

RECEIVED

APR 15 2019

9:34 AM

GRACIE ALANIZ-GONZALES  
COUNTY CLERK

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**SAN PATRICIO County**  
**Deed of Trust Dated:** October 25, 2012  
**Amount:** \$124,000.00  
**Grantor(s):** RICARDO TIJERINA

**Original Mortgagee:** JOSE ANTONIO GONZALES, A SINGLE MAN  
**Current Mortgagee:** AMERIFUNDS DIVERSIFIED FUNDING, LLC

**Mortgagee Address:** AMERIFUNDS DIVERSIFIED FUNDING, LLC, 9375 E. Shea Blvd, Ste 100, Scottsdale, AZ 85260

**Recording Information:** Document No. 622385

**Legal Description:** LOTS ELEVEN (11) AND TWELVE (12), BLOCK SEVEN (7), TAFT IN SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY MAP OR PLAT OF SAME OF RECORD IN VOLUME 2, PAGE 34A OF THE MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS, OTHERWISE KNOWN AS 544 GREEN, TAFT, TEXAS 78390

WHEREAS RICARDO TIJERINA is deceased.

**Date of Sale:** May 7, 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, MARTHA BOETA, JIM RECTOR, BARBARA SANDOVAL, GARRETT SANDERS, BOB FRISCH, VICKI HAMMONDS, SANDRA MENDOZA, JODI STEEN, JAMIE STEEN, SUSAN SANDOVAL, RAYMOND PEREZ, MEGAN YASSI, JOHN SISK, VANESSA MCHANEY 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.

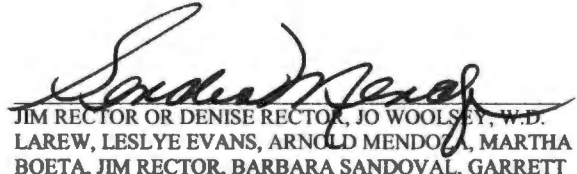
**NOTICE IS FURTHER GIVEN** that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever,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



KIM ELLEN LEWINSKI, ATTORNEY AT LAW  
HUGHES, WATTERS & ASKANASE, L.L.P.  
1201 Louisiana, SUITE 2800  
Houston, Texas 77002  
Reference: 2018-001772



JIM RECTOR OR DENISE RECTOR, JO WOOLSEY, W.D.  
LAREW, LESLYE EVANS, ARNOLD MENDOZA, MARTHA  
BOETA, JIM RECTOR, BARBARA SANDOVAL, GARRETT  
SANDERS, BOB FRISCH, VICKI HAMMONDS, SANDRA  
MENDOZA, JODI STEEN, JAMIE STEEN, SUSAN SANDOVAL,  
RAYMOND PEREZ, MEGAN YASSI, JOHN SISK, VANESSA  
MCHANEY OR ALEXIS MENDOZA  
c/o Tejas Trustee Services  
14800 Landmark Blvd, Suite 850  
Addison, TX 75254

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APR 15 2019

9:35 AM  
GRACIE ALANIZ-GONZALES  
COUNTY CLERK

**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.**

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**WHEREAS, BENJAMIN D. ROSS AND FELICIA A. ROSS, HUSBAND AND WIFE delivered that one certain Deed of Trust dated MARCH 30, 2015, which is recorded in INSTRUMENT NO. 645984 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 \$245,471.00 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.**

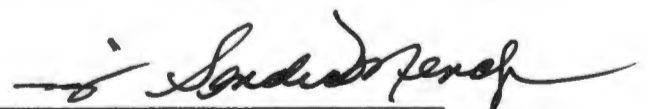
**NOTICE IS HEREBY GIVEN that on Tuesday, MAY 7, 2019, beginning at 1:00 PM, or not later than three (3) hours after that time, a Substitute Trustee(s) will sell, to the highest bidder submitting cashier's check, certified check or money order, the following described real property:**

**LOT TWELVE (12), BLOCK ONE (1), REPLAT BRIAR BLUFF UNIT 1, AN ADDITION TO THE CITY OF PORTLAND, SAN PATRICIO COUNTY, TEXAS, ACCORDING TO MAP OR REPLAT RECORDED IN VOLUME 11, PAGES 31-32, OF THE MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.**

**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, OK 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: APRIL 15, 2019.**



**SUBSTITUTE TRUSTEE(S)  
MICHAEL J. SCHROEDER OR SANDRA MENDOZA  
OR ARNOLD MENDOZA OR ALEXIS MENDOZA OR  
SUSAN SANDOVAL OR LESLYE EVANS OR W.D.  
LAREW**

FILE NO.: GMG-1994  
PROPERTY: 902 WATERVIEW STREET  
PORTLAND, TEXAS 78374

BENJAMIN D. ROSS

NOTICE SENT BY:  
MICHAEL J. SCHROEDER  
3610 NORTH JOSEY LANE, SUITE 206  
CARROLLTON, TEXAS 75007  
Tele: (972) 394-3086  
Fax: (972) 394-1263

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APR 11 2019

NOTICE OF TRUSTEE / SUBSTITUTE TRUSTEE'S SALE

2:36 PM  
GRACIE ALAMIZ GONZALES  
CLERK

**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 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.**

**Security Instrument Date:** May 21, 2014

**Grantor(s):** William B. Chambers and Joby V. Chambers

**Trustee:** Managing Member: Foreign Texas Registered Agent, LLC and/or New Wave Properties Inc.

**Original Mortgagee:** Private Investors Family Limited Partnership

**Recording Information:** Document Number 640424

**Current Mortgagee:** Private Investors Family Limited Partnership

**Mortgage Servicer:** Trinidad Mortgage Servicing, LLC

**Legal Description:**

Lot Twelve (12), Bock Two (2), Portland Heights Unit 1, an addition to the Town of Portland in San Patricio County, Texas, as shown by map or plat of same of record in Volume 8, Page 12 of the Map Records of San Patricio County, Texas. Otherwise known as 106 Barracuda.

**Date of Sale:** May 7, 2019 Earliest Time Sale will begin: 10:00 am

**APPOINTMENT OF SUBSTITUTE TRUSTEE**

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

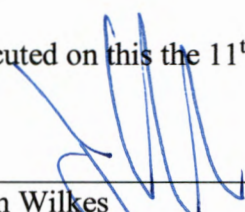
**WHEREAS, the undersigned hereby APPOINTS AND DESIGNATES Jason Wilkes and his agents and/or employees as Substitute Trustee. His address is 750 E. Mulberry, STE 550, San Antonio Texas 78212. His phone number is 657-229-0955.**

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, the Mortgage Servicing company, Mortgagee's attorney or the Mortgage Servicing company's attorney.

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

Executed on this the 11<sup>th</sup> day of April 2019

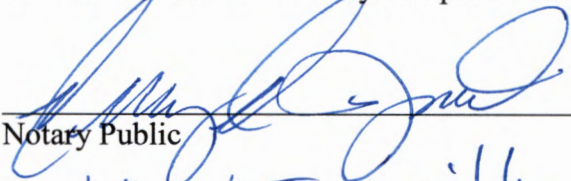
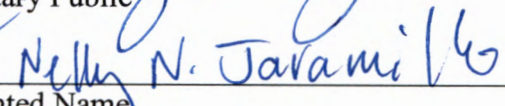
By:   
Jason Wilkes  
750 E Mulberry, Ste 550  
San Antonio, Texas 78212

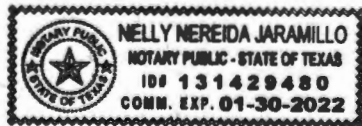
STATE OF TEXAS

COUNTY OF BEXAR

Before me, the undersigned Notary Public, on this day personally appeared, Jason Wilkes as attorney for the Mortgagee and/or Mortgage Servicer known to me through a valid State Driver's License or other official identification described as Personal Knowledge, to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same for the purposes and consideration therein expressed.

Executed on this the 11<sup>th</sup> day of April 2019

  
Notary Public  
  
Printed Name



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APR 11 2019

10:19 AM

GRACIE ALANIZ-GONZALES  
COUNTY CLERK

**NOTICE OF FORECLOSURE SALE**

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

**1. Property to Be Sold.** The property to be sold is described as follows: BEING LOT NUMBER 16 BLOCK 1 IN PORTLAND HEIGHTS UNIT 2 AS SHOWN IN THE RECORDED PLAT/MAP THEREOF IN VOLUME 8 PAGE 42 OF SAN PATRICIO COUNTY RECORDS.

**2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 11/16/2005 and recorded in Document 560138 real property records of San Patricio County, Texas.

**3. Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:

Date: 05/07/2019

Time: 01:00 PM

Place: San Patricio County Courthouse, Texas at the following location: FIRST FLOOR OF THE COURTHOUSE AT THE SOUTH ENTRANCE BETWEEN THE GLASS DOORS IN THE VESTIBULE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

**4. Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.

**5. Obligations Secured.** The Deed of Trust executed by DENNIS L. PYRON AND BRENDA S. PYRON, provides that it secures the payment of the indebtedness in the original principal amount of \$20,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. WINDSOR MORTGAGE HOLDINGS LIMITED LLC is the current mortgagee of the note and deed of trust and WINDSOR MORTGAGE HOLDING, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is WINDSOR MORTGAGE HOLDINGS LIMITED LLC c/o WINDSOR MORTGAGE HOLDING, LLC, 11920 Valerio St, North Hollywood, CA 91605 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

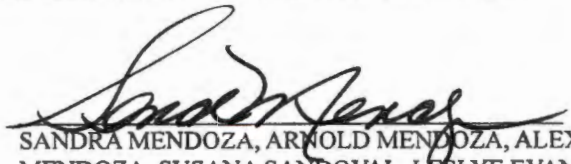
**6. Order to Foreclose.** WINDSOR MORTGAGE HOLDINGS LIMITED LLC obtained a Order from the UNITED STATES DISTRICT COURT - SOUTHERN DISTRICT OF TEXAS, CORPUS CHRISTI DIVISION on 11/28/2018 under Cause No. 2:17-cv-170. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.

**7. Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint SANDRA MENDOZA, ARNOLD MENDOZA, ALEXIS MENDOZA, SUSANA SANDOVAL, LESLYE EVANS OR W.D. LAREW, Substitute Trustee to act under and by virtue of said Deed of Trust.

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



Mackie Wolf Zientz & Mann, P.C.  
Brandon Wolf, Attorney at Law  
L. Keller Mackie, Attorney at Law  
Lori Liane Long, Attorney at Law  
✓ Chelsea Schneider, Attorney at Law  
Ester Gonzales, Attorney at Law  
Parkway Office Center, Suite 900  
14160 North Dallas Parkway  
Dallas, TX 75254



SANDRA MENDOZA, ARNOLD MENDOZA, ALEXIS MENDOZA, SUSANA SANDOVAL, LESLYE EVANS OR W.D. LAREW

c/o AVT Title Services, LLC  
1101 Ridge Rd. Suite 222  
Rockwall, TX 75087

Certificate of Posting

I am \_\_\_\_\_ whose address is c/o AVT Title Services, LLC, 1101 Ridge Rd., Suite 222, Rockwall, TX 75087. I declare under penalty of perjury that on \_\_\_\_\_ I filed this Notice of Foreclosure Sale at the office of the San Patricio County Clerk and caused it to be posted at the location directed by the San Patricio County Commissioners Court.

RECEIVED

APR - 4 2019

11:35A  
M  
GRACIE ALANIZ-GONZALES  
COUNTY CLERK

00000008236705

211 HOUGHTON AVENUE  
INGLESIDE, TX 78362

**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: May 07, 2019

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 July 10, 1992 and recorded in Document CLERK'S FILE NO. 406044 real property records of SAN PATRICIO County, Texas, with DAVID VASQUEZ AND RITA VASQUEZ, grantor(s) and SEARS MORTGAGE CORPORATION, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by DAVID VASQUEZ AND RITA VASQUEZ, securing the payment of the indebtednesses in the original principal amount of \$30,102.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS SUCCESSOR IN INTEREST TO JPMORGAN CHASE BANK, N.A. F/K/A JPMORGAN CHASE BANK, AS TRUSTEE FOR WAMU MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-RP1 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



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 JO WOOLSEY, BOB FRISCH, ARNOLD MENDOZA, SANDRA MENDOZA, JODI STEEN, JAMIE STEEN, SUSAN SANDOVAL, LESLYE EVANS, VICKI HAMMONDS, ALEXIS MENDOZA, BARBARA SANDOVAL, MARTHA BOETA, RAYMOND PEREZ, GARRETT SANDERS, MEGAN YASSI, JOHN SISK OR LANNA LAREW, 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.



Shawnika Harris

**Certificate of Posting**

My name is \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. 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"**

ALL OF LOTS ELEVEN (11) AND TWELVE (12) AND THE NORTHEAST FIFTEEN FEET OF LOT THIRTEEN (E 15' OF 13), BLOCK THIRTEEN (13), J.F. HOUGHTON SECOND SUBDIVISION TO THE TOWN OF INGLESIDE, TEXAS, AS SHOWN BY MAP OR PLAT OF SAME OF RECORD IN VOLUME 3, PAGE 14, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS, REFERENCE IS HERE MADE FOR ALL PURPOSES, DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTHWEST LINE OF LOT 13, SAME BEING FIFTEEN FEET FROM THE NORTHWEST CORNER OF SAID LOT, FOR PLACE OF BEGINNING;

THENCE IN A SOUTHEASTERLY DIRECTION AND PARALLEL WITH THE NORTHEAST LINE OF LOT 13 AND FIFTEEN FEET THEREFROM ONE HUNDRED TWENTY (120) FEET TO THE SOUTHEAST LINE OF SAID LOT 13 FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE IN A NORTHEASTERLY DIRECTION ALONG A PORTION OF THE SOUTHEAST LINE OF LOT 13, THE SOUTHEAST LINE OF LOTS 12 AND 11, SIXTY FIVE (65) FEET TO THE NORTHEAST CORNER OF THIS TRACT (BEING THE NORTHEAST CORNER OF LOT 11);

THENCE IN A NORTHWESTERLY DIRECTION ALONG THE NORTHWEST LINE OF LOT 11, A DISTANCE OF ONE HUNDRED TWENTY (120) FEET TO THE NORTHWEST CORNER OF LOT 11 FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE NORTHWEST LINES OF LOTS 11 AND 12 AND THE PORTION OF THE NORTHWEST LINE OF LOT 13, SIXTY FIVE (65) FEET TO THE PLACE OF BEGINNING, MORE OR LESS.

RECEIVED

APR - 4 2019

1702 CROSBY STREET  
PORTLAND, TX 78374

00000008259731

11:35 AM  
GRACIE ALANIZ-GONZALES  
COUNTY CLERK

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

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

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

Date: May 07, 2019

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 September 29, 2004 and recorded in Document INSTRUMENT NO. 536683 real property records of SAN PATRICIO County, Texas, with MICHAEL D. ISBELL AND CHRISTINA L. ISBELL, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by MICHAEL D. ISBELL AND CHRISTINA L. ISBELL, securing the payment of the indebtednesses in the original principal amount of \$75,900.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR HOME EQUITY ASSET TRUST 2004-8 HOME EQUITY PASS-THROUGH CERTIFICATES, SERIES 2004-8 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



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 JO WOOLSEY, BOB FRISCH, ARNOLD MENDOZA, SANDRA MENDOZA, JODI STEEN, JAMIE STEEN, SUSAN SANDOVAL, LESLYE EVANS, VICKI HAMMONDS, ALEXIS MENDOZA, BARBARA SANDOVAL, MARTHA BOETA, RAYMOND PEREZ, GARRETT SANDERS, MEGAN YASSI, JOHN SISK OR LANNA LAREW, 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.



Shawnika Harris

**Certificate of Posting**

My name is \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. 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: \_\_\_\_\_

1702 CROSBY STREET  
PORTLAND, TX 78374

0000008259731

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SAN PATRICIO

**EXHIBIT "A"**

LOT NO. FIVE (5), BLOCK NO. ONE (1), FRENCH VILLAGE, AN ADDITION TO THE CITY OF PORTLAND, SAN PATRICIO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 4, PAGE 60, OF THE MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.

RECEIVED

APR - 4 2019

00000007814866

2261 HILLCREST DRIVE  
INGLESIDE, TX 78362

11:35 AM  
GRACIE ALANIZ-GONZALES  
COUNTY CLERK

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

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

Date: May 07, 2019

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 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



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 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.



Shawnika Harris

**Certificate of Posting**

My name is \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. 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: \_\_\_\_\_

2261 HILLCREST DRIVE  
INGLESIDE, TX 78362

00000007814866

00000007814866

SAN PATRICIO

**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.

MAR 28 2019

11:05 AM  
GRACIE ALANIZ-GONZALES  
COUNTY CLERK

19-268193

Notice of Substitute Trustee's Sale

Notice Concerning Military Duty: **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. Tex. Prop. Code § 51.002(i)**

<b>Deed of Trust Date:</b> December 6, 2011	<b>Original Mortgagor/Grantor:</b> CLEO R. ETHERIDGE AND CHIQUITA ETHERIDGE
<b>Original Beneficiary / Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR URBAN FINANCIAL GROUP INC.	<b>Current Beneficiary / Mortgagee:</b> WILMINGTON SAVINGS FUND SOCIETY FSB AS TRUSTEE OF FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2018-HB1
<b>Recorded in:</b> <b>Volume:</b> N/A <b>Page:</b> N/A <b>Instrument No:</b> 613787	<b>Property County:</b> SAN PATRICIO
<b>Mortgage Servicer:</b> REVERSE MORTGAGE SOLUTIONS, INC.	<b>Mortgage Servicer's Address:</b> 14405 Walters Rd., Suite 200 Houston, TX 77014

\* 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.

**Secures:** Note in the original principal amount of \$938,250.00, executed by CLEO R. ETHERIDGE AND CHIQUITA ETHERIDGE ("Borrower") and payable to the order of Lender.

**Property Address/Mailing Address:** 9037 COUNTY ROAD 2226, TAFT, TX 78390

**Legal Description of Property to be Sold:** LOT SEVEN (7), BAY VIEW ESTATES SUBDIVISION, A SUBDIVISION IN SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY MAP OR PLAT OF SAME OF RECORD IN ENVELOPE A-91, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS. .

<b>Date of Sale:</b> May 7, 2019	<b>Earliest time Sale will begin:</b> 1:00 PM
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**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 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.

**Appointment of Substitute Trustee:** Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *WILMINGTON SAVINGS FUND SOCIETY FSB AS TRUSTEE OF FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2018-HBI*, the owner and holder of the Note, has requested 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, whose address is 14800 Landmark Blvd. Suite 850 Dallas, TX 75254 to sell the





property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.


**Terms of Sale:** The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *WILMINGTON SAVINGS FUND SOCIETY FSB AS TRUSTEE OF FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2018-HB1* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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

Pursuant to section 51.0075(a) of the Texas Property Code, 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, whose address is 14800 Landmark Blvd. Suite 850 Dallas, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by 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, whose address is 14800 Landmark Blvd. Suite 850 Dallas, TX 75254, Trustee.

**Limitation of Damages:** 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 Mortgagor, the Mortgagee, or the Mortgagee's attorney.

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

  
/s/CHEYENNE M. ZOKAIE  
CHEYENNE M. ZOKAIE  
Attorney for REVERSE MORTGAGE  
SOLUTIONS, INC.  
State Bar No.: 24092003  
czokaie@rascrane.com  
RAS CRANE, LLC / Attorney for Mortgagee  
1900 Enchanted Way, Suite 125  
Grapevine, TX 76051  
Telephone: 817-873-3080  
Facsimile: (817)796-6079

## NOTICE OF FORECLOSURE SALE

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

**1. Property to Be Sold.** The property to be sold is described as follows: LOT THIRTY-ONE (31), BLOCK ONE (1), OAK HARBOR SUBDIVISION UNIT 2, A SUBDIVISION OF THE CITY OF ARANSAS PASS, SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT THEREOF, RECORDED IN ENVELOPE A-1208 & A-1209, TUBE 4-2, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR ALL PERTINENT PURPOSES.

**2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 08/09/2006 and recorded in Document 559676 real property records of San Patricio County, Texas.

**3. Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:

Date: 05/07/2019

Time: 01:00 PM

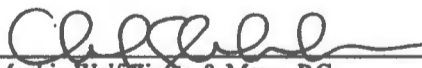
Place: San Patricio County Courthouse, Texas at the following location: FIRST FLOOR OF THE COURTHOUSE AT THE SOUTH ENTRANCE BETWEEN THE GLASS DOORS IN THE VESTIBULE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

**4. Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.

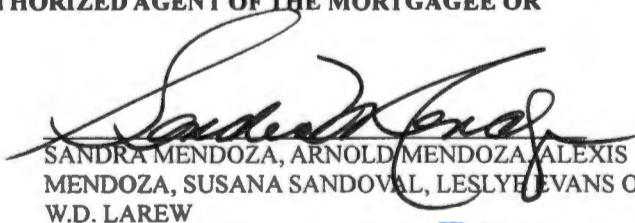
**5. Obligations Secured.** The Deed of Trust executed by VICENTE P ALVARADO AND DAWNETTE ALVARADO, provides that it secures the payment of the indebtedness in the original principal amount of \$111,200.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE ASSET BACKED SECURITIES CORPORATION HOME EQUITY LOAN TRUST, SERIES MO 2006-HE6 ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES MO 2006-HE6 is the current mortgagee of the note and deed of trust and SELECT PORTFOLIO SERVICING, INC. is mortgage servicer. A servicing agreement between the mortgagee, whose address is U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE ASSET BACKED SECURITIES CORPORATION HOME EQUITY LOAN TRUST, SERIES MO 2006-HE6 ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES MO 2006-HE6 c/o SELECT PORTFOLIO SERVICING, INC., 3217 S. Decker Lake Dr., Salt Lake City, UT 84119 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

**6. Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint SANDRA MENDOZA, ARNOLD MENDOZA, ALEXIS MENDOZA, SUSANA SANDOVAL, LESLYE EVANS OR W.D. LAREW, Substitute Trustee to act under and by virtue of said Deed of Trust.

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



Mackie Wolf Ziehl & Mann, P.C.  
Brandon Wolf, Attorney at Law  
L. Keller Mackie, Attorney at Law  
Lori Liane Long, Attorney at Law  
✓ Chelsea Schneider, Attorney at Law  
Ester Gonzales, Attorney at Law  
Parkway Office Center, Suite 900  
14160 North Dallas Parkway  
Dallas, TX 75254



SANDRA MENDOZA, ARNOLD MENDOZA, ALEXIS MENDOZA, SUSANA SANDOVAL, LESLYE EVANS OR W.D. LAREW

c/o AVT Title Services, LLC  
1101 Ridge Rd. Suite 222  
Rockwall, TX 75087

RECEIVED

MAR 21 2019

  
GRACIE ALANIZ-GONZALES  
COUNTY CLERK

### Certificate of Posting

I am \_\_\_\_\_ whose address is c/o AVT Title Services, LLC, 1101 Ridge Rd., Suite 222, Rockwall, TX 75087. I declare under penalty of perjury that on \_\_\_\_\_ I filed this Notice of Foreclosure Sale at the office of the San Patricio County Clerk and caused it to be posted at the location directed by the San Patricio County Commissioners Court.

# Notice of Trustee's Sale

Date: **March 20, 2019**  
Trustee: **Lee J. Schmitt**  
Mortgagee: **Nextlots Now, LLC, a Texas Limited Liability Company**  
Note: **June 18, 2018, Principal Amount \$ 29,400.00**  
Deed of Trust

RECEIVED

MAR 21 2019  
10:50 A M  
GRACIE ALANIZ-GONZALES  
COUNTY CLERK

Date: **June 18, 2018**  
Grantor: **Roy Chandler**  
**Toya Chandler**  
Mortgagee: **Nextlots Now, LLC, a Texas Limited Liability Company**  
Recording information: Deed of Trust and Promissory Note

Property Tract No. 1: ACCT NO. 35619; Lot 14, and the East 25 feet of Lot 13, Block 272, Original Townsite, City Of Aransas Pass, San Patricio County, Texas, as described in Clerk's File #401734, Real Property Records Of San Patricio County, Texas. (Address: S. 8<sup>th</sup> (ELot 13&14 Blk. 272) Aransas Pass, San Patricio County, Texas 78336)

Tract No. 2: The West 25 feet of Lot 13, Block 272, Original Townsite, City Of Aransas Pass, San Patricio County, Texas, as described in Clerk's File #278323, Real Property Records Of San Patricio County, Texas. (Address: 336 N. 8<sup>th</sup> (WLot 13 Blk. 272) Aransas Pass, San Patricio County, Texas 78336)

(Address: 336 N. 8<sup>th</sup> St. (Lot 13 &14) Aransas Pass, San Patricio County, Texas 78336)

County: **San Patricio County**  
Trustee's/Substitute Trustee's Name: **Lee J. Schmitt**  
Trustee's/Substitute Trustee's Address: **P.O. Box 865, Lancaster, Texas 75146**  
Date of Sale (first Tuesday of month): **May 7<sup>th</sup>, 2019**  
Time of Sale: **10:00 am**  
Place of Sale: **San Patricio County Courthouse**

**Lee J. Schmitt** is Trustee under the Deed of Trust/ Nextlots Now, LLC, a Texas Limited Liability Company has appointed **Lee J. Schmitt** as Trustee under the Deed of Trust. Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the **May 7<sup>th</sup>, 2019**, Trustee will offer the Property for sale at public auction at the **San Patricio County Courthouse, Sinton, Texas**, to the highest bidder for cash, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The earliest time the sale will occur is the **10:00 AM**, and sale will be conducted no later than three hours thereafter.

 **3-20-19**  
Lee J. Schmitt, Trustee

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

**DEED OF TRUST INFORMATION:**

**Date:** 07/18/2014  
**Grantor(s):** ROBERT F EVANS, A MARRIED MAN JOINED HEREIN BY BRIANA J EVANS  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR FIRST COMMUNITY BANK, ITS SUCCESSORS AND ASSIGNS  
  
**Original Principal:** \$145,408.00  
**Recording Information:** Instrument 639247  
**Property County:** San Patricio  
**Property:** LOT NO. SIX (6), BLOCK FIVE (5), OAK TERRACE ADDITION, AN ADDITION TO THE CITY OF INGLESIDE, SAN PATRICIO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 12, PAGES 1-3, MAP RECORDS, SAN PATRICIO COUNTY, TEXAS.  
**Reported Address:** 2328 MESQUITE CIR, INGLESIDE, TX 78362

**MORTGAGE SERVICING INFORMATION:**

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

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

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 7th day of May, 2019  
**Time of Sale:** 1:00PM or within three hours thereafter.  
**Place of Sale:** ON THE FIRST FLOOR OF THE COURTHOUSE AT THE SOUTH ENTRANCE BETWEEN THE GLASS DOORS IN THE VESTIBULE in San Patricio County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the San Patricio County Commissioner's Court.  
**Substitute Trustee(s):** Jim Rector or Denise Rector or W.D. Larew or Vicki Hammonds or Leslye Evans or Jo Woolsey or Arnold Mendoza, Michael Burns, Sammy Hooda, or Suzanne Suarez, any to act  
**Substitute Trustee Address:** 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

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

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

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Jim Rector or Denise Rector or W.D. Larew or Vicki Hammonds or Leslye Evans or Jo Woolsey or Arnold Mendoza, Michael Burns, Sammy Hooda, or Suzanne Suarez, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

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

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

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Jim Rector or Denise Rector or W.D. Larew or Vicki Hammonds or Leslye Evans or Jo Woolsey or Arnold Mendoza, Michael Burns, Sammy Hooda, or Suzanne Suarez, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Very truly yours,

Bonial & Associates, P.C.



**RECEIVED**

**MAR 14 2019**  
**11:50 A.M.**  
**GRACIE ALANIZ-GONZALES**  
**COUNTY CLERK**

RECEIVED

CENLAR FSB (CEN)  
WILLIAMSON, WILLIAM HOWARD  
1603 CHEYENNE STREET, PORTLAND, TX 78374

FHA 514-0149378-703  
Firm File Number: 18-031711

FEB 28 2019

9:59 AM

GRACIE ALANIZ-GONZALES  
COUNTY CLERK

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on November 15, 2013, WILLIAM HOWARD WILLIAMSON, A SINGLE MAN, as Grantor(s), executed a Deed of Trust conveying to VERDUGO TRUSTEE SERVICE CORPORATION, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR CITIBANK, N.A. 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 633086, 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

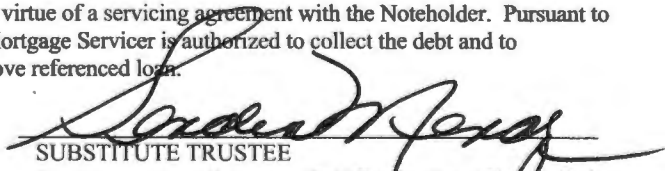
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, May 7, 2019** between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, I will sell said Real Estate in the area designated by the Commissioners Court, of **San Patricio** county, 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 FOURTEEN (14), BLOCK SIX (6), CENTURY TERRACE UNIT-4, AN ADDITION TO THE CITY OF PORTLAND, SAN PATRICIO COUNTY, TEXAS, ACCORDING TO MAP OR PLAT RECORDED IN VOLUME 12, PAGES 11-13, OF THE MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.

Property Address: 1603 CHEYENNE STREET  
PORTLAND, TX 78374  
Mortgage Servicer: CENLAR FSB  
Noteholder: CITIMORTGAGE, INC.  
425 PHILLIPS BOULEVARD  
EWING, NEW JERSEY 08618

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

**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.**