

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 OF SALE.
THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED
AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

RECEIVED

San Patricio County Texas Home Equity Security Instrument

MAY 11 2020

11:47 AM
GRACIE ALANIZ-GONZALES
COUNTY CLERK

Date of Security Instrument: August 15, 2007
Amount: \$26,135.04
Grantor(s): CYNTHIA CARBAJAL, AKA CYNTHIA GONZALEZ
CARBAJAL AKA CINDY CARBAJAL, A SINGLE
PERSON
Original Mortgagee: CITIFINANCIAL, INC.
Current Mortgagee: WILMINGTON SAVINGS FUND SOCIETY, FSB, AS
TRUSTEE OF STANWICH MORTGAGE LOAN TRUST A
Original Trustee: B BEARDSLEY
Mortgage Servicer and Address: Carrington Mortgage Services, LLC
1600 South Douglass Road, Suite 200-A
Anaheim, California 92806
Recording Information: Recorded on 8/20/2007, as Instrument No. 572306 San Patricio
County, Texas
Legal Description: THE NORTH 74.55 FEET OF LOTS THIRTEEN (13) AND
FOURTEEN (14), BLOCK SIX (6), SUNSHINE ADDITION
TO THE TOWN OF SINTON, IN SAN PATRICIO
COUNTY, TEXAS, AS SHOWN BY MAP OR PLAT OF
SAME OF RECORD IN VOLUME 1, PAGE 22, MAP
RECORDS, SAN PATRICIO COUNTY, TEXAS.
Date of Sale: 6/2/2020
Earliest Time Sale Will Begin: 1:00 PM

Place of Sale: 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 foreclosures 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.

WHEREAS, an Default Order was entered on 12/20/2019, under Cause No. S-18-5918CV-C, in the 343rd Judicial District Court of San Patricio County, Texas;

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I HEREBY APPOINT AND DESIGNATE ARNOLD MENDOZA, SANDRA MENDOZA, ALEXIS MENDOZA, SUSANA SANDOVAL, PAUL A. HOEFKER, ROBERT L. NEGRIN or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of



4723970


Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Aldridge Pite, LLP, 701 N. Post Oak Road, Suite 205, Houston, TX 77024. (713) 293-3618.

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 state above or within three (3) hours after that time.

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 Texas Home Equity Security Instrument, 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. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of funds 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 the notice immediately.

EXECUTED in multiple originals on 5/8/2020.

By: 

Paul A. Hoefker, Attorney
Robert L. Negrin, Attorney
Aldridge Pite, LLP
701 N. Post Oak Road, Suite 205
Houston, TX 77024

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

COMPLAINTS REGARDING THE SERVICING OF YOUR MORTGAGE SHOULD BE SENT TO THE DEPARTMENT OF SAVINGS AND MORTGAGE LENDING, 2601 NORTH LAMAR, SUITE 201, AUSTIN, TX 78705. A TOLL-FREE CONSUMER HOTLINE IS AVAILABLE AT 877-276-5550

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
8/30/2005

Grantor(s)/Mortgagor(s):
MANUEL LARA, A SINGLE MAN

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

Current Beneficiary/Mortgagee:
Santander Bank, N.A.

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 548603

Property County:
SAN PATRICIO

Mortgage Servicer:
Dovenmuehle Mortgage, Inc. is representing the Current
Beneficiary/Mortgagee under a servicing agreement with
the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
250 E John W Carpenter Freeway,
Irving, TX 75062

Legal Description: LOTS SEVEN (7), EIGHT (8), AND NINE (9), BLOCK TWO (2), OF THE TOWNSITE OF EDROY, SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY REVISION MAP OF A PORTION OF EDROY TOWNSITE AND FARM TRACTS TO BE HEREAFTER KNOWN AS THE HEUERMANN SUBDIVISION, BEING A PART OF SECTION TEN (10), CUBAGE AND MILLER SUBDIVISION, SAID MAP BEING RECORDED IN VOLUME 3, PAGE 16 OF THE MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.

Date of Sale: 6/2/2020

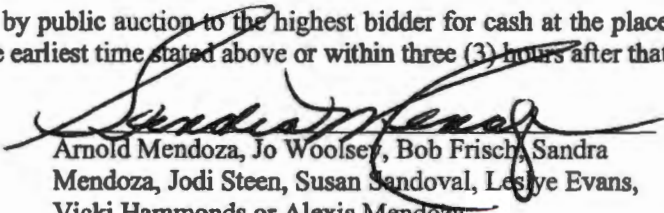
Earliest Time Sale Will Begin: 1pm

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.


Arnold Mendoza, Jo Woolsey, Bob Frisch, Sandra
Mendoza, Jodi Steen, Susan Sandoval, Leslye Evans,
Vicki Hammonds or Alexis Mendoza
or Thuy Frazier
or Cindy Mendoza
or Catherine Allen-Rea
or Cole Patton, Substitute Trustee
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

RECEIVED

MAY - 7 2020

11:17A.M
GRACIE ALANIZ-GONZALES
COUNTY CLERK

MH File Number: TX-18-67328-HE
Loan Type: Conventional Residential

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.

NOTICE OF SALE

PURSUANT TO AUTHORITY conferred upon the Trustee by that certain Deed of Trust dated October 16, 2018, executed by DAVID A. AYER AND CYNTHIA A. LOZANO, A MARRIED COUPLE ("Mortgagor") to K. Clifford Littlefield, Trustee for the benefit of VANDERBILT MORTGAGE AND FINANCE, INC. ("Mortgagee"), filed for record under Instrument No. 682506, Official Public Records of San Patricio County, Texas, Mortgagee appoints K. Clifford Littlefield, Andrew Schuster, Alexander J. Tiffany or Norma Jean Hesseltine, whose address is listed below, under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the covenants of the Deed of Trust, to sell on **Tuesday, June 2, 2020**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the San Patricio County Courthouse at the place designated by the Commissioner's Court for such sales in San Patricio County, Texas, (on the steps of the county courthouse or as designated by the County Commissioner), the sale to begin at 1:00 o'clock p.m. or not later than three (3) hours after such time on that date, selling all of the property as an entirety or in such parcels as the Trustee acting may elect the property offered for sale, more particularly described on Exhibit "A" attached hereto and made a part hereof, together with any and all improvements constructed upon, affixed to or located upon the above described real property, including but not limited to a 2018 CMH Manufactured Home, Serial No. CW2019818TXAB.

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.

EXECUTED this 28 day of April, 2020.

RECEIVED

APR 30 2020

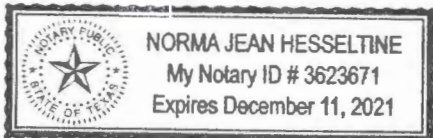
10:26 AM
GRACIE ALANIZ-GONZALES
COUNTY CLERK

K Littlefield

K. CLIFFORD LITTLEFIELD, Mortgagee Attorney
UPTON, MICKITS & HEYMANN, L.L.P.
802 N. Carancahua, Suite 450
Corpus Christi, Texas 78401
Telephone: (361) 884-0612
Facsimile: (361) 884-5291
Email: clittlefield@umhlaw.com

THE STATE OF TEXAS §
COUNTY OF NUECES §

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by K. CLIFFORD LITTLEFIELD, this 28th day of April, 2020, to certify which witness my hand and official seal.



Norma Jean Hesseltine
NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

1.00 acres tract of land being out of Section 22 of the George H. Paul Subdivision of the Coleman-Fulton Pasture Company Lands, recorded in Volume 1, Page 27 of the Map Records of San Patricio County, Texas; Said 1.00 acres tract being one-half of a 2 acres tract of land conveyed to Jose M. and Margarita G. Ramos by Deed recorded in Volume 511, Page 240 of the Deed Records of San Patricio County, Texas; Said 1.00 acres tract is comprised of a portion of the S. Riley Survey, Abstract 223, is located approximately 4 miles northeast of the City of Odem, in San Patricio County, Texas, and is described by metes and bounds as follows.

BEGINNING at a point in the pavement, in the approximate centerline intersection of F. M. Highway 1944 and County Road 2567, at the common corner of Sections 21, 22, 28 and 29 of said Subdivision, at the southwest corner of said Section 22 and the southwest corner of said 2 acres tract, for the southwest corner of this tract;

Thence N 01°03'54" E (called North) along the approximate centerline of the 60-foot right-of-way of said County Road 2567, the east line of said Section 28, the west line of said Section 22, the west line of said 2 acres tract, and the west line of this tract, at 48.00 feet pass a point whence 5/8 inch iron rod with surveyor's cap stamped "R.P.L.S. 5874" set at the intersection of the east line of the 60-foot right-of-way of said County Road 2567 and the north line of the 80-foot right-of-way of said F. M. Highway 1944 bears S 88°56'06" E a distance of 30.00 feet; in all a distance of 168.03 feet to a point at the southwest corner of the 1.00 acres Share 2, also surveyed this date, for the northwest corner of this tract,

Thence S 21°00'43" E across said 2 acres tract, along the south line of said Share 2 and the north line of this tract, at 30.28 feet pass a 5/8 inch iron rod with surveyor's cap stamped "R.P.L.S. 5874" set in mid east right-of-way line of said County Road 2567 for a line marker, in all a distance of 297.94 feet to a 5/8 inch iron rod with surveyor's cap stamped "R.P.L.S. 5874" set in interior west line of a 158 acres tract of land conveyed to Edwin C. McDaniel by Deed recorded in Clerk's File No. 421018 of the Real Property Records of San Patricio County, Texas; in the east line of said 2 acres tract, at the southeast corner of said Share 2, for the northeast corner of this tract;

Thence S 01°03'54" W (called South) along an interior west line of said 158 acres tract, the east line of said 2 acres tract and the east line of this tract, at 86.96 feet pass a 5/8 inch iron rod with surveyor's cap stamped "R.P.L.S. 5874" set in said north right-of-way line of F. M. Highway 1944, in all a distance of 126.96 feet to a point in the pavement, in the approximate centerline of said 80-foot right-of-way, in the north line of said Section 21 and the south line of said Section 22, at an exterior corner of said 158 acres tract, and the southeast corner of said 2 acres tract, for the southeast corner of this tract;

Thence N 88°56'06" W along the approximate centerline of said 80-foot right-of-way, the north line of said Section 21, the south line of said Section 22, the south line of said 2 acres tract, and the south line of this tract, a distance of 295.10 feet (called West 295.1') to the POINT OF BEGINNING, containing 1.00 acres of land, more or less, subject to any and all easements and agreements of record.

RECEIVED

APR 30 2020

8:40 A 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 OF SALE.
THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED
AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

San Patricio County Texas Home Equity Security Instrument

Date of Security Instrument:	December 22, 2009
Amount:	\$97,503.75
Grantor(s):	ADOLPHO G. GUERRA, AKA ADOLPHO GUERRA, YOLANDA GUERRA AKA YOLANDA RODRIGUEZ GUERRA, HUSBAND AND WIFE
Original Mortgagee:	CITIFINANCIAL, INC.
Current Mortgagee:	WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST A
Original Trustee:	LANA L OWEN
Mortgage Servicer and Address:	Carrington Mortgage Services, LLC 1600 South Douglass Road, Suite 200-A Anaheim, California 92806
Recording Information:	Recorded on 12/30/2009, as Instrument No. 596659 San Patricio County, Texas
Legal Description:	BEING A 111.33 FT. X 789 FT. RECTANGULAR TRACT OF LAND OUT OF LOT 12, OF THE WELDER & COLEMAN-FULTON PASTURE CO. SUBDIVISION OF THE GEORGE HARRIS LEAGUE, ABSTRACT 19, SAN PATRICIO COUNTY, TEXAS AND MORE COMPLETELY DESCRIBED IN ATTACHED EXHIBIT "A"
Date of Sale:	6/2/2020
Earliest Time Sale Will Begin:	1:00 PM

Place of Sale: 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 foreclosures 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.

WHEREAS, an Default Order was entered on 12/17/2019, under Cause No. S-18-5890CV-B, in the 156th Judicial District Judicial District Court of San Patricio County, Texas;

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I HEREBY APPOINT AND DESIGNATE ARNOLD MENDOZA, SANDRA MENDOZA, ALEXIS MENDOZA, SUSANA SANDOVAL, PAUL A. HOEFKER, ROBERT L. NEGRIN or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of



4723768

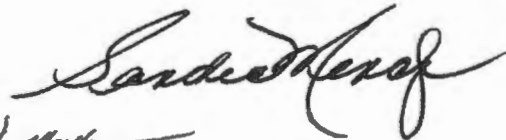
Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Aldridge Pite, LLP, 701 N. Post Oak Road, Suite 205, Houston, TX 77024. (713) 293-3618.


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 state above or within three (3) hours after that time.

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 Texas Home Equity Security Instrument, 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. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of funds 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 the notice immediately.

EXECUTED in multiple originals on 4/28/2020.



By: 
Paul A. Hoefker, Attorney
Robert L. Negrin, Attorney
Aldridge Pite, LLP
701 N. Post Oak Road, Suite 205
Houston, TX 77024

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

COMPLAINTS REGARDING THE SERVICING OF YOUR MORTGAGE SHOULD BE SENT TO THE DEPARTMENT OF SAVINGS AND MORTGAGE LENDING, 2601 NORTH LAMAR, SUITE 201, AUSTIN, TX 78705. A TOLL-FREE CONSUMER HOTLINE IS AVAILABLE AT 877-276-5550

EXHIBIT A (Legal Description)

THE FOLLOWING DESCRIBED REAL PROPERTY SITUATED IN SAN PATRICIO COUNTY, TEXAS, TO-WIT:

BEING A 111.33 FT. X 789 FT. RECTANGULAR TRACT OF LAND OUT OF LOT 12, OF THE WELDER & COLEMAN-FULTON PASTURE CO. SUBDIVISION OF THE GEORGE MORRIS LEAGUE, ABSTRACT 19, SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY MAP OR PLAT OF RECORD IN THE OFFICE OF THE COUNTY CLERK OF SAID COUNTY, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTERLINE OF A PUBLIC ROAD AND IN THE NORTH BOUNDARY LINE

OF SAID LOT 12, SAID POINT BEING 940.84 FT. EAST OF THE NORTHWEST CORNER OF SAID LOT 12, FOR THE NORTHWEST CORNER AND POINT OF BEGINNING OF THIS TRACT;

THENCE IN A SOUTHERLY DIRECTION FOLLOW A LINE PARALLEL WITH THE WEST BOUNDARY LINE OF SAID LOT 12 A DISTANCE OF 789 FT. TO A POINT FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE IN AN EASTERLY DIRECTION AND PARALLEL WITH THE NORTH BOUNDARY LINE OF SAID LOT 12 A DISTANCE OF 111.33 FT. TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF THIS TRACT;

THENCE IN A NORTHERLY DIRECTION AND PARALLEL WITH THE WEST BOUNDARY LINE OF SAID LOT 12, A DISTANCE OF 789.00 FEET TO A POINT IN THE CENTERLINE OF A PUBLIC ROAD, SAID POINT BEING THE NORTHEAST CORNER OF THIS TRACT;

THENCE IN A WESTERLY DIRECTION ALONG THE CENTERLINE OF SAID PUBLIC ROAD AND THE NORTH BOUNDARY LINE OF SAID LOT 12 A DISTANCE OF 111.33 FT. TO THE PLACE OF BEGINNING AND CONTAINING TWO ACRES OF LAND, MORE OR LESS.

Tax ID: 2139-0019-0012-028

NOTICE OF ACCELERATION AND 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.

DEED OF TRUST INFORMATION:

Date: September 13, 2018
Grantor(s): Tommy Wayne Philips, Jr.
Original Mortgagee: Mortgage Electronic Registration Systems, Inc., solely as nominee for Southwest Stage Funding, LLC dba Cascade Financial Services
Original Principal: \$131,050.00
Recording Information: Instrument Number 681743
Property County: San Patricio
Property: The surface estate only in a 0.375 acre tract out of Lot 6, Block 8, Lakeshore Gardens, Unit 1. Being a tract of Lot 6, situated in San Patricio County, Texas, containing 0.375 acres, more or less, out of Lot 6, Block 8, Lakeshore Gardens, Unit 1, as shown on map of said Subdivision recorded in Volume 5, Page 44 of the Map Records of San Patricio County, Texas, and being the same property conveyed by Howard C. Chapman to Jenny Ericka Jeffcoat by Deed dated February 17, 1988, and recorded in File No. 367580 of the real Property Records of San Patricio County, Texas on February 18, 1988 and being more particularly described by metes and bounds as follows, to-wit:

Beginning at a point marked by a 5/8 inch iron rod set in the southerly line of Lakeshore Drive and in the Northerly line of said Lot 6, Block 8, Lakeshore Gardens Unit 1, from which point the most northerly corner of said Lot 6, Block 8, Lakeshore Gardens, Unit 1, bears S 58 00' E a distance of 163.16 feet; Thence S 58 00' E, along the southerly line of Lakeshore Drive, a distance of 81.58 feet to a point marked by a 5/8 inch iron rod for the NE corner of this tract: Thence S 32 00' W, a distance of 200.00 feet to a point marked by a 5/8 inch iron rod set in the southerly line of said Lot 6, Block 8, Lakeshore Gardens, Unit 1, for the SE corner of this tract: Thence N 58 00' W, along the southerly line of said Lot 6, Block 8, Lakeshore Gardens, Unit 1, a distance of 81.58 feet to a point marked by a 5/8 inch iron rod for the SW corner of this tract: Thence N 32 00; E, a distance of 200.00 feet to the point of beginning and containing 0.375 acre of land, more or less.

Property Address: 24726 County Road 350
Mathis, TX 78368

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: Southwest Stage Funding, LLC dba Cascade Financial Services

RECEIVED

APR 30 2020

8:40A

GRACIE ALANIZ-GONZALES
COUNTY CLERK

Mortgage Servicer: **Cascade Financial Services**
Mortgage Servicer **P.O. Box 15035**
Address: **Suite 150**
Chandler, AZ 85244

SALE INFORMATION:

Date of Sale: **June 2, 2020**
Time of Sale: **1:00 pm or within three hours thereafter.**
Place of Sale: **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.**
Substitute Trustee: **Arnold Mendoza, Jo Woolsey, Bob Frisch, Sandra Mendoza, Jodi Steen, Susan Sandoval, Leslye Evans, Vicki Hammonds, Janice Stoner, Mary Goldston, Alexis Mendoza or Cole Emert, any to act**
Substitute Trustee Address: **5501 East LBJ Frwy, Ste. 925 Dallas, TX 75240**

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

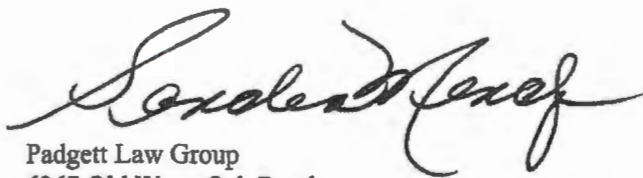
WHEREAS, a default under the Note and Deed of Trust was declared, such default was reported to not have been cured, and all sums secured by such Deed of Trust are declared immediately due and payable.

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Arnold Mendoza, Jo Woolsey, Bob Frisch, Sandra Mendoza, Jodi Steen, Susan Sandoval, Leslye Evans, Vicki Hammonds, Janice Stoner, Mary Goldston, Alexis Mendoza or Cole Emert, any to act, have been appointed as Substitute Trustees and authorized by the Mortgage Servicer to enforce the power of sale granted in the Deed of Trust; 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 is hereby accelerated, and all sums secured by the Deed of Trust are declared to be immediately due and payable.
2. Arnold Mendoza, Jo Woolsey, Bob Frisch, Sandra Mendoza, Jodi Steen, Susan Sandoval, Leslye Evans, Vicki Hammonds, Janice Stoner, Mary Goldston, Alexis Mendoza or Cole Emert, 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 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 imposed by the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for the 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 sold "AS-IS", purchaser's 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 interest 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.
5. 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, the Mortgagee's Attorney, or the duly appointed Substitute Trustee.



Padgett Law Group
6267 Old Water Oak Road
Suite 203
Tallahassee, FL 33213
(850) 422-2520

RECEIVED

APR 13 2020

11:40 AM
GRACIE ALANIZ-GONZALES
COUNTY CLERK

16A SOUTH COMMONSWAY DRIVE
PORTLAND, TX 78374

00000008944662

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: June 02, 2020

Time: The sale will begin at 1:00 PM 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 April 25, 2007 and recorded in Document CLERK'S FILE NO. 568509 real property records of SAN PATRICIO County, Texas, with JOHN A MONIZ AND DORA A MONIZ, grantor(s) and BANK OF AMERICA, N.A., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JOHN A MONIZ AND DORA A MONIZ, securing the payment of the indebtednesses in the original principal amount of \$52,150.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. GOLDMAN SACHS MORTGAGE COMPANY is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

c/o NEWREZ LLC F/K/A NEW PENN FINANCIAL, LLC d/b/a SHELLPOINT MORTGAGE SERVICING
55 BEATTIE PLACE
MAILSTOP 015
GREENVILLE, SC 29601



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.

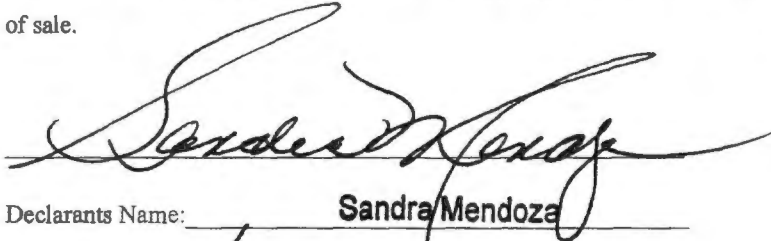
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead JOHN SISK, COLETTE MAYERS, STEPHEN MAYERS, ISRAEL CURTIS, RAMON PEREZ, GARRETT SANDERS, MARCIA CHAPA, DYLAN RUIZ, AMY ORTIZ, MARYNA DANIELIAN, MEGAN YSASSI, EVAN PRESS, KATHLEEN ADKINS, DANA DENNEN, SANDRA MENDOZA, ARNOLD MENDOZA, ALEXIS MENDOZA, SUSAN SANDOVAL, LESLYE EVANS OR WILLIAM D. LAREW whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 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 beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is Sandra Mendoza, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 4. 20 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: Sandra Mendoza

Date: 4. 20

16A SOUTH COMMONSWAY DRIVE
PORTLAND, TX 78374

0000008944662

0000008944662

SAN PATRICIO

EXHIBIT "A"

THE WEST THIRTY-ONE FEET (W.31') OF LOT SIXTEEN (16), BLOCK ONE (1), LANG NORTH SUBDIVISION UNIT II, A SUBDIVISION SITUATED IN THE CITY OF PORTLAND, SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 12, PAGE 15, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR ALL PERTINENT PURPOSES.

RECEIVED

APR - 2 2020

8:12 AM
GRACIE ALANIZ-GONZALES
COUNTY CLERK

RUSHMORE LOAN MANAGEMENT SERVICES, LLC
(UBG)
MEDINA, BARBARA F. AND JOE
2213 POST OAK, PORTLAND, TX 78374

CONVENTIONAL
Firm File Number: 16-025121

NOTICE OF TRUSTEE'S SALE

WHEREAS, on January 28, 2006, BARBARA F. MEDINA FKA BARBARA FAYE HUDDLER, JOE MEDINA WIFE AND HUSBAND, as Grantor(s), executed a Deed of Trust conveying to B BEARDSLEY, as Trustee, the Real Estate hereinafter described, to CITIFINANCIAL, 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 553058, to which reference is herein made for all purposes.

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

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

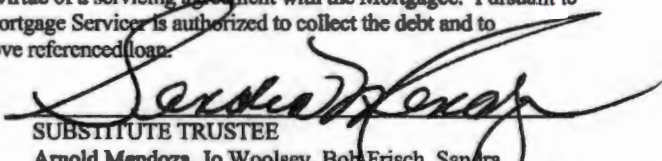
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, June 2, 2020** between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate in the area designated by the Commissioners Court, of 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 FIFTEEN (15), BLOCK EIGHT (8), OAK RIDGE ESTATES UNIT 2, AN ADDITION TO THE CITY OF PORTLAND, TEXAS, AS SHOWN BY THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 13, PAGES 11-12, MAP RECORDS, SAN PATRICIO COUNTY, TEXAS.

Property Address: 2213 POST OAK
PORTLAND, TX 78374
Mortgage Servicer: RUSHMORE LOAN MANAGEMENT SERVICES, LLC
Mortgagee: ELIZON MASTER PARTICIPATION TRUST I, U.S. BANK TRUST NATIONAL
ASSOCIATION, AS OWNER TRUSTEE
15480 LAGUNA CANYON ROAD
SUITE 100
IRVINE, CA 92618

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.


SUBSTITUTE TRUSTEE
Arnold Mendoza, Jo Woolsey, Bob Frisch, Sandra
Mendoza, Jodi Steen, Susan Sandoval, Leslye Evans, Vicki
Hammonds, Janice Stoner, Mary Goldston 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

APR - 2 2020

8:12 A M
GRACIE ALANIZ-GONZALES
COUNTY CLERK

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
TS#: 17-19046

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 8/20/2004, JOE DAVIS AND WIFE, SANDRA DAVIS, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of ELDON L. YOUNGBLOOD, as Trustee, NEW CENTURY MORTGAGE CORPORATION, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$281,000.00, payable to the order of NEW CENTURY MORTGAGE CORPORATION, which Deed of Trust is Recorded on 9/7/2004 as Volume 535698, Book , Page , in San Patricio County, Texas, Deed of Trust covers all of the real property, personal property, and fixtures described therein, including , but not limited to, all the following described property, rights and interests (the "Property"), to-wit:

See attached exhibit "A" attached hereto and made a part hereof

Commonly known as: 4774 FARM ROAD 2986, GREGORY, TX 78359

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 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 Deutsche Bank National Trust Company, as Indenture Trustee for New Century Home Equity Loan Trust 2004-3 , 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.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on 6/2/2020 at 1:00 PM, or no later than three (3) hours after such time, in 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.



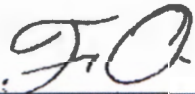
4723064

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

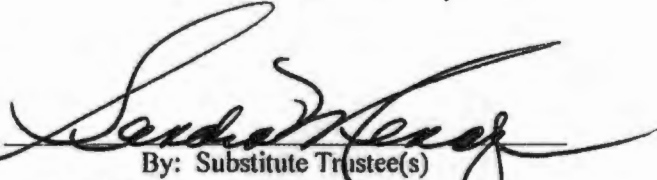
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

WITNESS, my hand this 3/31/2020

WITNESS, my hand this *April 02, 2020*

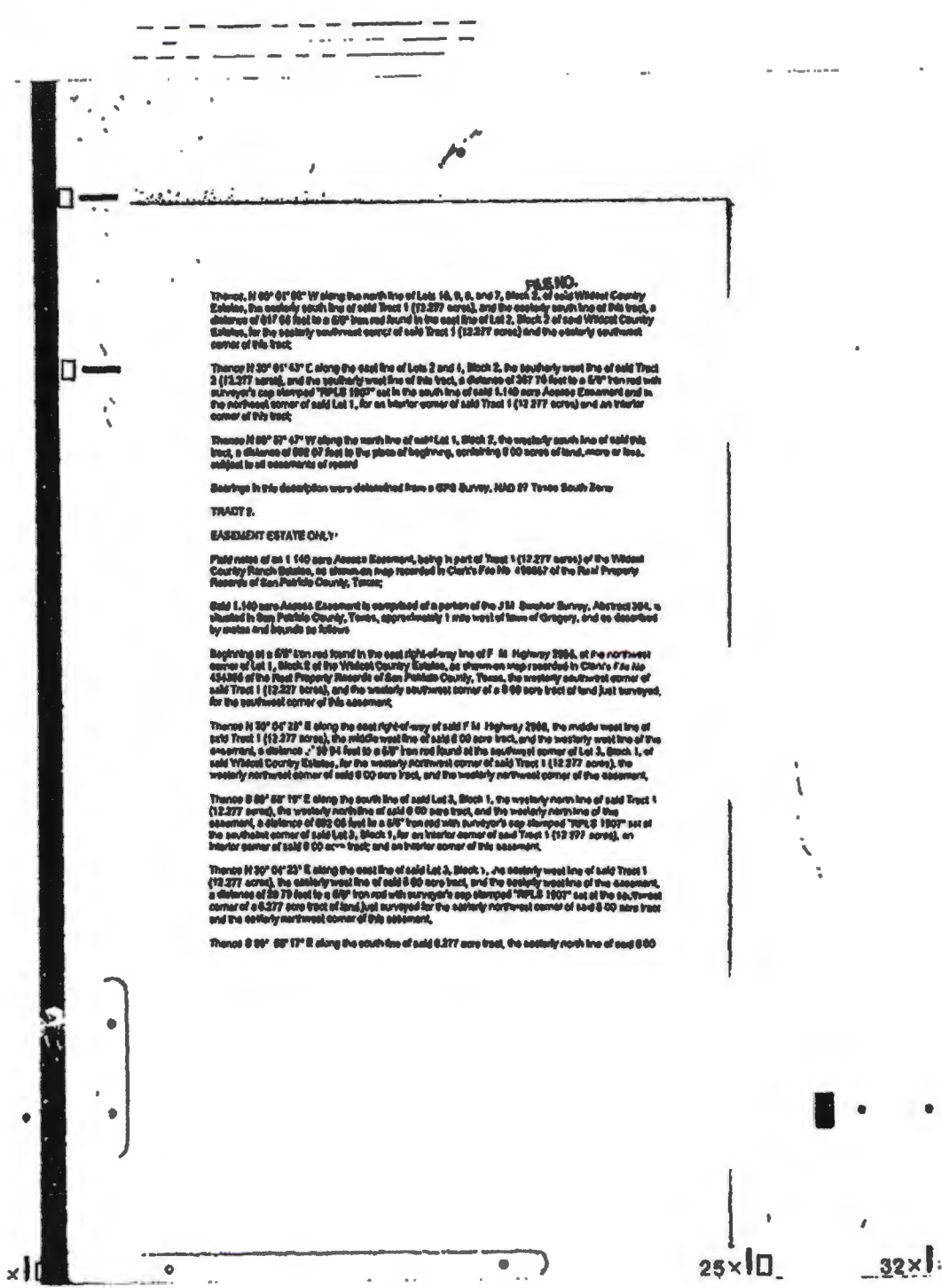


By: Francesca Ojeda, Trustee Sale Specialist, Team
Lead
Carrington Foreclosure Services, LLC as
authorized agent for Mortgagee or Mortgage
Servicer
1500 South Douglass Road, Suite 150
Anaheim, CA 92806



By: Substitute Trustee(s)
Arnold Mendoza, Sandra Mendoza, Alexis
Mendoza, Susana Sandoval
C/O Carrington Foreclosure Services, LLC
1500 South Douglass Road, Suite 150
Anaheim, CA 92806

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



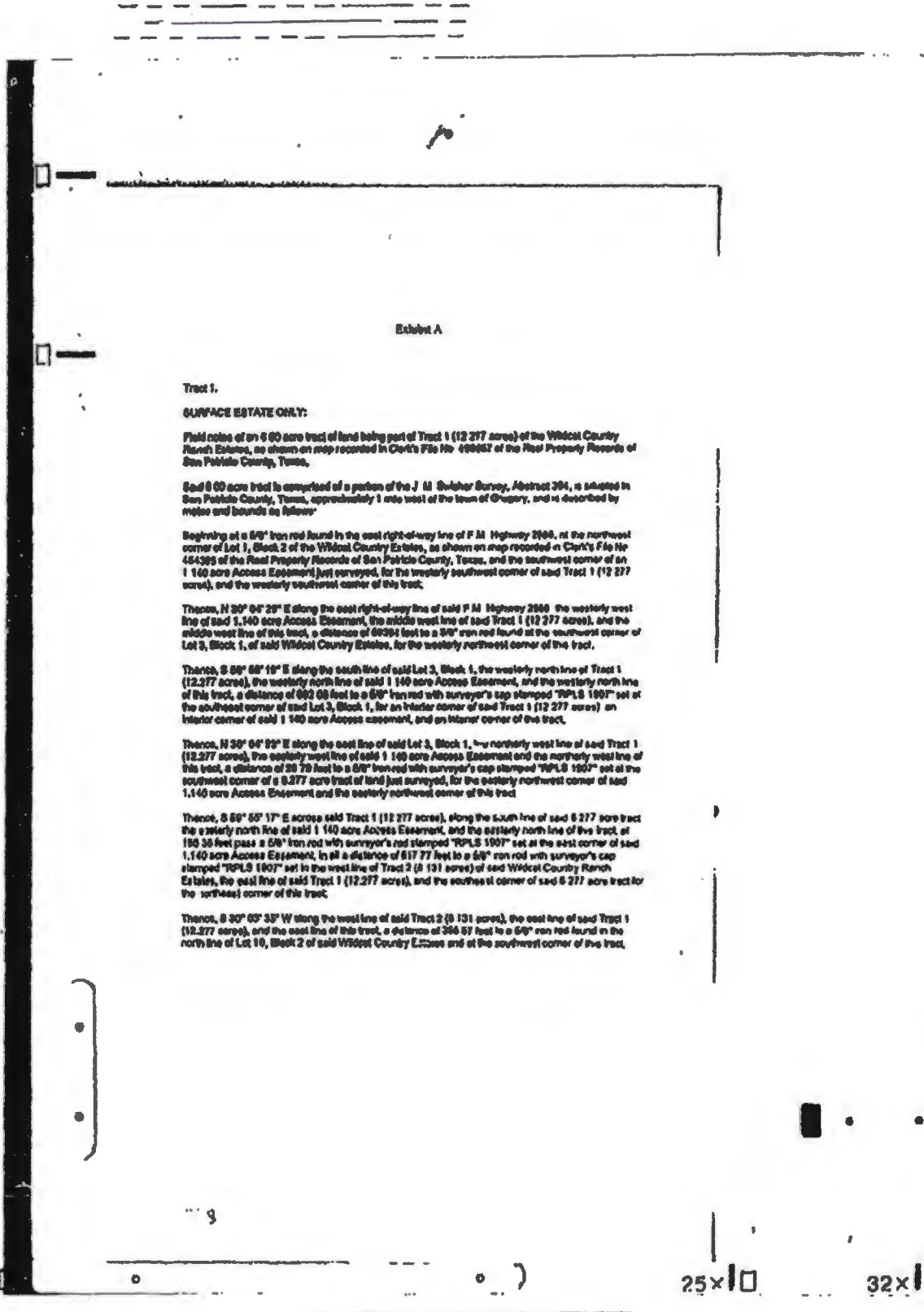


Exhibit A

Tract 1.

SURFACE ESTATE ONLY:

Field notes of an 6 00 acre tract of land being part of Tract 1 (12 277 acres) of the Wildcat Country Ranch Estates, as shown on map recorded in Clerk's File No. 400657 of the Real Property Records of San Patricio County, Texas.

Said 6 00 acre tract is comprised of a portion of the J. M. Swisher Survey, Abstract 204, is situated in San Patricio County, Texas, approximately 1 mile west of the town of Gregory, and is described by notes and bounds as follows:

Beginning at a 6 1/2" iron rod found in the east right-of-way line of F. M. Highway 2686, at the northwest corner of Lot 1, Block 2 of the Wildcat Country Estates, as shown on map recorded in Clerk's File No. 454393 of the Real Property Records of San Patricio County, Texas, and the southwest corner of an 1 140 acre Access Easement just surveyed, for the westerly southwest corner of said Tract 1 (12 277 acres), and the westerly southwest corner of this tract.

Thence, N 30° 04' 20" E along the east right-of-way line of said F. M. Highway 2686, the westerly west line of said 1,140 acre Access Easement, the middle west line of said Tract 1 (12 277 acres), and the middle west line of this tract, a distance of 66394 feet to a 3/8" iron rod found at the southeast corner of Lot 3, Block 1, of said Wildcat Country Estates, for the westerly northwest corner of the tract.

Thence, S 60° 50' 10" E along the south line of said Lot 3, Block 1, the westerly north line of Tract 1 (12,277 acres), the westerly north line of said 1 140 acre Access Easement, and the westerly north line of this tract, a distance of 662 08 feet to a 5/8" iron rod with surveyor's cap stamped "RPLS 1907" set at the southeast corner of said Lot 3, Block 1, for an interior corner of said Tract 1 (12 277 acres) an interior corner of said 1 140 acre Access easement, and an interior corner of the tract.

Thence, N 30° 04' 20" E along the east line of said Lot 3, Block 1, the northerly west line of said Tract 1 (12,277 acres), the easterly west line of said 1 140 acre Access Easement and the northerly west line of this tract, a distance of 28 79 feet to a 5/8" iron rod with surveyor's cap stamped "RPLS 1907" set at the southeast corner of a 6 277 acre tract of land just surveyed, for the easterly northwest corner of said 1,140 acre Access Easement and the easterly northwest corner of this tract.

Thence, S 60° 50' 17" E across said Tract 1 (12 277 acres), along the south line of said 6 277 acre tract the easterly north line of said 1 140 acre Access Easement, and the easterly north line of this tract, a distance of 190 36 feet past a 5/8" iron rod with surveyor's cap stamped "RPLS 1907" set at the east corner of said 1,140 acre Access Easement, in all a distance of 617 77 feet to a 5/8" iron rod with surveyor's cap stamped "RPLS 1907" set in the west line of Tract 2 (6 131 acres) of said Wildcat Country Ranch Estates, the east line of said Tract 1 (12,277 acres), and the southeast corner of said 6 277 acre tract for the southeast corner of this tract.

Thence, S 30° 05' 33" W along the west line of said Tract 2 (6 131 acres), the east line of said Tract 1 (12,277 acres), and the east line of this tract, a distance of 366 87 feet to a 6 1/2" iron rod found in the north line of Lot 10, Block 2 of said Wildcat Country Estates and at the southwest corner of the tract.

