

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on December 23, 2013, ANDY MATA, JOINED HEREIN PRO FORMA BY HIS WIFE, JO ANN MATA, as Grantor(s), executed a Deed of Trust conveying to ALLAN B. POLUNSKY, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR WR STARKEY MORTGAGE, L.L.P. 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 633920, to which reference is herein made for all purposes.

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

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

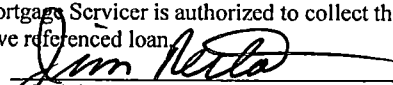
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, December 6, 2016 between ten o'clock AM and four o'clock PM and beginning not earlier than 11:00AM or not later than three hours thereafter, I will sell said Real Estate in the area designated by the Commissioners Court, of San Patricio county, 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:

LOTS TWENTY-ONE (21), TWENTY-TWO (22), TWENTY-THREE (23), AND TWENTY-FOUR (24), BLOCK THIRTY (30), TOWNSITE OF ST. PAUL, SAN PATRICIO COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 10, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS

Property Address: 10509 COUNTY ROAD 2349  
SINTON, TX 78387  
Mortgage Servicer: NATIONSTAR MORTGAGE LLC  
Noteholder: NATIONSTAR MORTGAGE LLC  
8950 CYPRESS WATERS BLVD  
COPELL, TEXAS 75019

The Mortgage Servicer is authorized to represent the Notcholder by virtue of a servicing agreement with the Notcholder. 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 OR DENISE RECTOR OR JO WOOLSEY  
OR BOB FRISCH OR VICKI HAMMONDS OR  
ARNOLD MENDOZA OR SANDRA MENDOZA OR  
JAMIE STEEN OR W.D. LAREW OR FREDERICK  
BRITTON OR JACK BURNS II OR PATRICIA  
SANDERS OR JUDY POST OR PAMELA THOMAS OR  
KRISTOPER HOLUB OR PATRICK ZWIERS OR  
AARTI PATEL OR MIKE HANLEY OR ISREAL  
CURTIS OR JASON SPENCE OR JOHN SISK OR  
TRAVIS KADDITZ  
c/o Shapiro Schwartz, LLP  
13105 Northwest Freeway, Suite 1200  
Houston, TX 77040  
(713)462-2565

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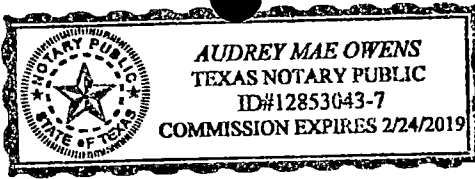
12:08 PM

GRACIE ALANIZ-GONZALES  
COUNTY CLERK

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 15 day of NOV  
20 16.



*Audrey Mae Owens*  
NOTARY PUBLIC in and for  
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.**

Claude I. Baxter and Terry E. Baxter  
1120 West Rhodes  
Aransas Pass, Texas 78362  
Our file #0913-225F

**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 August 26, 2003, Claude I. Baxter and Terry E. Baxter 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 522682 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, December 6, 2016, 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 11am and not later than 2pm 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:

**TWO AND ONE-HALF ACRE, MORE OR LESS, BEING THE NORTHWESTERLY ONE HALF OF LOT SEVEN, BLOCK 45, BURTON & DANFORTH SUBDIVISION, ACCORDING TO THE MAP OR PLAT OF SAID SUBDIVISION MADE BY P.L. TELFORD, SURVEYOR, RECORDED IN VOL. 1, PAGES 62-63, MAP RECORDS, 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 Nationstar Mortgage, LLC, formally known as Centex Home Equity Company. 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.

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NOV 15 2016

*12:06 PM*  
GRACIE ALANIZ-GONZALES  
COUNTY CLERK

HARVEY LAW GROUP

*Jerry W. Mason*  
\_\_\_\_\_  
Kelly J. Harvey, Texas State Bar No. 09180150  
Jerry W. Mason, Texas State Bar No. 24081794  
Attorneys for Mortgagee and Mortgage Servicer  
Date: 11/11/2016

*Jim Mason*  
\_\_\_\_\_

**Jim Rector, Substitute Trustee, or  
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**

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

CAUSE NO. S-16-5492CV-C

NATIONSTAR MORTGAGE LLC, F/K/A  
CENTEX HOME EQUITY COMPANY,  
LLC  
PLAINTIFF

v.

TERRY BAXTER  
DEFENDANT

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IN THE DISTRICT COURT

OF SAN PATRICIO COUNTY,  
TEXAS

343<sup>RD</sup> JUDICIAL DISTRICT

**DEFAULT JUDGMENT**

Came on for consideration the Amended Motion for Entry of Default Judgment filed by Nationstar Mortgage LLC, f/k/a Centex Home Equity Company, LLC (the "Motion"). The Court is of the opinion that said Amended Motion should be GRANTED.

The Court finds that no response has been filed and that the return of service has been on file for at least 10 days.

The Court further finds that the Plaintiff has established the basis for foreclosure of its lien and that:

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

- a monetary default of the subject Note exists and this is an *in rem* proceeding;
  - on August 15, 2013, the Plaintiff gave the Defendant proper Notice of Default;
  - the default was not cured and the subject Note was accelerated on December 11, 2013; and
  - the loan is due for the July 1, 2013 payment and all subsequent payments.
- Defendant Terry E. Baxter, being the spouse of the deceased Claude Baxter, inherited Claude I. Baxter's interest in the Property, which was their homestead.

**FILED**  
AT 4:15 P M O'CLOCK  
**OCT 17 2013**  
LAURA MILLER CLERK DISTRICT COURT  
SAN PATRICIO COUNTY TEXAS  
BY *[Signature]* DEPUTY

(2) The property to be foreclosed is commonly known as 1120 West Rhodes, Aransas Pass, Texas 78362 (the "Property") which has the following legal description:

TWO AND ONE-HALF ACRE, MORE OR LESS, BEING THE NORTHWESTERLY ONE HALF OF LOT SEVEN, BLOCK 45, BURTON & DANFORTH SUBDIVISION, ACCORDING TO THE MAP OR PLAT OF SAID SUBDIVISION MADE BY P.L. TELFORD, SURVEYOR, RECORDED IN VOL. 1, PAGES 62-63, MAP RECORDS, SAN PATRICIO COUNTY, TEXAS.

(3) The name and last known address of the Defendant is:

- Terry E. Baxter, 312 San Saba Dr, Portland, Texas 78374

(4) The Security Instrument to be foreclosed is recorded or indexed under Instrument Number 522682 of the real property records of San Patricio County, Texas (the "Security Instrument").


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

SIGNED this 17 day of October, 2016.

  
JUDGE PRESIDING

Approved As To Form And Entry Requested:

HARVEY LAW GROUP

  
Kelly J. Harvey  
SBN: 09280150  
Kelly@kellyharvey.com  
Mia D. Searles  
SBN: 24068544  
Mia@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

## 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:** May 21, 2013

**Grantor(s):** Sakhone Johnny Chanhrattana Joined herein pro forma by his wife, Brenda Lee Flores

**Original Trustee:** Allan B. Polunsky

**Original Mortgagee:** Mortgage Electronic Registration Systems, Registration Systems, Inc. as nominee of Houstonian Mortgage Group, Inc. dba Westin Mortgage Group, its successors and assigns

**Recording Information:** Clerk's File No. 627961, in the Official Public Records of SAN PATRICIO County, Texas.

**Current Mortgagee:** JPMorgan Chase Bank, National Association

**Mortgage Servicer:** JPMorgan Chase Bank, National Association, whose address is C/O 3415 Vision Drive Columbus, OH 43219-6009 Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property.

**Date of Sale:** 12/06/2016      **Earliest Time Sale Will Begin:** 11:00 AM

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

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

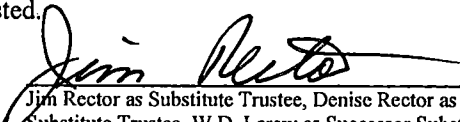
**Legal Description:**

**LOT THREE (3), BLOCK ONE (1), HILLCREST SUBDIVISION, CITY OF INGLESIDE, SAN PATRICIO COUNTY, TEXAS ACCORDING TO THE AMENDING PLAT RECORDED IN ENVELOPE A-341, TUBE 28-1, 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, Vicki Hammonds as Successor Substitute Trustee, Martin Vacca as Successor Substitute Trustee, or Cathy Cagle as Successor Substitute Trustee  
c/o Servicelink Default Abstract Solutions  
1320 Greenway Drive, Suite 300  
Irving, TX 75038

**RECEIVED**

NOV 15 2016

12:12 p.m.

GRACIE ALANIZ-GONZALES  
COUNTY CLERK



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# 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 11, 2003

**Grantor(s):** Omer Ramos and Delilah Delgado, both single persons

**Original Trustee:** R. Scott Heitkamp

**Original Mortgagee:** Coastal Bend Mortgage, Inc. D/B/A Global Mortgage Group

**Recording Information:** Clerk's File No. 519481; Correction Affidavit filed under Clerk's No. 629088, in the Official Public Records of SAN PATRICIO County, Texas.

**Current Mortgagee:** JPMorgan Chase Bank, National Association

**Mortgage Servicer:** JPMorgan Chase Bank, National Association, whose address is C/O 3415 Vision Drive Columbus, OH 43219-6009 Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property.

**Date of Sale:** 12/06/2016 **Earliest Time Sale Will Begin:** 11:00 AM

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

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


**Legal Description:**

**LOT SEVEN (7), BLOCK ONE (1), WEST CLIFF UNIT 4, AN ADDITION TO THE CITY OF PORTLAND, SAN PATRICIO COUNTY, TEXAS ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 9, PAGE 30, 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, Israel Curtis as Successor Substitute Trustee, John Sisk as Successor Substitute Trustee, Travis Kaddatz as Successor Substitute Trustee, Jason Spence as Successor Substitute Trustee, Frederick Britton as Successor Substitute Trustee, Patricia Sanders as Successor Substitute Trustee, Aarti Patel as Successor Substitute Trustee, Judy Post as Successor Substitute Trustee, Patrick Zwiers as Successor Substitute Trustee, Jack Burns II as Successor Substitute Trustee, Mike Hanley as Successor Substitute Trustee, Pamela Thomas as Successor Substitute Trustee, Kristopher Holub as Successor Substitute Trustee, Vicki Hammonds as Successor Substitute Trustee, Martin Vacca as Successor Substitute Trustee, or Cathy Cagle as Successor Substitute Trustee

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GRACIE ALANIZ-GONZALES  
COUNTY CLERK



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NOV 15 2016

*G. YOA* .M  
 GRACIE ALANIZ-GONZALES  
 COUNTY CLERK

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

**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 on 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.**

STATE OF TEXAS           §

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated September 14, 2013, Timothy P. Thorn conveyed to Tim Williams, as Trustee, the property situated in San Patricio County, Texas, to wit:

Property:       See Exhibit "A" attached hereto, as well as a 2007 Oak Creek Homes LP "Classic 2306" manufactured home, 32' x 64', Serial Numbers OC050716488A and OC050716488B; HUD Label/Seal Numbers NTA1420011 and NTA1420012, together with all furnishings, equipment, appliances, and accessories included at the time of purchase.

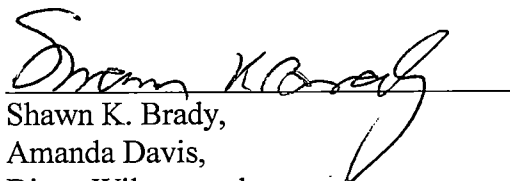
To secure that certain Note executed by Timothy P. Thorn and made payable to 21<sup>st</sup> Mortgage Corporation (hereinafter the "Note"), which such Deed of Trust filed and recorded on September 18, 2013 under Document/Instrument No. 631390 in the Official Public Records of San Patricio County, Texas (hereinafter "Deed of Trust"); and

**WHEREAS**, the undersigned is the Substitute Trustee as appointed in the aforesaid Deed of Trust by a substitution, said appointment being in the manner authorized by the Deed of Trust; and

**WHEREAS**, default has occurred under the terms of the Note secured by the Deed of Trust, and the indebtedness evidenced therein is now wholly due, the owner and holder of said indebtedness has requested the undersigned Substitute Trustee to sell the Property to satisfy same.

**NOW, THEREFORE**, notice is hereby given that on Tuesday, the 6<sup>th</sup> day of December, 2016, the Property will be sold at auction at the earliest of 10:00 a.m. or no later than three (3) hours after that time on first floor of the Courthouse at the south entrance between the glass doors in the vestibule, 400 West Sinton Street, Sinton, San Patricio County, Texas, or as designated by the County Commissioners, to the highest bidder for cash. The Trustee's sale will occur between the earliest time to begin the sale as specified above, and 1:00 p.m.

Witness my hand this the 11<sup>th</sup> day of November, 2016.

  
Shawn K. Brady,  
Amanda Davis,  
Diana Wilson, and  
Kelli Owens,  
Substitute Trustee

c/o BRADY LAW FIRM, PLLC  
6351 Preston Road, Suite 160  
Frisco, Texas 75034  
(972) 424-7200 Telephone  
(972) 424-7244 Facsimile

**GRANTEE'S MAILING ADDRESS:**

21<sup>st</sup> Mortgage Corporation  
620 Market Street  
One Center Square  
Knoxville, Tennessee 37902

### Exhibit A

Tract One: The North One-Half (N/2) of Lot SIX (6), Block Five (5), TRADEWINDS ESTATES, San Patricio County, Texas, according to the map or plat thereof, recorded in Volume 13, Page 112 of the Map Records, San Patricio County, Texas.

Tract Two: The South One-Half (S/2) of Lot SEVEN (7), Block FIVE (5), TRADEWINDS ESTATES, San Patricio County, Texas, according to the map or plat thereof, recorded in Volume 13, Page 112, of the Map Records, San Patricio County, Texas.

NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes and does not override Item 2 of Schedule B hereof.

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745 S Rife St , Aransas Pass, TX, 78336  
10200.0131

NOV 1 2016

9:28 AM  
GRACIE ALANIZ-GONZALES  
COUNTY CLERK

**APPOINTMENT OF SUBSTITUTE TRUSTEE AND**  
**NOTICE OF SUBSTITUTE TRUSTEE SALE**

**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 AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

**APPOINTMENT OF  
SUBSTITUTE TRUSTEE:**

WHEREAS, in my capacity as the attorney for the Mortgagee and/or its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I hereby name, appoint and designate Jim Rector, Denise Rector, W.D. Larew, Vicki Hammonds, Leslye Evans, Jo Woolsey, Arnold Mendoza, Travis Gray, Chris Ferguson, or Jack O'Boyle, each as Substitute Trustee, to act under and by virtue of said Deed of Trust, including posting and filing the public notice required under Section 51.002 Texas Property Code as amended, and to proceed with a foreclosure of the Deed of Trust lien securing the payment of the Note.

**SUBSTITUTE TRUSTEE'S  
ADDRESS:**

c/o JACK O'BOYLE & ASSOCIATES, Mailing Address: P.O. Box 815369, Dallas, Texas 75381;  
Physical Address: 12300 Ford Road, Suite 212, Dallas, TX 75234.

**NOTICE OF SUBSTITUTE  
TRUSTEE SALE:**

WHEREAS, default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on December 06, 2016 between the hours of 11am-2pm the Substitute Trustee will sell said real property at the place hereinafter set out and pursuant to the terms herein described. The sale will begin at the earliest time stated above or within three (3) hours after that time.

**LOCATION OF SALE:**

The place of the sale shall be: ON THE FIRST FLOOR OF THE COURTHOUSE AT THE SOUTH ENTRANCE BETWEEN THE GLASS DOORS IN THE VESTIBULE, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court in SAN PATRICIO County, Texas or as designated by the County Commissioners.

**INSTRUMENT TO BE  
FORECLOSED:**

Deed of Trust or Contract Lien dated 11/07/2014 and recorded under Volume, Page or Clerk's File No. 642352 in the real property records of San Patricio County Texas, with DOUGLAS WAYNE WILLIAMSON, A MARRIED MAN JOINED HEREIN BY HELEN RENEE WILLIAMSON as Grantor(s) and First Community Bank as Original Mortgagee.

**OBLIGATIONS SECURED:**

Deed of Trust or Contract Lien executed by DOUGLAS WAYNE WILLIAMSON, A MARRIED MAN JOINED HEREIN BY HELEN RENEE WILLIAMSON securing the payment of the indebtedness in the original principal amount of \$100152.00 and obligations therein described including but not limited to the promissory note and all the modifications, renewals and extensions of the promissory note (the "Note") executed by DOUGLAS WAYNE WILLIAMSON. Stonegate Mortgage Corporation is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

**MORTGAGE SERVICING  
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 property securing the above referenced loan. Stonegate Mortgage Corporation is acting as the Mortgage Servicer for Stonegate Mortgage Corporation who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. Stonegate Mortgage Corporation, as Mortgage Servicer, is representing the Mortgagee, whose address is:

Stonegate Mortgage Corporation  
c/o Stonegate Mortgage Corporation  
4849 Greenville Ave Suite 800, Dallas, TX, 75206

**LEGAL DESCRIPTION OF**

PROPERTY TO BE SOLD: LOT TEN (10), ELEVEN (11), TWELVE (12) AND THIRTEEN (13), BLOCK FOUR HUNDRED EIGHTY EIGHT (488) IN TOWN ARANSAS PASS, TEXAS, ACCORDING TO THE MAP OR PLAT OF SAID TOWN MADE BY P.L. TELFORD AND RECORDED IN VOLUME 2, PAGE 10-11 AND IN VOLUME 3, PAGE 41, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS (the "Property")

REPORTED PROPERTY

ADDRESS: 745 S Rife St, Aransas Pass, TX 78336

TERMS OF SALE: The Substitute Trustee will sell the Property by public auction at the place and date specified herein.

Pursuant to Section 51.009 of the Texas Property Code, the property will be sold in "AS IS, WHERE IS" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property and the priority of the lien being foreclosed.

The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the Mortgagee and/or Mortgage Servicer thereunder to have the bid credited to the Note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

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

In the event of a defect or other problem with the foreclosure process is discovered that may invalidate the sale, the consideration paid will be returned to the purchaser as the sole and absolute remedy. In the event of any claim or action brought by any person including the purchaser requiring or resulting in the invalidation of the sale and rescission of the Trustee's Deed or Substitute Trustee's Deed, purchaser's damages resulting therefrom are limited to the consideration paid to the Trustee or Substitute Trustee and the sole and absolute remedy shall be the return to purchaser of the consideration paid. The purchaser shall have no further recourse against the Trustee, Substitute Trustee, Mortgagee and/or Mortgage Servicer, or its attorney(s).

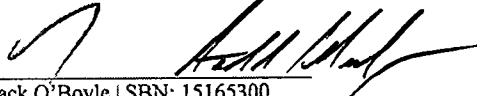
The Deed of Trust permits the Mortgagee and/or Mortgage Servicer to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee under the Deed of Trust or Substitute Trustee appointed herein need not appear at the date, time and place of a scheduled sale to announce the postponement,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

WITNESS MY HAND on the 21 day of October, 2016.

Respectfully,

JACK O'BOYLE & ASSOCIATES

  
\_\_\_\_\_  
Jack O'Boyle | SBN: 15165300

[jack@jackoboyle.com](mailto:jack@jackoboyle.com)

  
\_\_\_\_\_  
Travis H. Gray | SBN: 24044965

[travis@jackoboyle.com](mailto:travis@jackoboyle.com)

Chris S. Ferguson | SBN: 24069714

[chris@jackoboyle.com](mailto:chris@jackoboyle.com)

P.O. Box 815369

Dallas, Texas 75381

P: 972.247.0653 | F: 972.247.0642

ATTORNEYS FOR MORTGAGEE AND/OR ITS MORTGAGE  
SERVICER

STATE OF

Texas

COUNTY OF

Dallas

BEFORE ME, the undersigned authority, on the 21 day of October, 2016 personally appeared Trev H. Gray, personally known to me (or proved to be on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed same in his/her authorized capacity.



Amy Teter

Name: Amy Teter

Notary Public in and for The State of TEXAS

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

WHEREAS, on the 22<sup>nd</sup> day of March, 2005, Manuel M. Rodriguez and Erlinda V. Rodriguez (the "Grantor"), executed a Deed of Trust conveying to F-T Service Corp., Trustee, the Property hereinafter described, to secure Speed Investments, Inc. in payment of the indebtedness therein described, said Deed of Trust was duly recorded in the Official Public Records of Real Property of San Patricio County, Texas; and

WHEREAS, the Note and Deed of Trust were assigned to Texas Funding Corporation; and

WHEREAS, Texas Funding Corporation is the owner and holder of the Note secured by the Deed of Trust and has appointed the undersigned as Substitute Trustee under the Deed of Trust in the manner authorized by the Deed of Trust; 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 the Property to satisfy said indebtedness;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 6<sup>th</sup> day of December, 2016, between the hours of 1:00 P.M. and 4:00 P.M., I will sell the Property to the highest bidder for cash, on the first floor of the Courthouse at the south entrance between the glass doors in the vestibule, where the Commissioners Court has designated such sales to take place. The courthouse is located at 400 W. Sinton Street, Sinton, Texas 78387.

Said Property is described as follows:

1. TRACT 18, EAST LAKE RANCH TRACTS, SAN PATRICIO COUNTY, TEXAS, AS MORE PARTICULARLY DESCRIBED ON THE PLAT THEREOF RECORDED AS PLAT NUMBER 460267 FILED AT ENVELOPE A-219, TUBE 30-4 OF THE REAL PROPERTY RECORDS OF SAN PATRICIO COUNTY, TEXAS.
2. ALL INTEREST OF GRANTOR IN AND TO THE IMPROVEMENTS NOW OR HEREAFTER ERECTED ON THE PROPERTY AS MORE SPECIFICALLY SET FORTH IN THE ABOVE REFERENCED DEED OF TRUST.

Witness my hand this the 14 day of November, 2016.

By: Arnold Mendoza, Substitute Trustee

Address of Substitute Trustee:

Trustees mailing address:  
8101 Boat Club Road, Suite 320  
Fort Worth, Texas 76179

Return to:  
Texas Funding Corporation  
P.O. Box 19562  
Houston, TX 77224

**RECEIVED**

NOV 14 2016  
9:28 AM  
GRACIE ALANIZ-GONZALES  
COUNTY CLERK

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

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

Date: December 06, 2016

Time: The sale will begin at 1:00PM or not later than three hours after that time.

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

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated January 30, 2008 and recorded in Document CLERK'S FILE NO. 579064 real property records of SAN PATRICIO County, Texas, with ROLAND S E TAYLOR, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by ROLAND S E TAYLOR, securing the payment of the indebtednesses in the original principal amount of \$319,050.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. DITECH FINANCIAL LLC F/K/A GREEN TREE SERVICING LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

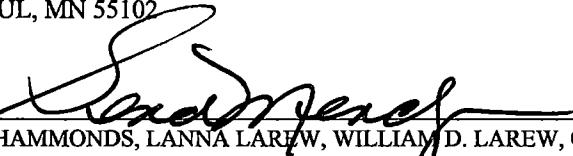
6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer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

c/o DITECH FINANCIAL LLC F/K/A GREEN TREE SERVICING LLC  
345 SAINT PETER STREET  
ST. PAUL, MN 55102

RECEIVED

NOV 14 2016

9:30 AM  
GRACIE ALANIZ-GONZALES  
COUNTY CLERK

  
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"**

LOT SIXTEEN (16), BLOCK THREE (3), PELICAN COVE ADDITION PHASE I, AN ADDITION TO THE CITY OF ARANSAS PASS, SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT THEREOF RECORDED UNDER CLERK'S FILE NO. 337992, ENVELOPE A-35, TUBE 32-1, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR ALL PERTINENT PURPOSES

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

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

Date: December 06, 2016

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.

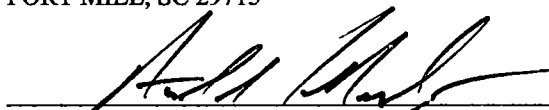
6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer 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

NOV 14 2016

9:30A M  
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: \_\_\_\_\_

**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.

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

Date of Posting: November 10, 2016  
Substitute Trustee: James S. Vreeland  
P.O. Box 2603  
Corpus Christi, Texas 78403  
(361) 548-6790  
Secured Party: Ismael C. Soto  
Debtor: Capital Logistics, LLC, a Texas limited liability company.  
Amount Secured: \$ 23,938.43 plus attorney's fees estimated to be \$ 1,000.00 and costs of sale.

**RECEIVED**

**NOV 10 2016**

**10:23 AM  
GRACIE ALANIZ-GONZALES  
COUNTY CLERK**

**Deed of Trust:**

Date: October 23, 2014  
Grantor: Capital Logistics, LLC, a Texas limited liability company.  
Lender/  
Beneficiary: Ismael C. Soto

Recording information: File # 641942, Official Public Records, San Patricio County, Texas.

Property: A five and one-half (5.5) acre tract that is part of the North half (N/2) of Section 6 of the Cubage & Miller Subdivision as shown on a map recorded in Volume 2, Page 36B of the Plat Records, San Patricio County, Texas as more particularly described in Exhibit "A" attached hereto.

County: San Patricio County, Texas. County, Texas

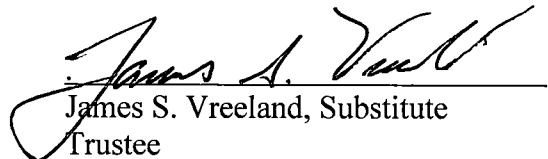
Date of Sale: December 6, 2016 (first Tuesday of month).  
Time of Sale: 1:00 P. M.  
Place of Sale: South Entrance of San Patricio County Courthouse, 400 West Sinton Street, Sinton, Texas 78387, between the glass doors in the vestibule or if this area is no longer the designated area, at the area most recently designated by the San Patricio County Commissioners' Court.

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

Notice is given that on the Date of Sale, the Substitute 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, noted above, and the sale will be conducted no later than three hours thereafter.

**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.**

  
James S. Vreeland, Substitute  
Trustee

THE STATE OF TEXAS     §  
                                      §  
COUNTY OF NUECES     §

This instrument was acknowledged before me on November 9 2016 by James S. Vreeland, in his capacity as Substitute Trustee.



  
Notary Public, State of Texas

**AFTER RECORDING, please return to:**

James S. Vreeland  
P.O. Box 2603  
Corpus Christi, Texas 78403-2603

## **EXHIBIT "A"**

TO THAT NOTICE OF SUBSTITUTE TRUSTEE'S SALE DATED NOVEMBER 10, 2016  
FROM JAMES S. VREELAND, TRUSTEE TO THE PUBLIC

Field notes of an 5.5 acre tract of land, more or less, being out of a 224.50 acre tract of land conveyed from Elbert S. Cox, et al., to M. E. Richardson by Warranty Deed dated December 28, 1972, and recorded in Volume 460, Page 1, of the Deed Records of San Patricio County, Texas.

Said 5.5 acre tract is part of the North half of Section 6 of the Cubage & Miller Subdivision, as shown on the map recorded in Volume 2, Page 36B of the Plat Records of San Patricio County, Texas, and is comprised of a portion of the Julian de la Garza Survey, Abstract 8, is situated in San Patricio County, Texas, approximately 2 miles Southeast of the Town of Edroy, and is described by metes and bounds as follows:

Beginning at an iron rod set at the intersection of the South line of the North half of Section Six (6) of said Cubage & Miller Subdivision and the Northeast line of Interstate Highway 37, from whence the Southwest corner of the North half of said Section 6 bears North 80 degrees 26' 39" West 2570.15 feet;

Thence North 29 degrees 21' 30" West along the Northeast line of said Interstate Highway 37, a distance of 1159.15 feet to a point;

Thence South 80 degrees 26' 39" East, a distance of 188.24 feet to an iron rod set for the beginning point and Southwest corner of this tract;

Thence North 09 degrees 33' 21" East, a distance of 848.49 feet to an iron rod set for the Northwest corner of this tract;

Thence South 80 degrees 19' 03", a distance of 282.69 feet to an iron rod set for the Northeast corner of this tract;

Thence South 09 degrees 33' 21" West, a distance of 848.04 feet to an iron rod set for the Southeast corner of this tract;

Thence North 80 degrees 26' 39" West, a distance of 282.69 feet to the place of beginning and containing 5.5 acres, more or less.

RECEIVED

NOV 04 2016

1:23P M  
GRACIE ALANIZ-GONZALES  
COUNTY CLERK

Notice of Foreclosure Sale

November 3, 2016

Deed of Trust ("Deed of Trust"):

Dated: May 12, 2011

Grantor: Juan M. Pacheco, Jr. and Jeanette Pacheco

Trustee: Mark B. Gilbreath

Lender: Navy Army Community Credit Union f/k/a Navy Army Federal Credit Union

Recorded in: Document No. 608932 of the official public records of San Patricio County, Texas.

Secures: Promissory Note ("Note") in the original principal amount of \$90,424.15, executed by Juan M. Pacheco, Jr. and Jeanette Pacheco ("Borrower") and payable to the order of Lender.

Modification: Renewal, Extension and Modification Agreement dated October 20, 2015 recorded in Document No. 651738 of the official public records of San Patricio County, Texas.

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

Lot Six (6), VELLA SUBDIVISION, a Subdivision of the City of Odem, San Patricio County, Texas, according to the map or plat thereof recorded in Envelope A-114, Map Records, San Patricio County, Texas, to which reference is here made for all pertinent purposes (the "property").

Substitute Trustee(s): Kevin M. Maraist and Douglas Bircher

Substitute Trustee's

Address: Anderson, Lehrman, Barre & Maraist, LLP  
Gaslight Square  
1001 Third Street, Ste. 1  
Corpus Christi, TX 78404

Foreclosure Sale:

Date: Tuesday, December 6, 2016

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; **the earliest time at which the Foreclosure Sale will begin is 1:00 P.M.**

Place: San Patricio County Courthouse, 107 W. 5<sup>th</sup> Street, Sinton, Texas, at the following location: at 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's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Lender, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

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

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

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "**AS IS,**" **without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust.** Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

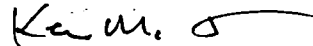
Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves



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.**

Dated: November 3, 2016.



Kevin M. Maraist, Substitute Trustee  
1001 Third St., Ste. 1  
Corpus Christi, TX 78404  
361-884-4981  
361-884-1286 (fax)

Mortgagee:

Navy Army Community Credit Union  
P.O. Box 81349  
Corpus Christi, TX 78468-1349

**NOTICE OF TRUSTEE'S SALE**

**RECEIVED**

**Date:** November 3, 2016

**Trustee:** R. BRYAN STONE

**Trustee's Address:** 800 N. Shoreline, Suite 800S  
Corpus Christi, Texas 78401

NOV 03 2016  
3:14p M  
GRACIE ALANIZ-GONZALES  
COUNTY CLERK

**Mortgagee:** VALUEBANK TEXAS, a Texas Banking Corporation

**Note:** Promissory Note dated April 17, 2012 in the amount of \$240,000.00

**Deed of Trust**

**Date:** April 17, 2012

**Grantor:** T & H SALES & SERVICE, LLC, a Texas Limited Liability Company

**Mortgagee:** VALUEBANK TEXAS, a Texas Banking Corporation

**Recording information:** Document No. 616966 of the Official Public Records of San Patricio County, Texas

**Property:**

See Exhibit "A" attached hereto and made a part hereof for all purposes.

**County:** San Patricio

**Date of Sale (first Tuesday of month):** December 6, 2016

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

**Place of Sale:** At the San Patricio County Courthouse in San Patricio County, Texas, on the first floor of the courthouse, at the South entrance between the glass doors in the vestibule, or, if the preceding area is no longer the designated area, at the area most recently designated by the San Patricio County Commissioner's Court.

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.

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

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, "AS IS". THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE REAL AND PERSONAL PROPERTY IN THIS DISPOSITION. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.



---

**R. BRYAN STONE, Trustee**

**EXHIBIT "A"**  
**Property Description**

Being the description of 0.702 acres of land out of Block "A", Macaze Park, City of Gregory, San Patricio County, Texas, according to the plat recorded in Volume 4, Page 37, Plat Records of San Patricio County, Texas, with said 0.702 acres of land being more particularly described by metes and bounds as follows:

**COMMENCE**, at the Southeast corner of Lot 3, Block 2, of said Macaze Park and being in the West boundary line said Block "A"; **THENCE**, North 84° 14' 41" East, a distance of 50.0 feet to a drill hole found in concrete for the Southwest corner and Place Of Beginning of this survey;

**THENCE**, North 05° 45' 18" West, a distance of 120.0 feet to a 5/8" steel rebar found for the Northwest corner of this survey;

**THENCE**, North 84° 14' 41" East, a distance of 255.0 feet to a 5/8" steel rebar found for the Northeast corner of this survey;

**THENCE**, South 05° 45' 18" East, a distance of 120.0 feet to a 5/8" steel rebar found for the Southeast corner of this survey;

**THENCE**, South 84° 14' 41" West, a distance of 255.0 feet to the PLACE OF BEGINNING of this survey and containing 0.702 acres of land more or less.

[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

OCT 27 2016

10:55 AM  
GRACIE ALANIZ-GONZALES  
COUNTY CLERK

TS#: 16-17420

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**WHEREAS**, on 1/3/2006, JOHN A. PEREZ AND WIFE, TINA M. PEREZ, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of R. SCOTT HEITKAMP, as Trustee, COASTAL BEND MORTGAGE, INC. D/B/A GLOBAL MORTGAGE GROUP, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$53,118.00, payable to the order of COASTAL BEND MORTGAGE, INC. D/B/A GLOBAL MORTGAGE GROUP, which Deed of Trust is Recorded on 1/5/2006 as Volume 552185, 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;

**LOTS FIVE (5) AND SIX (6), BLOCK TWO HUNDRED-FOURTEEN (214), 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.**

Commonly known as: **345 SOUTH 12TH STREET, ARANSAS PASS, TX 78336**

**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.



4596996

**NOW, THEREFORE, NOTICE IS HEREBY GIVEN**, that on **TUESDAY, 12/6/2016 at 11:00 AM**, or no later than three (3) hours after such time, being the first Tuesday of such month, of **San Patricio County, Texas**, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: **On the first floor of the Courthouse at the South entrance between the glass doors in the vestibule**

**NOTICE IS FURTHER GIVEN** that , except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied.

If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

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

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

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

WITNESS, my hand this 10/25/2016

  
\_\_\_\_\_  
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.***

RECEIVED

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

OCT 24 2016

9:32A<sup>M</sup>

GRACIE ALANIZ-GONZALES  
COUNTY CLERK

DEED OF TRUST INFORMATION:

**Date:** 12/19/2005  
**Grantor(s):** DONNA LOVING AND STEVEN LOVING, WIFE AND HUSBAND  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR AMERICAN HOME MORTGAGE, ITS SUCCESSORS AND ASSIGNS  
**Original Principal:** \$86,273.00  
**Recording Information:** Instrument 552010  
**Property County:** San Patricio  
**Property:**

BEING A TRACT OF LAND 114 FEET WIDE BY 315 FEET LONG OUT OF THE NORTH PORTION OF FARM LOT NO. FIFTEEN (15), LAND BLOCK NO. EIGHT-FOUR (84), OF THE T.P. MCCAMPBELL SUBDIVISION, AS SHOWN BY PLAT THEREOF, RECORDED IN VOLUME I, PAGE 2, MAP RECORDS OF ARANSAS COUNTY, TEXAS, AND A CERTIFIED COPY OF SAID MAP BEING RECORDED IN VOLUME 11, PAGE 21-22, MAP RECORDS, SAN PATRICIO COUNTY, TEXAS, TO WHICH MAP AND THE RECORDS THEREOF REFERENCES ARE HERE MADE FOR FURTHER DESCRIPTION OF SAND FARM LOT NO. 15; AND SAID TRACT BEING DESCRIBED BY METES AND BOUNDS, VIZ;

BEGINNING AT A POINT ON THE NORTH LINE OF SAID FARM LOT AND ALSO ON THE PRESENT SOUTH LINE OF THE ROADWAY BETWEEN LAND BLOCKS 83 AND 84 OF SAID SUBDIVISION, WHICH POINT OF BEGINNING IS 25 FEET IN A SOUTHEASTERLY DIRECTION FROM THE NORTHWEST CORNER OF SAID FARM LOTS NO. 15, FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE SAID NORTH LINE OF SAID FARM LOT A DISTANCE OF 114 FEET TO A POINT ON SAID LINE FOR THE NORTHEAST CORNER OF THIS TRACT: SAID POINT ALSO BEING THE NORTHWEST CORNER OF A TRACT OF LAND 125 FEET WIDE BY 315 FEET LONG CONVEYED BY B.F. ALFORD AND WIFE, VERA E. ALFORD TO JOHN W. CASALL AND WIFE, WANDA RAE CASALL IN WARRANTY DEED DATED MARCH 23, 1956, RECORDED IN VOLUME 209, PAGE 507, DEED RECORDS SAN PATRICIO COUNTY, TEXAS;

THENCE IN A SOUTHWESTERLY DIRECTION PARRALLEL WITH THE WEST LINE OF SAID FARM LOT NO. 15 AND ALONG THE WEST OF SAID 125 FOOT BY 315 FOOT TRACT CONVEYED TO JOHN W. CASALL ET UX, A DISTANCE OF 315 FEET TO A POINT FOR THE SOUTHEAST CORNER OF THIS TRACT, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID 125 FOOT BY 315 FOOT TRACT CONVEYED TO JOHN W. CASALL, ET UX;

THENCE IN A NORTHWESTERLY DIRECTION PARRALLEL WITH THE SAID NORTH LINE OF SAID FARM LOT NO. 15 A DISTANCE OF 114 FEET TO A POINT FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE IN A NORTHEASTERLY DIRECTION PARRALLEL WITH THE WEST LINE OF SAID FARM LOT NO. 15 A DISTANCE OF 315 FEET TO THE POINT OF BEGINNING.

SAVE AND EXCEPT WARRANTY DEED DATED OCTOBER 14, 1982 FROM CANDELARIO GUTIERREZ, JR., TO CITY OF INGLESIDE, RECORDED UNDER CLERKS FILE NO. 311930, VOLUME 653, PAGE 306, DEED RECORDS OF SAN PATRICIO COUNTY, TEXAS.

**Reported Address:** 2549 MCCULLOUGH LANE, 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 December, 2016  
**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):** 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, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander

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. 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, Cristina Camarata, Sammy Hooda, Michael Burns, 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.

RECEIVED  
OCT 24 2016  
9:31 A.M.  
GRACIE ALANIZ-GONZALES  
COUNTY CLERK

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

Date: December 06, 2016

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.

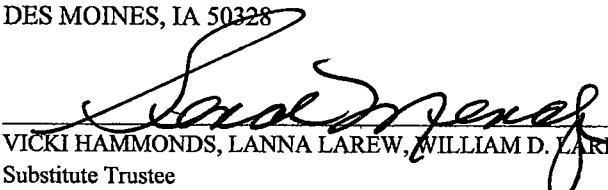
3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated October 05, 1999 and recorded in Document CLERK'S FILE NO. 478344 real property records of SAN PATRICIO County, Texas, with EPIFANIO MORENO PEREZ JR, grantor(s) and NORWEST MORTGAGE, INC.,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

RECEIVED

OCT 17 2016

12:39 PM

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:

*Tract 20, East Lake Ranch Tracts, San Patricio County, Texas, as more particularly described on the plat thereof recorded as Plat Number 460267 filed at Envelope A-219, Tube 30-4 of the Real Property Records of SAN PATRICIO COUNTY, TEXAS.*

2. *Instruments to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust recorded as Document No. 560135 of the 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: December 6, 2016

Time: The sale will begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale will be completed by no later than 4:00 p.m.

Place: San Patricio County Courthouse, 400 West Sinton Street in Sinton, Texas, at the following location: ON THE FIRST FLOOR OF THE COURTHOUSE AT THE SOUTH ENTRANCE BETWEEN THE GLASS DOORS IN THE VESTIBULE at the San Patricio County Courthouse, 400 West Sinton Street in Sinton, Texas, or, if the preceding area is no longer the designated area, then at the area most recently designated by the San Patricio County Commissioner's Court.

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

4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. The sale shall not cover any part of the property that has been released of public record from the lien of the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the deed of trust, the beneficiary has the right to direct the Trustee 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. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

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

5. *Type of Sale.* The sale is a nonjudicial deed-of-trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by **CHRISTOPHER CLARICH, III.**

The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

6. *Obligations Secured.* The deed of trust provides that it secures the payment of the indebtednesses and obligations therein described (collectively, the "Obligations") including but not limited to (a) the promissory note in the original principal amount of \$37,500.00, executed by **CHRISTOPHER CLARICH, III.**, and originally payable to the order of **SPEED INVESTMENTS, INC.** and now payable to **IMPERIAL VALLEY PROPERTIES LLC.** by Transfer of Lien recorded on September 8, 2014 as Document No. 640311; and (b) any and all present and future indebtednesses of **CHRISTOPHER CLARICH, III.** to **IMPERIAL VALLEY PROPERTIES LLC.** **IMPERIAL VALLEY PROPERTIES LLC** is the current owner and holder of the Obligations and is now the beneficiary under the deed of trust by the Transfer of Lien recorded on September 8, 2014 as Document No. 640311.

Questions concerning the sale may be directed to the undersigned or to the mortgagee, **IMPERIAL VALLEY PROPERTIES LLC.** at P.O. BOX 860, EL CENTRO, CA 92244.

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

WITNESS MY HAND THIS 17<sup>th</sup> DAY OF OCTOBER, 2016.

*Michael D. George*

MICHAEL D. GEORGE, P.C.  
SUBSTITUTE TRUSTEE

STATE OF TEXAS

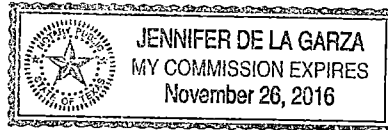
\*  
\*

COUNTY OF SAN PATRICIO

\*

This instrument was acknowledged before me on this the 17<sup>th</sup> day of OCTOBER, 2016, by MICHAEL D. GEORGE, P.C., SUBSTITUTE TRUSTEE, to which witness my hand and official seal of office.

*Jennifer De La Garza*  
SIGNATURE OF NOTARY PUBLIC



PRINTED NAME OF NOTARY PUBLIC

My commission expires: 11-26-16

After recording return to:

Michael D. George, P.C.  
Attorney At Law  
902 Buffalo Street  
Corpus Christi, Texas 78401