

Notice of Trustee's Sale

Date: December 11, 2018
Trustee: Michael A. McCauley
Trustee Address: 615 N. Upper Broadway, Ste 800
Corpus Christi, TX 78401
Lender: Gulf Coast Federal Credit Union
Note: Note dated March 17, 2014 in the original principal amount of \$113,050.00 executed by Abel L. Rodriguez and wife, Miranda Martinez

RECEIVED
DEC 11 2018
1:27 P.M.
GRACIE ALANIZ-GONZALES
COUNTY CLERK

Deed of Trust

Date: March 17, 2014
Grantor: Abel L. Rodriguez and wife, Miranda Martinez
Lender: Gulf Coast Federal Credit Union
Recording information: Document No. 635754 in the Official Public Records of San Patricio County, Texas
Property: Lot Twenty (20), Block One (1) SEALE ADDITION of Odem, Texas according to the map or plat thereof recorded in Volume 4, Page 7, Map Records of San Patricio County, Texas to which reference is here made for all pertinent purposes.

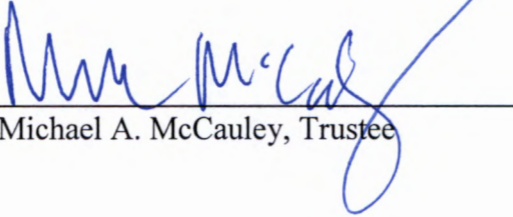
Date of Sale: January 2, 2019
Time of Sale: 1:00 p.m. (to begin no earlier than 1:00 p.m. or not later than three hours thereafter)
Place of Sale: San Patricio County Courthouse (at the area designated by the County Commissioner's Court for foreclosure/public auction sales)
Terms of Sale: To the highest bidder for cash.

Lender has appointed Michael A. McCauley as Substitute Trustee under the Deed of Trust. Because there is a default in payment of the Note secured by the Deed of Trust, Lender

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

Notice is given that on the Date of Sale, said 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 not later than three hours thereafter.

The Property will be sold subject to all instruments recorded in the Official Public Records of San Patricio County, Texas.



Michael A. McCauley, Trustee

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

December 6, 2018

NOTE:

Date: August 15, 2008
Maker: Shoreline, Inc.
Payee: The Frost National Bank
Original principal amount: \$937,548.00

RECEIVED

DEC 10 2018
3:55 P M
GRACIE ALANIZ-GONZALES
COUNTY CLERK

DEED OF TRUST:

Date: August 15, 2008
Grantor: Shoreline, Inc.
Trustee: Jimmy R. Locke
Beneficiary: The Frost National Bank
Recording data: Recorded under Clerk's File No. 583715 in the Real Property Records of San Patricio County, Texas.

LENDER: Frost Bank

BORROWER: Shoreline, Inc.

PROPERTY: 12.933 acre tract of land being comprised of a portion of the John Gibbs Survey, Abstract 135, San Patricio County, Texas, said 12.933 acre tract of land being more particularly described by metes and bounds on Exhibit "A" attached hereto and made a part hereof.

SUBSTITUTE TRUSTEES: James E. Cuellar
Jeffrey D. Stewart
D. Brent Wells
440 Louisiana, Suite 718
Houston, Texas 77002
(713) 222-1281

ARNOLD MENDOZA, SANDRA MENDOZA,
ALEXIS MENDOZA, SUSANA SANDOVAL

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

January 2, 2019, being the first Wednesday of the month in accordance with § 51.002(a-1), TEX. PROP. CODE, to commence at 1:00 PM, or within three hours thereafter.



4678400

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

On the first floor of the San Patricio County Courthouse at the south entrance between the glass doors in the vestibule, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.

Default has occurred in the payment of the Note and in the 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 the Substitute Trustee to sell the Property.

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 9.604 of the Texas Business and Commerce Code.

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 by public sale to the highest bidder for cash or other form of payment acceptable to Substitute Trustee, in accordance with the Deed of Trust.

ACTIVE DUTY MILITARY NOTICE

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

NOTICE

The attorney sending this communication is a debt collector. This is an attempt to collect a debt, and any information obtained will be used solely for that purpose.

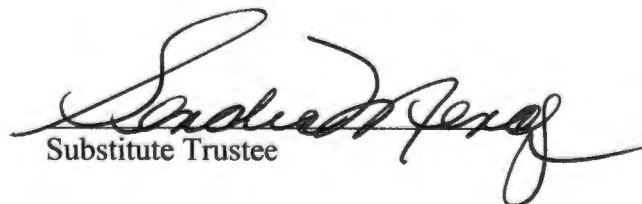

Substitute Trustee

EXHIBIT "A"

A 12.933 acre tract of land, being part of a 15.00 acre tract conveyed by Presbyterian Pan American School to Taft Hospital District of San Patricio County by Warranty Deed dated January 7, 1966, recorded in Volume 327, Page 287, Deed Records of San Patricio County, Texas;

Said 12.933 acre tract is comprised of a portion of the John Gibbs Survey, Abstract 135, San Patricio County, Texas, and is situated on the east side of the City of Taft, Texas, and is more particularly described by metes and bounds as follows:

COMMENCING at a 3/4 inch iron rod set in the northeast line of Gregory Street of the City of Taft, at the west corner of said Taft Hospital District 15.00 acre tract and the west corner of a 2.067 acre tract leased by Taft Hospital District to Professional Medical Center, LTD., by Lease Agreement dated May 14, 1981, recorded in Volume 634, Page 854, Deed Records of San Patricio County, Texas;

THENCE North 30 degrees 37 minutes 12 seconds East, along the northwest line of said Taft Hospital District 15.00 acre tract and the northwest line of said 2.067 acre tract, a distance of 276.16 feet to the POINT OF BEGINNING and upper west corner of this tract, said BEGINNING POINT being the north corner of said 2.067 acre tract;

THENCE continuing North 30 degrees 37 minutes 12 seconds East, along the northwest line of said Taft Hospital District 15.00 acre tract, a distance of 522.40 feet to a point for the north corner of this tract and the north corner of said 15.00 acre tract;

THENCE South 59 degrees 56 minutes 45 seconds East, along the northeast line of this tract and said 15.00 acre tract, a distance of 818.18 feet to a point in the northwest line of Farm to Market Highway 631, for the east corner of this tract and said 15.00 acre tract;

THENCE South 30 degrees 36 minutes 26 seconds West, along the northwest line of said Farm to Market Highway 631, the southeast line of this tract and said 15.00 acre tract, a distance of 798.56 feet to a point in the northeast line of said Gregory Street, for the south corner of this tract and said 15.00 acre tract;

THENCE North 59 degrees 56 minutes 45 seconds West, along the northeast line of said Gregory Street and the southwest line of said 15.00 acre tract, a distance of 1492.27 feet to a 5/8 inch iron rod set at the south corner of said 2.067 acre tract, for the lower west corner of this tract;

THENCE North 30 degrees 37 minutes 12 seconds East, along the southeast line of said 2.067 acre tract, a distance of 276.16 feet to a point for the east corner of said 2.067 acre tract, and an inside corner of this tract;

THENCE North 59 degrees 56 minutes 45 seconds West, along the northeast line of said 2.067 acre tract, a distance of 326.09 feet to the POINT OF BEGINNING of this tract, and containing 12.933 acres, more or less.

EXHIBIT "A"

A 12.933 acre tract of land, being part of a 15.00 acre tract conveyed by Presbyterian Pan American School to Taft Hospital District of San Patricio County by Warranty Deed dated January 7, 1966, recorded in Volume 327, Page 287, Deed Records of San Patricio County, Texas;

Said 12.933 acre tract is comprised of a portion of the John Gibbs Survey, Abstract 135, San Patricio County, Texas, is situated on the east side of the City of Taft, Texas, and is more particularly described by metes and bounds as follows:

COMMENCING at a 3/4 inch iron rod set in the northeast line of Gregory Street of the City of Taft, at the west corner of said Taft Hospital District 15.00 acre tract and the west corner of a 2.067 acre tract leased by Taft Hospital District to Professional Medical Center, LTD., by Lease Agreement dated May 14, 1981, recorded in Volume 634, Page 854, Deed Records of San Patricio County, Texas;

THENCE North 30 degrees 37 minutes 12 seconds East, along the northwest line of said Taft Hospital District 15.00 acre tract and the northwest line of said 2.067 acre tract, a distance of 276.16 feet to the POINT OF BEGINNING and upper west corner of this tract, said BEGINNING POINT being the north corner of said 2.067 acre tract;

THENCE continuing North 30 degrees 37 minutes 12 seconds East, along the northwest line of said Taft Hospital District 15.00 acre tract, a distance of 522.40 feet to a point for the north corner of this tract and the north corner of said 15.00 acre tract;

THENCE South 59 degrees 56 minutes 45 seconds East, along the northeast line of this tract and said 15.00 acre tract, a distance of 818.18 feet to a point in the northwest line of Farm to Market Highway 631, for the east corner of this tract and said 15.00 acre tract;

THENCE South 30 degrees 36 minutes 26 seconds West, along the northwest line of said Farm to Market Highway 631, the southeast line of this tract and said 15.00 acre tract, a distance of 798.56 feet to a point in the northeast line of said Gregory Street, for the south corner of this tract and said 15.00 acre tract;

THENCE North 59 degrees 56 minutes 45 seconds West, along the northeast line of said Gregory Street and the southwest line of said 15.00 acre tract, a distance of 492.27 feet to a 5/8 inch iron rod set at the south corner of said 2.067 acre tract, for the lower west corner of this tract;

THENCE North 30 degrees 37 minutes 12 seconds East, along the southeast line of said 2.067 acre tract, a distance of 276.16 feet to a point for the east corner of said 2.067 acre tract, and an inside corner of this tract;

THENCE North 59 degrees 56 minutes 45 seconds West, along the northeast line of said 2.067 acre tract, a distance of 326.09 feet to the POINT OF BEGINNING of this tract, and containing 12.933 acres, more or less.

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

RECEIVED

DEC 10 2018
3:58 PM
GRACIE ALANIZ-GONZALES
COUNTY CLERK

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

Date: January 02, 2019

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

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

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

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

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by EPIFANIO MORENO PEREZ JR, securing the payment of the indebtednesses in the original principal amount of \$30,900.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. TEXAS VETERANS LAND BOARD is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

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

VICKI HAMMONDS, LESLYE EVANS, ARNOLD MENDOZA OR WILLIAM D. LAREW
Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Certificate of Posting

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

Declarants Name: _____
Date: _____



EXHIBIT "A"**TRACT I:**

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

TRACT II:

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

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

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

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

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

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

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

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



NOS0000006348635

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

RECEIVED

DEC 10 2018

3:58 PM

GRACIE ALANIZ-GONZALES
COUNTY CLERK

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

Date: January 02, 2019

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 July 20, 2015 and recorded in Document CLERK'S FILE NO. 648874; REFILED IN CLERK'S FILE NO. 648982 real property records of SAN PATRICIO County, Texas, with ANTHONY MAHKOVIC, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by ANTHONY MAHKOVIC, securing the payment of the indebtednesses in the original principal amount of \$171,428.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

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

VICKI HAMMONDS, LESLYE EVANS, ARNOLD MENDOZA OR WILLIAM D. LAREW
Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Certificate of Posting

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

Declarants Name: _____
Date: _____



EXHIBIT "A"

BEING 2.423 ACRES OF LAND, MORE OR LESS, EMBRACING THE SOUTHEAST ONE-FOURTH OF FARMLOT NO. THIRTEEN (13), LAND BLOCK NO. TWO (2), T. P. MCCAMPBELL SUBDIVISION, SAN PATRICIO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 11, PAGES 21 AND 22, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS, WITH SAID 2.423 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGIN AT A 5/8" STEEL REBAR FOUND IN THE NORTH R.O.W. LINE OF MARSHALL LANE ALSO AS COUNTY ROAD NO. 1848 AND BEING THE ORIGINAL COMMON CORNER OF FARMLOT NOS. 12 AND 13 OF SAID LANDBLOCK NO. 2, AND BEING THE SOUTHEAST CORNER AND PLACE OF BEGINNING OF THIS SURVEY;

THENCE, NORTH 34 DEG. 23' 11" EAST ALONG AND WITH THE COMMON LINE BETWEEN FARMLOT NOS, 12 AND 13 OR SAID LANDBLOCK NO. 2 A DISTANCE OF 639.2 FEET TO A 1/2" STEEL REBAR FOUND FOR THE NORTHWEST CORNER OF THE SOUTHWEST ONE-QUARTER OF SAID FARMLOT NO 12 AND BEING THE NORTHEAST CORNER OF THIS SURVEY;

THENCE, NORTH 55 DEG. 27' 15" WEST ALONG AND WITH THE SOUTH LINE OF THE NORTH ONE-HALF OF FARMLOT NO. 13 A DISTANCE OF 165.35 FEET TO A 5/8" STEEL REBAR FOUND FOR THE NORTHEAST CORNER OF THE SOUTHWEST ONE- QUARTER OF FARMLOT 13 AND BEING THE NORTHWEST CORNER OF THIS SURVEY;

THENCE, SOUTH 34 DEG. 21' 25" WEST ALONG AND WITH THE EAST BOUNDARY OF THE SOUTHWEST ONE-QUARTER OF SAID FARMLOT NO. 13 AT 628.93 FEET PASS A 5/8" STEEL REBAR FOUND ON LINE FOR REFERENCE AND IN ALL A DISTANCE OF 638.93 FEET TO A POINT IN THE NORTH R.O.W. LINE OF SAID MARSHALL LANE AND BEING THE SOUTHWEST CORNER OF THIS SURVEY;

THENCE, SOUTH 55 DEG. 21' 36" EAST ALONG AND WITH THE NORTH R.O.W. LINE OF MARSHALL LANE A DISTANCE OF 165.02 FEET TO THE PLACE OF BEGINNING AND CONTAINING 2.423 ACRES OF LAND MORE OR LESS.



NOS0000007785439

RECEIVED

DEC 10 2018

4:01 P M
GRACIE ALANIZ-GONZALES
COUNTY CLERK

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

SAN PATRICIO County

Deed of Trust Dated: June 9, 2014

Amount: \$289,178.00

Grantor(s): GREGORY WILSON and SELANIE WILSON

Original Mortgagee: NAVY FEDERAL CREDIT UNION

Current Mortgagee: NAVY FEDERAL CREDIT UNION

Mortgagee Address: NAVY FEDERAL CREDIT UNION, P.O. Box 3000, One Security Place, Merrifield, VA 22119-3000

Recording Information: Document No. 638074

Legal Description: FARM LOT NO. TEN (10), LAND BLOCK NO. "D" OF THE BURTON & DANFORTH SUBDIVISION, ACCORDING TO THE MAP OR PLAT OF SAID SUBDIVISION MADE BY P. L. TELFORD, SURVEYOR, RECORDED IN VOLUME 1, PAGES 62-63, MAP RECORDS, ARANSAS COUNTY, TEXAS, A CERTIFIED PHOTO COPY OF WHICH RECORDED MAP BEING OF RECORD IN VOLUME 152 PAGE 1, DEED RECORDS OF SAN PATRICIO COUNTY, TEXAS.

Date of Sale: January 2, 2019 between the hours of 1:00 PM and 4:00 PM.

Earliest Time Sale Will Begin: 1:00 PM

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

JIM RECTOR OR DENISE RECTOR, JO WOOLSEY, W.D. LAREW, LESLYE EVANS, ARNOLD MENDOZA, MARCIA CHAPA, MARTHA BOETA, BARBARA SANDOVAL, STACEY BENNETT, AMY ORTIZ, GARRETT SANDERS, KIM HINSHAW, BENJAMIN GRIESINGER, BOB FRISCH, VICKI HAMMONDS, SANDRA MENDOZA, JODI STEEN, JAMIE STEEN, SUSANA SANDOVAL OR ALEXIS MENDOZA have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust.

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

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

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

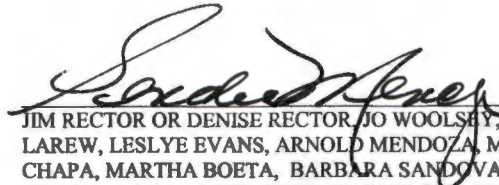
A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice.

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



RACHEL U. DONNELLY, ATTORNEY AT LAW

HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2017-006890



JIM RECTOR OR DENISE RECTOR, JO WOOLSHY, W.D.
LAREW, LESLYE EVANS, ARNOLD MENDOZA, MARCIA
CHAPA, MARTHA BOETA, BARBARA SANDOVAL, STACEY
BENNETT, AMY ORTIZ, GARRETT SANDERS, KIM HINSHAW,
BENJAMIN GRIESINGER, BOB FRISCH, VICKI HAMMONDS,
SANDRA MENDOZA, JODI STEEN, JAMIE STEEN, SUSANA
SANDOVAL OR ALEXIS MENDOZA
c/o Tejas Trustee Services
14800 Landmark Blvd, Suite 850
Addison, TX 75254

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 IN ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR 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

DEC 10 2018
4:02 PM
GRACIE ALANIZ-GONZALES
COUNTY CLERK

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, LANCE C. ESSWEIN, AN UNMARRIED MAN delivered that one certain Deed of Trust dated JUNE 21, 2017, which is recorded in INSTRUMENT NO. 667945 of the real property records of SAN PATRICIO County, Texas, conveying to the Trustee(s) therein named the real property therein described, to secure the payment of a Promissory Note in the principal amount of \$271,616.00 payable to the order of GATEWAY MORTGAGE GROUP, LLC, to which reference is hereby made for a description of the Promissory Note, the terms and covenants of the Deed of Trust, and the property therein conveyed; and

WHEREAS, default, as same is defined in the Promissory Note and/or the Deed of Trust, has occurred and the outstanding indebtedness on same is now wholly due; and

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

WHEREAS, GATEWAY MORTGAGE GROUP, LLC, the Mortgagee, or the Mortgage Servicer, has instructed a Substitute Trustee(s) to sell real property described in the Deed of Trust in order to satisfy the indebtedness secured thereby.


NOTICE IS HEREBY GIVEN that on Wednesday, JANUARY 2, 2019, beginning at 1:00 PM, or not later than three (3) hours after that time, a Substitute Trustee(s) will sell, to the highest bidder submitting cashier's check, certified check or money order, the following described real property:

LOT FIVE (5), BLOCK NINETEEN (19), BAY RIDGE SUBDIVISION UNIT 7, A SUBDIVISION OF THE CITY OF PORTLAND, SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT THEREOF RECORDED IN ENVELOPE 1357-1358, TUBE 19-4, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR ALL PERTINENT PURPOSES.

The sale will occur at that area designated by the Commissioners Court of SAN PATRICIO County, Texas, for such sales (OR AT THE FIRST FLOOR OF THE COURTHOUSE AT THE SOUTH ENTRANCE ON THE OUTSIDE OF THE BUILDING BETWEEN THE GLASS DOOR IN THE VESTIBULE).

NOTICE IS FURTHER GIVEN that the address of GATEWAY MORTGAGE GROUP, LLC, the Mortgagee or Mortgage Servicer, is P.O. BOX 1560, JENKS, OKLAHOMA 74037. Pursuant to the Texas Property Code, the Mortgage Servicer is authorized to administer a foreclosure sale. The name and address of a substitute trustee is Michael J. Schroeder, 3610 North Josey Lane, Suite 206, Carrollton, Texas 75007. A Substitute Trustee is authorized by the Texas Property Code to set reasonable conditions for the foreclosure sale.

Dated: DECEMBER 10, 2018.



**SUBSTITUTE TRUSTEE(S)
MICHAEL J. SCHROEDER OR VICKI HAMMONDS OR
W.D. LAREW OR ARNOLD MENDOZA OR LESLYE
EVANS**

FILE NO.: GMG-1832
PROPERTY: 307 CALLEY SPRINGS
PORTLAND, TEXAS 78374

LANCE C. ESSWEIN

NOTICE SENT BY:
MICHAEL J. SCHROEDER
3610 NORTH JOSEY LANE, SUITE 206
CARROLLTON, TEXAS 75007
Tele: (972) 394-3086
Fax: (972) 394-1283

Notice of Trustee's Sale

RECEIVED

Date: November 27, 2018

Trustee: Wm. G. Burnett

Mortgagee: Lasche Ann Glasscock

NOV 27 2018
3:03 PM
GRACIE ALANIZ-GONZALES
COUNTY CLERK

Note: Promissory note dated August 29, 2013, executed by Eddy Lillis and Natasha L. Lillis, payable to the order of Lonnie Glasscock III, in the original principal amount of \$86,000.00

Deed of Trust

Date: August 29, 2013

Grantor: Eddy Lillis and Natasha L. Lillis

Mortgagee: Lonnie Glasscock III

Recording information: The deed of trust is recorded under file number 630878 of the Real Property Records of San Patricio County, Texas

Property:

THE SURFACE ESTATE ONLY OF THIS PROPERTY:

Field notes of a 12.92 acre tract of land, being out of an 88.6 acre tract of land conveyed to Lonnie Glasscock by deed dated June 6, 1977 and recorded in Volume 556, Page 53 of the Deed Records of San Patricio County, Texas;

Said 12.92 acre tract is out of Block 8 of the C. C. Smith Subdivision as shown on map recorded in Volume 3, Page 1A of the Map Records of San Patricio County, Texas;

Said 12.92 acre tract is comprised of a portion of the John McMullen Survey, Abstract 17, is situated in San Patricio County, Texas; inside the city limits, on the north side of the town of San Patricio; and is described by metes and bounds as follows:

Beginning at a 5/8" iron rod with surveyor's cap stamped "RPLS 1907" set in the center of a cul-de-sac, at the northeast corner of a 10.10 acre tract of land (Lot 5) just surveyed, the southeast corner a 10.07 acre tract of land (Lot 3) just surveyed, and the southwest corner of a 10.08 acre tract of land (Lot 4) just surveyed, for the northwest corner of this tract; whence an 1" iron pipe found in the centerline of County Road 1456, the north line of a 15.0 acre tract conveyed to J. D. Barnett by deed recorded in Volume 562, Pages 238-240 of the Deed Records of San Patricio County, Texas; at the southeast corner of Block 6 of said C. C. Smith Subdivision, the southwest corner of said 88.6 acre tract (Block 8), and the southwest corner of a 10.10 acre tract of land (Lot 7) just surveyed bears S 68 deg. 32' 20" W a distance of 675.84 feet and S 20 deg. 54' 27" E a distance of 1681.32 feet;

Thence N 87 deg. 34' 46" E along the south line of said 10.08 acre tract (Lot 4) and the north line of this tract, a distance of 711.64 feet to a 5/8" iron rod with surveyor's cap stamped "RPLS 1907" set in the west right-of-way line of F. M. Highway 666 at the southeast corner of said 10.08 acre tract (Lot 4), for the northeast corner of this tract;

Thence S 06 deg. 16' 32" E along the west right-of-way line of said F. M. Highway 666, and the northerly east line of this tract, at 370.17 feet pass a 5/8" iron rod found for a line marker, in all a distance of 683.66

feet to a 5/8" rod with surveyor's cap stamped "RPLS 1907" set at the northeast a corner of an 11.13 acre tract of land (Lot 8) just surveyed, for the southeast corner of this tract;

Thence S 69 deg. 43' 25" W along the south line of said 2.00 acre tract and the south line of this tract, a distance of 701.64 feet to a 5/8" iron rod with surveyor's cap stamped "RPLS 1907" set in the east line of said 10.10 acre tract of land (Lot 7) just surveyed, and at the northwest corner of said 11.13 acre tract (Lot 8), for the southwest corner of this tract;

Thence N 20 deg. 54' 38" W along the east line of said 10.10 acre tract (Lot 7), and the southerly west line of this tract, a distance of 109.75 feet to a 5/8" iron rod with surveyor's cap stamped "RPLS 1907" set at the northeast corner of said 10.10 acre tract of land (Lot 7), and the southeast corner of said 10.10 acre tract of land (Lot 5), for an angle corner of this tract;

Thence N 06 deg. 23' 04" W along the east line of said 10.10 acre tract (Lot 5) and the northerly west line of this tract, a distance of 795.07 feet to the place of beginning, containing 12.92 acres of land, more or less, subject to all easements of record.

Bearings in this description were determined by a GPS Survey, NAD 27, Texas South Zone.

County: San Patricio County, Texas

Trustee's Name: Wm. G. Burnett

Trustee's Address: 108 N. Archer, Sinton, Texas 78387

Date of Sale: Wednesday, January 2, 2019

Time of Sale: 1:30 o'clock p.m.

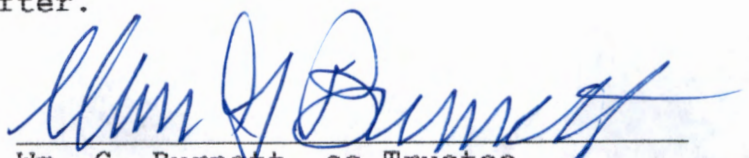
Place of Sale:

The location of the sale shall be on the first floor of the San Patricio County Courthouse located at 400 W. Market Street in Sinton in San Patricio County, Texas, at the south entrance between the glass doors in the vestibule.

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.

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


Wm. G. Burnett, as Trustee

This instrument was acknowledged before me on the 21th day of November, 2018, by Wm. G. Burnett, as Trustee.



Gracie S. Aguirre
Notary Public, State of Texas

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
1/21/2014

Grantor(s)/Mortgagor(s):
LAWRENCE DONNELLY AND WIFE,
PENELOPE DONNELLY

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE
FOR GREEN TREE SERVICING LLC, ITS
SUCCESSORS AND ASSIGNS

Current Beneficiary/Mortgagee:
Ditech Financial LLC

RECEIVED

NOV 20 2018

11:29 AM

GRACIE ALANIZ-GONZALES
COUNTY CLERK

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 634659

Property County:
SAN PATRICIO

Mortgage Servicer:
Ditech Financial LLC is representing the Current
Beneficiary/Mortgagee under a servicing agreement with
the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
345 St. Peter Street,
St. Paul, MN 55102

Legal Description: LOT FIVE (5), BLOCK FOUR (4), RE-PLAT OF DRISCOLL ADDITION, AN
ADDITION TO THE TOWN OF TAFT IN SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY MAP OR
PLAT OF SAME OF RECORD IN VOLUME 7, PAGE 9 OF THE MAP RECORDS OF SAN PATRICIO
COUNTY, TEXAS.

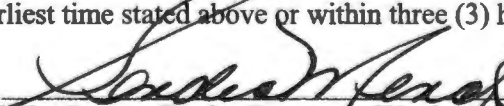
Date of Sale: 1/2/2019

Earliest Time Sale Will Begin: 1:00PM

Place of Sale of Property: 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 IN THE AREA DESIGNATED BY THE COMMISSIONER'S
COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

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.

Notice Pursuant to Tex. Prop. Code § 51.002(i):
Assert and protect your rights as member of
the armed forces of the United States. If you
or your spouse are serving on active military duty,
including active military duty as a member of the
Texas National 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.



Jim Rector, Denise Rector, Jo Woolsey, Bob Frisch,
Vicki Hammonds, Arnold Mendoza, Sandra
Mendoza, Jamie Steen
or Thuy Frazier
or Cindy Mendoza
or Deanna Segovia, Substitute Trustee
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

MH File Number: TX-17-45059-POS
Loan Type: Conventional Residential

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
5/29/2001

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE
FOR IRWIN MORTGAGE CORPORATION, ITS
SUCCESSORS AND ASSIGNS

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 495354

Mortgage Servicer:
Rushmore Loan Management Services, LLC is
representing the Current Beneficiary/Mortgagee under a
servicing agreement with the Current
Beneficiary/Mortgagee.

Grantor(s)/Mortgagor(s):
FREDDY G. GONZALEZ AND YVONNE
GONZALEZ, HUSBAND AND WIFE
Current Beneficiary/Mortgagee:
Wilmington Savings Fund Society, FSB, d/b/a
Christiana Trust, not individually but as trustee for
Pretium Mortgage Acquisition Trust

Property County:
SAN PATRICIO

Mortgage Servicer's Address:
15480 Laguna Canyon Road, Suite 100,
Irvine, CA 92618

RECEIVED

NOV 20 2018

11:29 AM
GRACIE ALANIZ-GONZALES
COUNTY CLERK

Legal Description: LOT THIRTY-FOUR (34), BLOCK THIRTY-FIVE (35), NORTH SHORE UNIT 7, AN
ADDITION SITUATED IN THE CITY OF PORTLAND, SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY
THE MAP OR PLAT RECORDED IN ENVELOPE A-36 & 37, MAP RECORDS OF SAN PATRICIO COUNTY,
TEXAS, TO WHICH REFERENCE IS HERE MADE FOR ALL PERTINENT PURPOSES.

Date of Sale: 1/2/2019

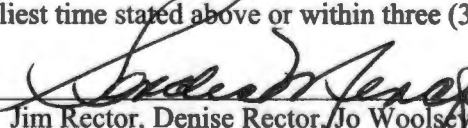
Earliest Time Sale Will Begin: 1:00PM

Place of Sale of Property: 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 IN THE AREA DESIGNATED BY THE COMMISSIONER'S
COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

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.

Notice Pursuant to Tex. Prop. Code § 51.002(i):

Assert and protect your rights as member of
the armed forces of the United States. If you
or your spouse are serving on active military duty,
including active military duty as a member of the
Texas National 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.


Jim Rector, Denise Rector, Jo Woolsey, Bob Frisch,
Arnold Mendoza, Sandra Mendoza, Jodi Steen,
Jamie Steen, Susan Sandoval, Leslye Evans, Vicki
Hammonds or Alexis Mendoza
or Thuy Frazier
or Cindy Mendoza
or Deanna Segovia, Substitute Trustee
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

MH File Number: TX-18-65980-POS
Loan Type: Conventional Residential

[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

NOV 20 2018

11:28 AM
GRACIE ALANIZ-GONZALES
COUNTY CLERK

TS#: 18-20439

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 9/20/2013, WILLIAM Q ROBINSON, AN UNMARRIED MAN, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of WES HOSKINS, as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS SOLELY NOMINEE FOR FIRST COMMUNITY BANK, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$81,632.00, payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS SOLELY NOMINEE FOR FIRST COMMUNITY BANK, which Deed of Trust is Recorded on 9/25/2013 as Volume 631537, Book , Page , in San Patricio County, Texas, Deed of Trust covers all of the real property, personal property, and fixtures described therein, including , but not limited to, all the following described property, rights and interests (the "Property"), to-wit;

LOT NINE (9), BLOCK NO. THREE (3) , OAK PARK SUBDIVISION, UNITS 1 AND 2, AN ADDITION IT THE CITY OF ARANSAS PASS, TEXAS, AS SHOWN BY THE MAP OR PLAT THEREOF RECORDED IN VOLUME 4, PAGE 46, MAP RECORDS, SAN PATRICIO COUNTY, TEXAS.

Commonly known as: 1365 OAK PARK DR, 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 **Arnold Mendoza, Sandra Mendoza, Alexis Mendoza, Susana Sandoval, Jim Rector, Denise Rector, Jo Woolsey, Bob Frisch, Leslye Evans, Arnold Mendoza, Sandra Mendoza, Marcia Chapa, Martha Boeta, Jim Rector, Barbara Sandoval, Stacey Bennett, Amy Ortiz, Garrett Sanders, Kim Hinshaw, Benjamin Griesinger** or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust: and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Carrington Mortgage Services, LLC whose address is 1600 Douglass Road, Suite 200 A, Anaheim, CA 92806 is acting as the mortgage servicer for **J.P. Morgan Mortgage Acquisition Corp.**, 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



4676687

mortgagee. Pursuant to that agreement and Texas Property Code Section 51.0025, Carrington Mortgage Services, LLC is authorized to administer the foreclosure referenced herein.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on **TUESDAY, 1/2/2019 at 1:00 PM**, or no later than three (3) hours after such time, being the first Tuesday of such month, of **San Patricio County, Texas**, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: **ON THE FIRST FLOOR OF THE COURTHOUSE AT THE SOUTH ENTRANCE BETWEEN THE GLASS DOORS IN THE VESTIBULE San Patricio County Courthouse, 400 West Sinton Street, Sinton, TX 78387**

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

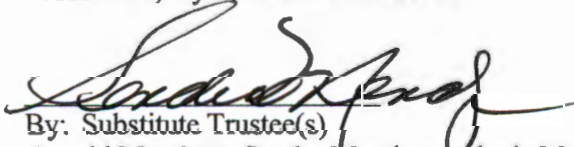
If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

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

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

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

WITNESS, my hand this 11/19/2018



By: Substitute Trustee(s)
Arnold Mendoza, Sandra Mendoza, Alexis Mendoza, Susana Sandoval, Jim Rector, Denise Rector, Jo Woolsey, Bob Frisch, Leslye Evans, Arnold Mendoza, Sandra Mendoza, Marcia Chapa, Martha Boeta, Jim Rector, Barbara Sandoval, Stacey Bennett, Amy Ortiz, Garrett Sanders, Kim Hinshaw, Benjamin Griesinger

C/O Carrington Foreclosure Services, LLC
P.O. Box 3309

Anaheim, California 92803

***THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE
USED FOR THAT PURPOSE.***

RECEIVED

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
(CXE)
TORRES, JASON
1305 SOUTH WHITNEY STREET, ARANSAS PASS, TX
78336

FHA 495-9420170-703

Firm File Number: 16-025803

NOV 13 2018
12:04 P M
GRACIE ALANIZ-GONZALES
COUNTY CLERK

NOTICE OF TRUSTEE'S SALE

WHEREAS, on May 25, 2012, JASON TORRES JOINED HEREIN PROFORMA BY SPOUSE VICKIE TORRES, as Grantor(s), executed a Deed of Trust conveying to BAXTER AND SCHWARTZ P.C., as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., 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 618008, 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

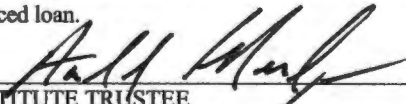
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Wednesday, January 2, 2019** between ten o'clock AM and four o'clock PM and beginning not earlier than 11:00 AM or not later than three hours thereafter, I will sell said Real Estate in the area designated by the Commissioners Court, of **San Patricio** county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

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

LOT FOUR C (4C), BLOCK SIXTEEN (16), BURTON AND DANFORTH SUBDIVISION, AN ADDITION TO THE CITY OF ARANSAS PASS, SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT THEREOF RECORDED IN VOLUME 12, PAGE 42, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR ALL PERTINENT PURPOSES.

Property Address: 1305 SOUTH WHITNEY STREET
ARANSAS PASS, TX 78336
Mortgage Servicer: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
Noteholder: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
8950 CYPRESS WATERS BLVD
COPELL, TEXAS 75019

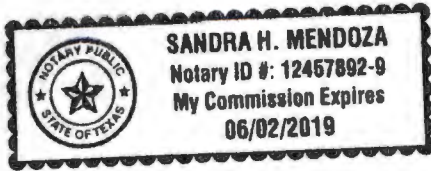
The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property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


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, Jamie Steen, Jodi Steen, Susan Sandoval or Alexis Mendoza
c/o Shapiro Schwartz, LLP
13105 Northwest Freeway, Suite 1200
Houston, TX 77040
(713)462-2565

THE STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Arnold Mendoza, 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.

20 13 GIVEN UNDER MY HAND AND SEAL OF OFFICE this 13 day of November.



Sandra H. Mendoza
NOTARY PUBLIC in and for
DUKE COUNTY
My commission expires: 6.2.19
Type or Print Name of Notary

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

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

RECEIVED

NOV 13 2018

12:07 PM

GRACIE ALANIZ-GONZALES
COUNTY CLERK

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

Date: January 02, 2019

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

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

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated August 27, 2003 and recorded in Document CLERK'S FILE NO. 522312 real property records of SAN PATRICIO County, Texas, with DARREN M BORNE AND RHONDA S BORNE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by DARREN M BORNE AND RHONDA S BORNE, securing the payment of the indebtednesses in the original principal amount of \$111,350.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

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

VICKI HAMMONDS, LESLYE EVANS, ARNOLD MENDOZA OR WILLIAM D. LAREW

Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Certificate of Posting

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

Declarants Name: _____

Date: _____



NOS0000007814866

EXHIBIT "A"

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



NOS0000007814866

RECEIVED

NOV - 8 2018

9:10 A.M.
GRACIE ALANIZ-GONZALES
COUNTY CLERK

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

Jim Rector, Denise Rector, Jo Woolsey, Bob Frisch,
Leslye Evans, Arnold Mendoza, Sandra Mendoza,
Marcia Chapa, Martha Boeta, Jim Rector, Barbara
Sandoval, Stacey Bennett, Amy Ortiz, Garrett Sanders,
Kim Hinshaw, Benjamin Griesinger, Vanessa McHaney
c/o Malcolm Cisneros/Trustee Corps
17100 Gillette Avenue
Irvine, CA 92614
(949) 252-8300

TS No TX07000166-17-3

APN 114565

TO No 180437464

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on April 30, 2015, JOHN M DIAZ; A SINGLE MAN AND PRISCILLA A RODRIGUEZ; A SINGLE WOMAN as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of THOMAS E. BLACK, JR. as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as nominee for CALIBER HOME LOANS, INC., its successors and assigns, as original Beneficiary, which Deed of Trust secures the payment of that certain Promissory Note of even date therewith in the original amount of \$245,461.00, payable to the order of Caliber Home Loans, Inc. as current Beneficiary, which Deed of Trust recorded on May 8, 2015 as Document No. 646957 and that said Deed of Trust was modified by Modification Agreement and recorded January 9, 2018 as Instrument Number 673792 in San Patricio County, Texas. Deed of Trust covers all of the real property described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit: **SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

APN 114565

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Jim Rector, Denise Rector, Jo Woolsey, Bob Frisch, Leslye Evans, Arnold Mendoza, Sandra Mendoza, Marcia Chapa, Martha Boeta, Jim Rector, Barbara Sandoval, Stacey Bennett, Amy Ortiz, Garrett Sanders, Kim Hinshaw, Benjamin Griesinger, Vanessa McHaney** 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 **Caliber Home Loans, Inc.**, 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.

TS No TX07000166-17-3

APN 114565

TO No 180437464

NOW THEREFORE, NOTICE IS HEREBY GIVEN that on **Wednesday, January 2, 2019 at 11:00 AM**, no later than three (3) hours after such time, being the first Wednesday of such month, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place in San Patricio County, Texas, 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: **San Patricio County Courthouse, 400 West Sinton Street, Sinton, TX 78387.**

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

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. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition. Conveyance of the Property shall be made without any representations or warranties whatsoever, expressed or implied. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters and are advised to conduct an independent investigation of the nature and physical condition 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 expressed or implied warranties, except as to the warranted.

WITNESS, my hand this 29 day of October 2018



By: Jim Rector, Denise Rector, Jo Woolsey, Bob Frisch, Leslye Evans, Arnold Mendoza, Sandra Mendoza, Marcia Chapa, Martha Boeta, Jim Rector, Barbara Sandoval, Stacey Bennett, Amy Ortiz, Garrett Sanders, Kim Hinshaw, Benjamin Griesinger, Vanessa McHaney
Substitute Trustee(s)

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.

**SALE INFORMATION CAN BE OBTAINED ONLINE AT www.Auction.com
FOR AUTOMATED SALES INFORMATION PLEASE CALL: Auction.com at 800.280.2832**

FOR REINSTATEMENT / PAY OFF REQUESTS CONTACT: (949) 252-8300
THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

To the extent your original obligation was discharged, or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party retains rights under its security instrument, including the right to foreclose its lien.

TS No TX07000166-17-3

APN 114565

TO No 180437464

EXHIBIT "A"

LOT TWENTY-EIGHT (28), BLOCK TWENTY (20), BAY RIDGE SUBDIVISION UNIT 10, A SUBDIVISION OF THE CITY OF PORTLAND, SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT THEREOF RECORDED IN ENVELOPE 1558-1559, TUBE 33-5, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR ALL PERTINENT PURPOSES

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

RECEIVED

THE STATE OF TEXAS
COUNTY OF SAN PATRICIO

OCT 26 2018

L.46 P.M.
GRACIE ALANIZ-GONZALES
COUNTY CLERK

Deed of Trust Date:
OCTOBER 26, 2006

Property address:
2225 CORONADO DRIVE
INGLESIDE, TX 78362

Grantor(s)/Mortgagor(s):
PETE FINCH III AND THERESA FINCH, HUSBAND AND WIFE

LEGAL DESCRIPTION: LOT SEVEN (7), BLOCK TWELVE (12), PARKSIDE TERRACE UNIT 5, AN ADDITION TO THE TOWN OF INGLESIDE IN SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY MAP OR PLAT OF SAME OF RECORD IN ENVELOPE A-256, TUBE 30-5, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.

Original Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS A NOMINEE FOR COUNTRYWIDE HOME LOANS, INC., its successors and assigns

Earliest Time Sale Will Begin: 11:00 AM

Current Mortgagee:
PENNYMAC LOAN SERVICES, LLC

Date of Sale: 01/02/2019

Recorded on: OCTOBER 31, 2006

Original Trustee: G. TOMMY BASTIAN

Property County: SAN PATRICIO
As Clerk's File No.: 562421

Substitute Trustee: MARINOSCI LAW GROUP, P.C., VICKI HAMMONDS, LESLYE EVANS, ARNOLD MENDOZA, W. D. LAREW, JIM RECTOR, DENISE RECTOR, JO WOOLSEY, BOB FRISCH, SANDRA MENDOZA, MARCIA CHAPA, MARTHA BOETA, BARBARA SANDOVAL, STACEY BENNETT, AMY ORTIZ, GARRETT SANDERS, KIM HINSHAW, BENJAMIN GRIESINGER

Mortgage Servicer:
PENNYMAC LOAN SERVICES, LLC

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

The Current Mortgagee under said Deed of Trust, according to the provisions therein set out does hereby remove the original trustee and all successor substitute trustees and appoints in their stead MARINOSCI LAW GROUP, P.C., VICKI HAMMONDS, LESLYE EVANS, ARNOLD MENDOZA, W. D. LAREW, JIM RECTOR, DENISE RECTOR, JO WOOLSEY, BOB FRISCH, SANDRA MENDOZA, MARCIA CHAPA, MARTHA BOETA, BARBARA SANDOVAL, STACEY BENNETT, AMY ORTIZ, GARRETT SANDERS, KIM HINSHAW, BENJAMIN GRIESINGER, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust, and, further, does hereby request, authorize and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the Mortgagee therein.

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on *Wednesday* JANUARY 2, 2019 between ten o'clock AM and four o'clock PM and beginning not earlier than 11:00 AM or not later than three hours thereafter. The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county pursuant to Section 51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

PENNYMAC LOAN SERVICES, LLC, who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the debt.

ACTIVE MILITARY SERVICE NOTICE

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

WITNESS MY HAND, October 22, 2018

MARINOSCI LAW GROUP, PC

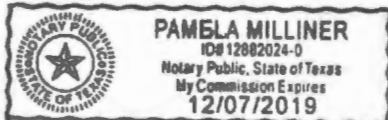
By: Melissa Guerra
~~TIFFANY KING~~ MELISSA GUERRA
MANAGING PARALEGAL (name & title)

THE STATE OF TEXAS
COUNTY OF DALLAS

Before me, Pamela Milliner, the undersigned officer, on this, 22nd day of October, 2018,
(insert name of notary)
personally appeared ~~TIFFANY KING~~ MELISSA GUERRA, known to me, who identified herself/himself to be the
MANAGING PARALEGAL of MARINOSCI LAW GROUP PC, the person and officer whose name is subscribed to the
foregoing instrument, and being authorized to do so, acknowledged that (s)he had executed the foregoing instrument as the act of
such corporation for the purpose and consideration described and in the capacity stated.

Witness my hand and official seal
(SEAL)

Pamela Milliner
Notary Public for the State of TEXAS



My Commission Expires: 12/7/19
Pamela Milliner
Printed Name and Notary Public

Grantor: PENNYMAC LOAN SERVICES, LLC
3043 TOWNSGATE ROAD #200
WESTLAKE VILLAGE, CA 91361
LF No. 18-12791

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

RECEIVED

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

CONVENTIONAL
Firm File Number: 16-025228

OCT 25 2018

2:10p M
GRACIE ALANZ-GONZALES
COUNTY CLERK

NOTICE OF TRUSTEE'S SALE

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

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

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said Texas Home Equity Security Instrument; and

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

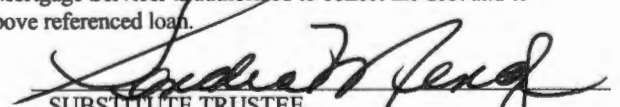
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Wednesday, January 2, 2019** between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, I will sell said Real Estate in the area designated by the Commissioners Court, of San Patricio county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

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

LOT ELEVEN (11), BLOCK FOUR (4), TIERRA BUENA, AN ADDITION TO THE TOWN OF TAFT, SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY MAP OF SAID TOWN, RECORDED IN MAP RECORDS OF SAID COUNTY.

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

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


 SUBSTITUTE TRUSTEE
 Jim Rector, Denise Rector, Jo Woolsey, Bob Fisch, Vicki Hammonds, Arnold Mendoza, Sandra Mendoza, Jamie Steen, Leslye Evans, Jodi Steen, Susan Sandoval or Alexis Mendoza
 c/o Shapiro Schwartz, LLP
 13105 Northwest Freeway, Suite 1200
 Houston, TX 77040
 (713)462-2565

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

RECEIVED

SELECT PORTFOLIO SERVICING, INC. (SPS)
JACOBS, SUSAN
261 NORTH 11TH STREET, ARKANSAS PASS, TX 78336

CONVENTIONAL
Firm File Number: 18-029735

OCT 25 2018
2:10p M
GRACIE ALANIZ-GONZALES
COUNTY CLERK

NOTICE OF TRUSTEE'S SALE

WHEREAS, on November 10, 2005, SUSAN JACOBS A SINGLE WOMAN, as Grantor(s), executed a Deed of Trust conveying to ELDON L YOUNGBLOOD, ESQ., as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR MILA, INC., D/B/A MORTGAGE INVESTMENT LENDING ASSOCIATES, INC. 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 550839, 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 **Wednesday, January 2, 2019** between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, I will sell said Real Estate 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 ONE (1) AND TWO (2), BLOCK TWO HUNDRED THIRTY-THREE (233), 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.

Property Address: 261 NORTH 11TH STREET
ARKANSAS PASS, TX 78336
Mortgage Servicer: SELECT PORTFOLIO SERVICING, INC.
Noteholder: U.S. BANK TRUST NATIONAL ASSOCIATION AS TRUSTEE FOR GIFM HOLDINGS TRUST
3217 S. DECKER LAKE DR.
SALT LAKE CITY, UTAH 84119

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


SUBSTITUTE TRUSTEE

Jim Rector, Denise Rector, Jo Woolsey, Bob Ffusch, Vicki Hammonds, Arnold Mendoza, Sandra Mendoza, Jamie Steen, Leslye Evans, Jodi Steen, Susan Sandoval or Alexis Mendoza
c/o Shapiro Schwartz, LLP
13105 Northwest Freeway, Suite 1200
Houston, TX 77040
(713)462-2565

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