRICIO COUNTY, TX and is recorded under Clerk's File/Instrument Number 608508, 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, April 4, 2017 between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 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 FORTY-EIGHT (48), BLOCK TWO (2), WEST WOOD ESTATES UNIT 2B, A SUBDIVISION OF THE CITY OF PORTLAND, SAN PATRICIO COUNTY, TEXAS; AS SHOWN BY THE MAP OR PLAT THEREOF RECORDED IN ENVELOPE 1345, TUBE 6-1, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR ALL PERTINENT PURPOSES.

Property Address: 1950 WEST WOOD DRIVE  
PORTLAND, TX 78374  
Mortgage Servicer: NATIONSTAR MORTGAGE LLC  
Noteholder: NATIONSTAR MORTGAGE LLC  
8950 CYPRESS WATERS BLVD  
COPPELL, TEXAS 75019

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

*Jim Rector*  
SUBSTITUTE TRUSTEE

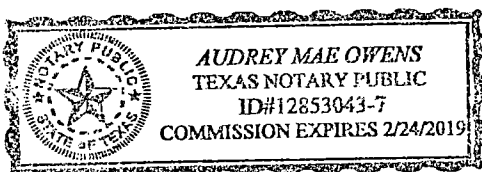
Evan Press, Amy Bowman, Reid Ruple, Carol Evangelisti,  
Marcia Chapa, Martha Boeta, Frederick Britton, Kristopher  
Holub, Jim Rector, Denise Rector, Jo Woolsey, W.D.  
Larew, Leslye Evans, Arnold Mendoza, Bob Frisch, Sandra  
Mendoza or Jamie Steen  
c/o Shapiro Schwartz, LLP  
13105 Northwest Freeway, Suite 1200  
Houston, TX 77040  
(713)462-2565

THE STATE OF TEXAS  
COUNTY OF SAN PATRICIO

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Jim Rector, Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 30 day of JAN, 2017.

*Audrey Mae Owens*  
NOTARY PUBLIC in and for



RECEIVED

SAN PATRICIO COUNTY,

My commission expires: 2019

Type or Print Name of Notary

AUDREY MAE OWENS

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

RECEIVED

JAN 30 2017

10:07A M  
GRACIE ALANIZ-GONZALES  
COUNTY CLERK

**NOTICE OF FORECLOSURE SALE**

**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OR ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**

**1. Property to Be Sold.** The property to be sold is described as follows: THE EAST ONE-HALF (E 1/2) OF LOT FOUR (4) AND ALL OF LOT FIVE (5), BLOCK FIFTY-TWO (52), ORIGINAL TOWNSITE OF SINTON IN SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY MAP OR PLAT OF SAME OF RECORD IN VOLUME 1, PAGE 31 OF THE MAP RECORDS OF SAID COUNTY.

**2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 02/13/2004 and recorded in Document 528839 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: 03/07/2017

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.

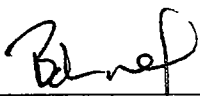
**4. Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 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 GRADY L. ODOM, provides that it secures the payment of the indebtedness in the original principal amount of \$123,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. CIT Bank, N.A. is the current mortgagee of the note and deed of trust and FINANCIAL FREEDOM SENIOR FUNDING CORPORATION is mortgage servicer. A servicing agreement between the mortgagee, whose address is CIT Bank, N.A. c/o FINANCIAL FREEDOM SENIOR FUNDING CORPORATION, 2900 Esperanza Crossing, Austin, TX 78758 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

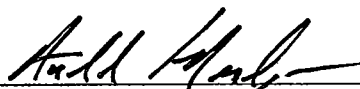
**6. Order to Foreclose.** CIT Bank, N.A. obtained a Order from the 36th District Court of San Patricio County on 10/20/2016 under Cause No. S-16-5739-CV-A. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.

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

RECEIVED

NOTICE OF (SUBSTITUTE) TRUSTEE'S SALE

JAN 24 2017

9:58 AM

GRACIE ALANIZ-GONZALES  
COUNTY CLERK

STATE OF TEXAS  
COUNTY OF SAN PATRICIO

WHEREAS, on April 28, 2008, Mickela M. Hernandez., executed that certain Real Estate Lien Note payable to the order of William L. Faucett (the "Note"), which Note is secured by the Deed of Trust dated April 28, 2008, from Mickela M. Hernandez. to David E. Fast, Trustee, recorded under Document No. 579978 in the Official Public Records of San Patricio County, Texas (the "Deed of Trust") encumbering **LOT FIVE (5), BLOCK SIXTY-ONE(61) ORIGINAL TOWNSITE OF SINTON, San Patricio County, Texas according to map or plat thereof**

**Recorded in Volume 1, Page 31, of the Map Records of San Patricio County, Texas, to which reference is made for all pertinent purposes.**

(the "Property"), and securing William L. Faucett in the payment of the indebtedness and performance of the obligations and liabilities described in the Deed of Trust (the "Secured Debt"); and

WHEREAS, default has occurred in the payment of the Secured Debt and in the performance of the obligations and liabilities described in and secured by the Deed of Trust, and the Secured Debt is now wholly due and payable; and

WHEREAS, William L. Faucett, as the owner and holder of the Secured Debt, has appointed the undersigned as Trustee to act under and by virtue of the Deed of Trust and has requested and instructed the undersigned to foreclose upon the Property and sell the Property in accordance with the terms of the Deed of Trust;

NOW, THEREFORE, notice is given that on **Tuesday March 7, 2017** acting as Trustee under the Deed of Trust, I will sell the Property at the covered area at the **First Floor at South entrance on inside of County Courthouse building at 400 W. Sinton Street, San Patricio County, Texas 78387**, to the highest bidder for cash, subject however to the title exceptions and matters set forth in the Deed of Trust. I will conduct the sale between 10:00 a.m. and 1:00 p.m., local time. However, the earliest time at which the sale will occur is 10:00 a.m. local time, and the sale will occur within three hours of such time.

DATED: January 24, 2017

  
Josephine Herro, Trustee

Address and Telephone Number of Trustee:

JOSEPHINE HERRO

501 DEL MAR BLVD CORPUS CHRISTI, TX 78404 (361)882-8557

RECEIVED

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEC 27 2016

10:37A  
GRACIE ALANIZ-GONZALES  
COUNTY CLERK

DEED OF TRUST INFORMATION:

**Date:** 03/05/2004  
**Grantor(s):** RAUL V. HANCOCK AND WIFE TERESA HANCOCK  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR CTX MORTGAGE COMPANY, LLC, ITS SUCCESSORS AND ASSIGNS  
**Original Principal:** \$86,782.00  
**Recording Information:** Instrument 529016  
**Property County:** San Patricio  
**Property:** LOT TWENTY-FOUR (24), BLOCK TEN (10), OAK TERRACE ADDITION UNIT 2, AN ADDITION TO THE CITY OF INGLESIDE, SAN PATRICIO COUNTY, TEXAS, ACCORDING TO MAP OR PLAT RECORDED IN ENVELOPE A-245, TUBE 31-1, OF THE MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.  
**Reported Address:** 2545 RAINTREE TRAIL, 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 7th day of March, 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, Elizabeth Hayes, 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, Elizabeth Hayes, 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, Elizabeth Hayes, 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.



**NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE**

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

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

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

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by GABRIEL MARTINEZ AND KRISTINA LYNN MARTINEZ, securing the payment of the indebtednesses in the original principal amount of \$82,138.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

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


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

c/o WELLS FARGO BANK, N.A.  
3476 STATEVIEW BLVD.  
FORT MILL, SC 29715

**RECEIVED**

**JAN 13 2017**

*11:00AM*  
**GRACIE ALANIZ-GONZALES  
COUNTY CLERK**

  
\_\_\_\_\_  
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: \_\_\_\_\_



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SAN PATRICIO

**EXHIBIT "A"**

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