

NOTICE OF TRUSTEE'S SALE

RECEIVED

MAY 15 2018

ILDBA M
GRACIE ALANIZ-GONZALES
COUNTY CLERK

Date: MAY 15, 2018

Deed of Trust:

Date: OCTOBER 8, 2010

Grantor: IRMA LEE and CARLOS CASTILLO

Beneficiary: MARVIN DUTTON and wife, LU LANE DUTTON

Trustee: MICHAEL J. SHELLY, P.C.

Address: 5102 Holly Rd., Ste. A
Corpus Christi, TX 78411

Recording Information: Deed of Trust recorded in Clerk's File No. 603744, Official Public Records of San Patricio County, Texas.

Property: Lots Twenty-six (26) and Twenty-seven (27), Block Three Hundred Eighty three (383), City of Aransas Pass, Texas, according to the map or plat recorded in Volume 3, Page 41, Map Records of San Patricio County, Texas. More commonly known as 140 N. Whitney, Aransas Pass, Texas.

Note Secured by Deed of Trust:

Date: OCTOBER 8, 2010

Original Principal Amount: \$54,000.00

Holder: MARVIN DUTTON and wife, LU LANE DUTTON

Date of Sale of Property: JUNE 5, 2018

Earliest Time Sale of Property to Begin 10:00 a.m.

Place of Sale of Property: First Floor of the San Patricio County Courthouse as the South entrance between the glass doors in the vestibule or as designated by the County Commissioner's Office.

Because of default in performance of the obligations of the deed of trust, Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the deed of trust. The sale will begin at the earliest time stated above or within three hours after that time.

As of May 14, 2017, there was owed to MARVIN DUTTON and wife, LU LANE DUTTON, \$39,639.82 on the Note, being principal \$37,158.77, Interest \$1,272.05, late fees \$206.00 and Attorney's Fees \$1,000.00. Interest continues to accrue at the rate of \$8.15 per day.

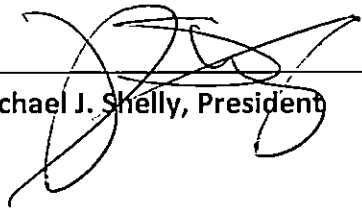
Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed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

THE SALE OF THE PROPERTY IS "AS IS" AND "WHERE IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE TRUSTEE, EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. NEITHER THE HOLDER/BENEFICIARY NOR THE TRUSTEE MAKE ANY REPRESENTATIONS OR WARRANTIES WITH RESPECT TO COMPLIANCE WITH LAWS, RULES, AGREEMENTS OR SPECIFICATIONS, NOR WITH RESPECT TO CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH ARE EXPRESSLY WAIVED BY GRANTEE.

MICHAEL J. SHELLY, P.C., Trustee

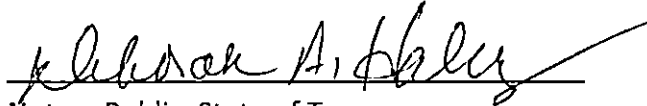
By: _____

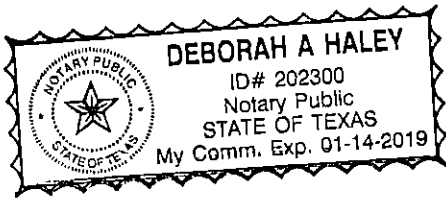
Michael J. Shelly, President



STATE OF TEXAS
COUNTY OF NUECES

This instrument was acknowledged before me on this the 15th day of May, 2018, by Michael J. Shelly, President of Michael J. Shelly, P.C., a professional corporation, on behalf of said corporation, as Trustee.


Notary Public, State of Texas



RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

Jim Rector, Denise Rector, Jo Woolsey, W.D. Larew,
Leslye Evans, Arnold Mendoza, Carol Evangelisti,
Marcia Chapa, Martha Boeta, Jim Rector, Bob Frisch,
Vicki Hammonds, Sandra Mendoza, Jamie Steen, Lanna
Larew
c/o Malcolm Cisneros/Trustee Corps
17100 Gillette Avenue
Irvine, CA 92614
(949) 252-8300

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MAY 15 2018

10:56 AM
GRACIE ALANIZ-GONZALES
COUNTY CLERK

TS No TX07000046-18-1

APN 78205

TO No TX07000046-18-1

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on October 20, 2016, WILLIAM HENRY MORGAN, SR., JOINED HEREIN PRO FORMA BY HIS SPOUSE, MELISSA JANE MORGAN as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of SCOTT R. VALBY as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC as nominee for HOUSTONIAN MORTGAGE GROUP, INC., its successors and assigns, as original Beneficiary, which Deed of Trust secures the payment of that certain Promissory Note of even date therewith in the original amount of \$176,641.00, payable to the order of Caliber Home Loans, Inc. as current Beneficiary, which Deed of Trust recorded on October 24, 2016 as Document No. 660992 in San Patricio County, Texas. Deed of Trust covers all of the real property described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit: **SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

APN 78205

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed Jim Rector, Denise Rector, Jo Woolsey, W.D. Larew, Leslye Evans, Arnold Mendoza, Carol Evangelisti, Marcia Chapa, Martha Boeta, Jim Rector, Bob Frisch, Vicki Hammonds, Sandra Mendoza, Jamie Steen, Lanna Larew or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust; and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Caliber Home Loans, Inc., the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust.

4651693

TS No TX07000046-18-1

APN 78205

TO No TX07000046-18-1

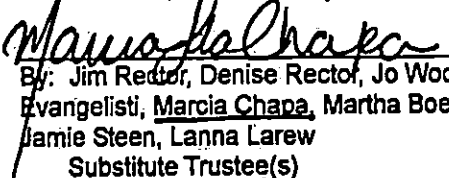
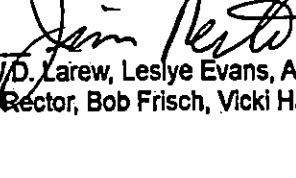
NOW THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, June 5, 2018 at 11:00 AM**, no later than three (3) hours after such time, being the first Tuesday of such month, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place in San Patricio County, Texas, at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a Deed of Trust or other contract lien as follows: **San Patricio County Courthouse, 400 West Sinton Street, Sinton, TX 78387.**

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

NOTICE IS FURTHER GIVEN, that except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition. Conveyance of the Property shall be made without any representations or warranties whatsoever, expressed or implied. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters and are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition, without any expressed or implied warranties, except as to the warranted.

WITNESS, my hand this 21 day of March, 2018

 
By: Jim Rector, Denise Rector, Jo Woolsey, W.D. Larew, Leslye Evans, Arnold Mendoza, Carol Evangelisti, Marcia Chapa, Martha Boeta, Jim Rector, Bob Frisch, Vicki Hammonds, Sandra Mendoza, Jamie Steen, Lanna Larew
Substitute Trustee(s)

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

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

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

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

TS No TX07000046-18-1

APN 78205

TO No TX07000046-18-1

EXHIBIT "A"

LOT NO. SEVEN (7), BLOCK NO. ONE (1), CLAYTON WOODS SUBDIVISION IN THE CITY OF INGLESIDE, SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY MAP OR PLAT THEREOF RECORDED IN ENVELOPE 1268-1269 (TUBE #6-5) OF THE MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

Jim Rector, Denise Rector, Jo Woolsey, W.D. Larew,
Leslye Evans, Arnold Mendoza, Carol Evangelisti,
Marcia Chapa, Martha Boeta, Jim Rector, Bob Frisch,
Vicki Hammonds, Sandra Mendoza, Jamie Steen, Lanna
Larew
c/o Malcolm Cisneros/Trustee Corps
17100 Gillette Avenue
Irvine, CA 92614
(949) 252-8300

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GRACIE ALANIZ-GONZALES
COUNTY CLERK

TS No TX07000186-17-1S

APN 54045

TO No 170264877

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on June 24, 2016, TRAVIS PIZALATE, A SINGLE MAN as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of ALLAN B. POLUNSKY as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as nominee for WR STARKEY MORTGAGE, LLP, its successors and assigns, as original Beneficiary, which Deed of Trust secures the payment of that certain Promissory Note of even date therewith in the original amount of \$123,226.00, payable to the order of Caliber Home Loans, Inc. as current Beneficiary, which Deed of Trust recorded on June 29, 2016 as Document No. 657842 in San Patricio County, Texas. Deed of Trust covers all of the real property described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit: **SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

APN 54045

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed Jim Rector, Denise Rector, Jo Woolsey, W.D. Larew, Leslye Evans, Arnold Mendoza, Carol Evangelisti, Marcia Chapa, Martha Boeta, Jim Rector, Bob Frisch, Vicki Hammonds, Sandra Mendoza, Jamie Steen, Lanna Larew or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust; and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Caliber Home Loans, Inc., the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust.

4651376

TS No TX07000186-17-1S

APN 54045

TO No 170264877

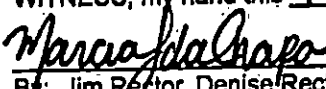
NOW THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, June 5, 2018 at 11:00 AM**, no later than three (3) hours after such time, being the first Tuesday of such month, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place in San Patricio County, Texas, at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a Deed of Trust or other contract lien as follows: **San Patricio County Courthouse, 400 West Sinton Street, Sinton, TX 78387.**

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

NOTICE IS FURTHER GIVEN, that except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition. Conveyance of the Property shall be made without any representations or warranties whatsoever, expressed or implied. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters and are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition, without any expressed or implied warranties, except as to the warranted.

WITNESS, my hand this 19 day of March, 2018.


By: Jim Rector, Denise Rector, Jo Woolsey, W.D. Larew, Leslye Evans, Arnold Mendoza, Carol Evangelisti, Marcia Chapa, Martha Boeta, Jim Rector, Bob Frisch, Vicki Hammonds, Sandra Mendoza, Jamie Steen, Lanna Larew
Substitute Trustee(s)

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

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

TS No TX07000186-17-1S

APN 54045

TO No 170264877

EXHIBIT "A"

LOT TWENTY THREE (23), BLOCK TWO (2), LIVE OAK ESTATES, AN ADDITION TO THE TOWN OF ARANSAS PASS, SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 13, PAGE 54 AND 55, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR ALL PERTINENT PURPOSES.

NOTICE OF TRUSTEE'S SALE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Sender is: Codilis & Stawiarski, PC, 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060

Date of Security Instrument: May 28, 2014

Grantor(s): Justin W. Piper, a married man joined herein by Sharron Piper

Original Trustee: Wes Hoskins

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

Recording Information: Clerk's File No. 637813, in the Official Public Records of SAN PATRICIO County, Texas.

Current Mortgagee: Lakeview Loan Servicing, LLC

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

Date of Sale: 06/05/2018 **Earliest Time Sale Will Begin:** 11:00 AM

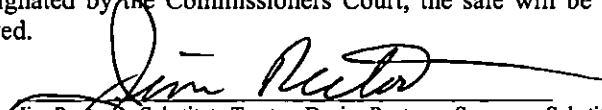
The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above, or within three (3) hours after that time.

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

Legal Description:
LOT NINE (9), BLOCK THREE (3), OAK HARBOR SUBDIVISION UNIT 1, AN ADDITION TO THE CITY OF ARANSAS PASS, SAN PATRICIO COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN ENVELOPES A-334 AND A-335, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.

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

For Information:
Codilis & Stawiarski, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200


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

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10:56 AM

GRACIE ALANIZ-GONZALES
COUNTY CLERK



4657657

NOTICE OF TRUSTEE'S SALE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Sender is: Codilis & Stawiariski, PC, 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060

Date of Security Instrument: June 24, 2014

Grantor(s): Gerardo Ramirez, an unmarried man

Original Trustee: Wes Hoskins

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

Recording Information: Clerk's File No. 638523, in the Official Public Records of SAN PATRICIO County, Texas.

Current Mortgagee: Lakeview Loan Servicing, LLC

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

Date of Sale: 06/05/2018 Earliest Time Sale Will Begin: 11:00 AM

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

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


Legal Description:

LOT SEVENTEEN (17), BLOCK TWO (2), OAK PARK SUBDIVISION UNIT NUMBER 1, AN ADDITION TO THE CITY OF ARANSAS PASS IN SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY MAP OR PLAT OF SAME OF RECORD IN VOLUME 4, PAGE 46 OF THE MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.

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

For Information:

Codilis & Stawiariski, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200


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

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GRACIE ALANIZ-GONZALES
COUNTY CLERK



4657656

THE MONEY SOURCE INC. (MYS)
CALDERON, DAVID
527 VISTA DRIVE, ODEM, TX 78370

USDA
Firm File Number: 18-029655

NOTICE OF TRUSTEE'S SALE

WHEREAS, on August 23, 2013, DAVID CALDERON AND ADELAI DA CALDERON, HUSBAND AND WIFE, as Grantor(s), executed a Deed of Trust conveying to MALCOLM D. GIBSON, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR WCS LENDING, LLC in payment of a debt therein described. The Deed of Trust was filed in the real property records of SAN PATRICIO COUNTY, TX and is recorded under Clerk's File/Instrument Number 636571, 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 5, 2018 between ten o'clock AM and four o'clock PM and beginning not earlier than 11:00 AM or not later than three hours thereafter, I will sell said Real Estate in the area designated by the Commissioners Court, of San Patricio county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

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

LOT FOURTEEN (14), BLOCK ONE (1), LOMA VISTA ESTATES, A SUBDIVISION OF THE CITY OF ODEM, SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT THEREOF RECORDED IN VOLUME 13, PAGE 7, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR ALL PERTINENT PURPOSES.

Property Address: 527 VISTA DRIVE
ODEM, TX 78370
Mortgage Servicer: THE MONEY SOURCE INC.
Noteholder: THE MONEY SOURCE, INC.
500 SOUTH BROAD STREET
SUITE #100A
MERIDEN, CONNECTICUT 06450

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.

RECEIVED

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10:52 AM
GRACIE ALANIZ-GONZALES
COUNTY CLERK


SUBSTITUTE TRUSTEE

Jim Rector, Denise Rector, Jo Woolsey, Bob Frisch, Vicki Hammonds, Arnold Mendoza, Sandra Mendoza or Jamie Steen
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.

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

RECEIVED

MAY 14 2018
8:47A
GRACIE ALANIZ-GONZALES
COUNTY CLERK

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

Date: June 05, 2018

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

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

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated March 07, 2012 and recorded in Document CLERK'S FILE NO. 615838 real property records of SAN PATRICIO County, Texas, with HAYDEN MARSHALL GADDIS AND TARA LEIGH GADDIS, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS") AS NOMINEE FOR, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by HAYDEN MARSHALL GADDIS AND TARA LEIGH GADDIS, securing the payment of the indebtednesses in the original principal amount of \$176,917.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. JPMORGAN CHASE BANK, NATIONAL ASSOCIATION 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. JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o JPMORGAN CHASE BANK, NATIONAL ASSOCIATION
3415 VISION DRIVE
COLUMBUS, OH 43219



JIM RECTOR, DENISE RECTOR, JO WOOLSEY, W.D. LAREW, LESLYE EVANS, ARNOLD MENDOZA, CAROL EVANGELISTI, MARCIA CHAPA, MARTHA BOETA, JIM RECTOR, BOB FRISCH, VICKI HAMMONDS, SANDRA MENDOZA, JAMIE STEEN, OR LANNA LAREW
Substitute Trustee

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

Active Duty Notifications: Special Loans Unit /CHASE Home Lending Attn: SCRA/2210 Enterprise Drive /Florence, SC 29501 /Fax: 843 413 5433/scra.military.orders@chase.com

Certificate of Posting

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

Declarants Name: _____
Date: _____



NOS0000007513047

EXHIBIT "A"

LOT SIXTY-ONE (61), BLOCK THIRTEEN (13), BAY RIDGE SUBDIVISION UNIT 8, A SUBDIVISION OF THE CITY OF PORTLAND, SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT THEREOF, RECORDED IN ENVELOPE 1381, TUBE 21-1, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR ALL PERTINENT PURPOSES



NOS0000007513047

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

RECEIVED

MAY 14 2018
8:47 AM
GRACIE ALANIZ-GONZALES
COUNTY CLERK

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

Date: June 05, 2018

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

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

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


3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated July 22, 2006 and recorded in Document CLERK'S FILE NO. 560283 real property records of SAN PATRICIO County, Texas, with DORA HENRY AND YNEZ MORENO, grantor(s) and WELLS FARGO BANK, N.A., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by DORA HENRY AND YNEZ MORENO, securing the payment of the indebtednesses in the original principal amount of \$36,000.00, 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 CITIGROUP MORTGAGE LOAN TRUST 2006-WFHE3, ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-WFHE3 is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

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


VICKI HAMMONDS, LANNA LAREW, WILLIAM D. LAREW, OR SANDRA MENDOZA
Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Certificate of Posting

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

Declarants Name: _____
Date: _____



NOS20090169804669

EXHIBIT "A"

BEING LOT NO. EIGHT (8), AND THE WEST TEN FEET OF LOT NINE (W 10' OF LOT 9), BLOCK FORTY-NINE (49), TO THE TOWN OF TAFT, SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY PLAT OF RECORD IN VOLUME 3, PAGE 3 OF THE MAP RECORDS, SAN PATRICIO COUNTY, TEXAS.



NOS20090169804669

RECEIVED

MAY 10 2018

11:00 A M

GRACIE ALANIZ-GONZALES
COUNTY CLERK

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)

Deed of Trust Date: February 12, 2004	Original Mortgagor/Grantor: JOHN HENRY KIRBY MASTERSON AND KATHRYN T. MASTERSON
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR AMERIGROUP MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: DITECH FINANCIAL LLC
Recorded in: Volume: N/A Page: N/A Instrument No: 528575	Property County: SAN PATRICIO
Mortgage Servicer: Ditech Financial LLC	Mortgage Servicer's Address: 2100 E Elliot Rd Building 94, Mail Stop T-325 Tempe, AZ 85284

* 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 \$84,500.00, executed by JOHN HENRY KIRBY MASTERSON AND KATHRYN T. MASTERSON ("Borrower") and payable to the order of Lender.

Property Address/Mailing Address: 118 WENDI LN, ARANSAS PASS, TX 78336

Legal Description of Property to be Sold: LOT TWO (2), BLOCK THREE (3), THE HIGHLANDS, AN ADDITION TO THE CITY OF ARANSAS PASS, SAN PATRICIO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 13, PAGE 2, OF THE MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.

Date of Sale: June 05, 2018	Earliest time Sale will begin: 11:00AM
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Place of sale of Property: San Patricio County Courthouse, 400 West Sinton Street, Sinton, TX 78387.

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, *DITECH FINANCIAL LLC*, the owner and holder of the Note, has requested Jim Rector, Denise Rector, Jo Woolsey, Bob Frisch, Leslye Evans, Arnold Mendoza, Sandra Mendoza, Marcia Chapa, Martha Boeta, Jim Rector, Barbara Sandoval, Stacey Bennett, Amy Ortiz, Garrett Sanders, Kim Hinshaw, Benjamin Griesinger, whose address is 1 Mauchly Irvine, CA 92618 OR Jim Rector, Denise Rector, W.D. Larew, Vicki Hammonds, Leslye Evans, Jo Woolsey, Arnold Mendoza, whose address is 1320 Greenway Drive Suite 300 Irving, TX 75038, 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.



17-123657



4657103

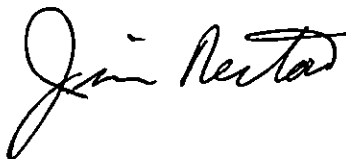
Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *DITECH FINANCIAL LLC* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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, Leslye Evans, Arnold Mendoza, Sandra Mendoza, Marcia Chapa, Martha Boeta, Jim Rector, Barbara Sandoval, Stacey Bennett, Amy Ortiz, Garrett Sanders, Kim Hinshaw, Benjamin Griesinger, whose address is 1 Mauchly Irvine, CA 92618 OR Jim Rector, Denise Rector, W.D. Larew, Vicki Hammonds, Leslye Evans, Jo Woolsey, Arnold Mendoza, whose address is 1320 Greenway Drive Suite 300 Irving, TX 75038, 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, Leslye Evans, Arnold Mendoza, Sandra Mendoza, Marcia Chapa, Martha Boeta, Jim Rector, Barbara Sandoval, Stacey Bennett, Amy Ortiz, Garrett Sanders, Kim Hinshaw, Benjamin Griesinger, whose address is 1 Mauchly Irvine, CA 92618 OR Jim Rector, Denise Rector, W.D. Larew, Vicki Hammonds, Leslye Evans, Jo Woolsey, Arnold Mendoza, whose address is 1320 Greenway Drive Suite 300 Irving, TX 75038, 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/William Attmore

William Attmore

Attorney for DITECH FINANCIAL LLC

State Bar No.:24064844

wattmore@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 Acceleration

Dear Borrower(s):

Please be advised that the undersigned law firm represents the Mortgage Servicer with respect to the above-referenced debt. Any individual to whom this notice is sent who is NOT obligated for the debt is given the following notice as a courtesy because your interest in the Property may be affected.

This letter constitutes formal notice to you of your default under the terms of the Note evidencing the Loan and the deed of trust (the "Security Instrument") securing the loan.

According to and relying on the information provided to this firm by the Mortgage Servicer, you have failed to bring the loan current despite the notice that your unpaid loan would be accelerated if the default was not timely cured.

Because of the non-payment of all past due loan installments and other amounts legally due, the Mortgage Servicer has ACCELERATED the maturity of the debt.

You have the right to reinstate the Loan after acceleration in the time and manner provided by the Loan Documents and you have the right to bring a court action to assert the non-existence of a default or any defense to acceleration, foreclosure, or other rights reserved by the Loan Documents and Applicable Law.

Should you wish to request a full payoff, please fax your written request to the fax number above. On your request, please include your name, loan number, property address, a phone number where you can be reached and either a fax number or a mailing address.

Further, this letter is to formally notify you that because of your default, the Mortgage Servicer intends to foreclose on the above-described property. Enclosed please find a Notice of Substitute Trustee's Sale, which will be posted for public sale of the real property described above. This sale is authorized by the Deed of Trust referenced in the enclosed Notice of Substitute Trustee's Sale.

Please give this letter your immediate attention. If you have any questions or need additional information, please contact our office. You will receive no further communication prior to the commencement of the foreclosure process.

NOTE: IF YOU ARE A DEBTOR PRESENTLY SUBJECT TO A PROCEEDING IN FEDERAL BANKRUPTCY COURT, OR THIS DEBT HAS BEEN DISCHARGED BY A FEDERAL BANKRUPTCY COURT, THIS NOTICE IS NOT AN ATTEMPT TO COLLECT A DEBT BUT IS BEING SENT FOR INFORMATIONAL PURPOSES ONLY OR TO SATISFY CERTAIN FEDERAL OR STATE STATUTORY OBLIGATIONS.

Sincerely,

RAS Crane, LLC

Notice pursuant to the Tex. Prop. Code Sec. 51.002(i): 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.

Sincerely,
RAS Crane, LLC

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
3/15/2000

Grantor(s)/Mortgagor(s):
ARLENE K. STUART

Original Beneficiary/Mortgagee:
PRINCIPAL RESIDENTIAL MORTGAGE, INC

Current Beneficiary/Mortgagee:
Nationstar Mortgage LLC d/b/a Mr. Cooper

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 482531

Property County:
SAN PATRICIO

Mortgage Servicer:
Nationstar Mortgage LLC d/b/a Mr. Cooper is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
8950 Cypress Waters Blvd.,
Coppell, TX 75019

Legal Description: LOT NO. FIVE (5), BLOCK NO. ONE (1), LIVE OAK ESTATES, AN ADDITION TO THE CITY OF ARANSAS PASS, SAN PATRICIO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 13, PAGES 54-55 OF THE MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.

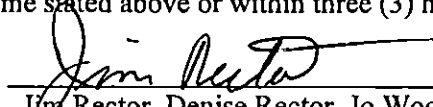
Date of Sale: 6/5/2018

Earliest Time Sale Will Begin: 11AM

Place of Sale of Property: San Patricio County Courthouse, 400 West Sinton Street, Sinton, TX 78387 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):
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.



Jim Rector, Denise Rector, Jo Woolsey, W.D. Larew, Leslye Evans, Arnold Mendoza, Carol Evangelisti, Marcia Chapa, Martha Boeta, Bob Frisch, Vicki Hammonds, Sandra Mendoza, Jamie Steen, Lanna Larew or Cole D. Patton or Deanna Segovia, Substitute Trustee
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

RECEIVED

APR 26 2018
9:20 AM
GRACIE ALANIZ-GONZALES
COUNTY CLERK

MH File Number: TX-18-66713-POS
Loan Type: Conventional Residential

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 07/17/2013
Grantor(s): ANTHONY A STARR, AN UMARRIED MAN
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR FIRST COMMUNITY BANK, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$79,081.00
Recording Information: Instrument 629772
Property County: San Patricio
Property: LOT FOUR (4), BLOCK TWO (2), VILLANOVA PLACE, AN ADDITION TO THE CITY OF INGLESIDE, SAN PATRICIO COUNTY, TEXAS, ACCORDING TO MAP OR PLAT RECORDED IN VOLUME 4, PAGE 44, OF MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.
Reported Address: 2788 AVENUE H, 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 5th day of June, 2018
Time of Sale: 11:00AM or within three hours thereafter.
Place of Sale: ON THE FIRST FLOOR OF THE COURTHOUSE AT THE SOUTH ENTRANCE BETWEEN THE GLASS DOORS IN THE VESTIBULE in San Patricio County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the San Patricio County Commissioner's Court.
Substitute Trustee(s): Jim Rector, Denise Rector, Jo Woolsey, W.D. Larew, Leslye Evans, Arnold Mendoza, Carol Evangelisti, Marcia Chapa, Martha Boeta, Jim Rector, Bob Frisch, Vicki Hammonds, Sandra Mendoza, Jamie Steen, Lanna Larew, Michael Burns, Elizabeth Hayes, Michael Hupf, Marilyn Jones, 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, Denise Rector, Jo Woolsey, W.D. Larew, Leslye Evans, Arnold Mendoza, Carol Evangelisti, Marcia Chapa, Martha Boeta, Jim Rector, Bob Frisch, Vicki Hammonds, Sandra Mendoza, Jamie Steen, Lanna Larew, Michael Burns, Elizabeth Hayes, Michael Hupf, Marilyn Jones, or Suzanne Suarez, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

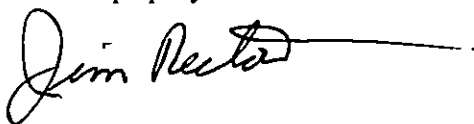
WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

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, Denise Rector, Jo Woolsey, W.D. Larew, Leslye Evans, Arnold Mendoza, Carol Evangelisti, Marcia Chapa, Martha Boeta, Jim Rector, Bob Frisch, Vicki Hammonds, Sandra Mendoza, Jamie Steen, Lanna Larew, Michael Burns, Elizabeth Hayes, Michael Hupf, Marilyn Jones, 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

APR 26 2018
9:19 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.

RECEIVED

APR 23 2018

10:54 AM

GRACIE ALANIZ-GONZALES
COUNTY CLERK

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

Date: June 05, 2018

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

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

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

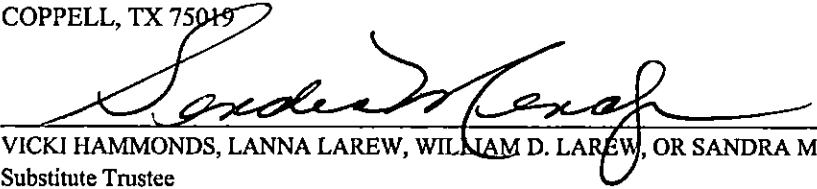
3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated November 10, 2008 and recorded in Document CLERK'S FILE NO. 586079 real property records of SAN PATRICIO County, Texas, with WILLIAM J FLENIKEN JR, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by WILLIAM J FLENIKEN JR, securing the payment of the indebtednesses in the original principal amount of \$124,500.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. NATIONSTAR MORTGAGE LLC D/B/A CHAMPION 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. CHAMPION MORTGAGE COMPANY, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CHAMPION MORTGAGE COMPANY
8950 CYPRESS WATERS BLVD.
COPPELL, TX 75019


VICKI HAMMONDS, LANNA LAREW, WILLIAM D. LAREW, OR SANDRA MENDOZA
Substitute Trustee

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

Certificate of Posting

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

Declarants Name: _____
Date: _____



EXHIBIT "A"

LOT THREE (3), BLOCK 251, CITY OF ARANSAS PASS, AN ADDITION IN SAN PATRICIO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 3, PAGE 41 OF THE PLAT RECORDS OF SAN PATRICIO COUNTY, TEXAS.



NOS0000007406994

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

RECEIVED

APR 23 2018
10:54 AM
GRACIE ALANIZ-GONZALES
COUNTY CLERK

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

Date: June 05, 2018

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

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

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated March 28, 2005 and recorded in Document CLERK'S FILE NO. 542590 real property records of SAN PATRICIO County, Texas, with BRUNO ORTIZ, JR, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by BRUNO ORTIZ, JR, securing the payment of the indebtednesses in the original principal amount of \$56,611.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. MIDFIRST BANK is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

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


JIM RECTOR, DENISE RECTOR, JO WOOLSEY, W.D. LAREW, LESLYE EVANS, ARNOLD MENDOZA, CAROL EVANGELISTI, MARCIA CHAPA, MARTHA BOETA, JIM RECTOR, BOB FRISCH, VICKI HAMMONDS, SANDRA MENDOZA, JAMIE STEEN, OR LANNA LAREW

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

Certificate of Posting

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

Declarants Name: _____
Date: _____



EXHIBIT "A"

LOT THREE (3), BLOCK TWO HUNDRED FIFTY-TWO (252), CITY OF ARANSAS PASS, SAN PATRICIO COUNTY, TEXAS, ACCORDING TO HAP OR PLAT RECORDED IN VOLUME 3, PAGE 41, OF THE MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.



NOS0000007423486

RECEIVED

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

SAN PATRICIO County
Deed of Trust Dated: September 6, 2013
Amount: \$83,460.00
Grantor(s): SHERRY KNIGHT and WILLIAM KNIGHT

APR 19 2018
11:10A M
GRACIE ALANIZ-GONZALES
COUNTY CLERK

Original Mortgagee: GUILD MORTGAGE COMPANY, A CALIFORNIA CORPORATION
Current Mortgagee: GUILD MORTGAGE COMPANY, A CALIFORNIA CORPORATION

Mortgagee Address: GUILD MORTGAGE COMPANY, A CALIFORNIA CORPORATION, 5898 COPLEY DR. 4TH FLOOR, SAN DIEGO, CA 92111

Recording Information: Document No. 631240

Legal Description: ALL OF LOT TWO (2) AND THE SOUTHWEST ONE HALF (SW 1/2) OF LOT THREE (3), BLOCK THREE (3), HUMBLE ADDITION, AN ADDITION TO THE TOWN OF INGLESIDE, SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 45, MAP RECORDS, SAN PATRICIO COUNTY, TEXAS, TO WHICH MAP REFERENCE IS HERE MADE FOR ALL PERTINENT PURPOSES.

Date of Sale: June 5, 2018 between the hours of 11:00 AM and 2:00 PM.

Earliest Time Sale Will Begin: 11:00 AM

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, CAROL EVANGELISTI, MARCIA CHAPA, MARTHA BOETA, JIM RECTOR, BOB FRISCH, VICKI HAMMONDS, SANDRA MENDOZA, JAMIE STEEN OR LANNA LAREW 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.


Aaron Espinoza, Attorney at Law

HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2016-016920


JIM RECTOR OR DENISE RECTOR, JO WOOLSEY, W.D. LAREW, LESLYE EVANS, ARNOLD MENDOZA, CAROL EVANGELISTI, MARCIA CHAPA, MARTHA BOETA, JIM RECTOR, BOB FRISCH, VICKI HAMMONDS, SANDRA MENDOZA, JAMIE STEEN OR LANNA LAREW
c/o ServiceLink Auction * Powered by Hudson & Marshall, LLC
3220 El Camino Real 1st Floor
Irvine, CA 92602

RECEIVED

APR 19 2018

11:10 A.M.
GRACIE ALANIZ-GONZALES
COUNTY CLERK

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

SAN PATRICIO County
Deed of Trust Dated: April 19, 2012
Amount: \$77,709.00
Grantor(s): MICHAEL COLE HASKELL and SARAH ST. JOHN

Original Mortgagee: VILLAGE CAPITAL & INVESTMENT, LLC
Current Mortgagee: VILLAGE CAPITAL & INVESTMENT LLC

Mortgagee Address: VILLAGE CAPITAL & INVESTMENT LLC, 1 Corporate Drive, Suite 360, Lake Zurich, IL 60047

Recording Information: Document No. 617150

Legal Description: SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES.

WHEREAS SARAH ST. JOHN is deceased.

Date of Sale: June 5, 2018 between the hours of 11:00 AM and 2:00 PM.

Earliest Time Sale Will Begin: 11:00 AM

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, CAROL EVANGELISTI, MARCIA CHAPA, MARTHA BOETA, BOB FRISCH, VICKI HAMMONDS, SANDRA MENDOZA, JAMIE STEEN OR LANNA LAREW 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.


Aaron Espinoza, Attorney at Law

HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2018-001467


JIM RECTOR OR DENISE RECTOR, JO WOOLSEY, W.D. LAREW, LESLYE EVANS, ARNOLD MENDOZA, CAROL EVANGELISTI, MARCIA CHAPA, MARTHA BOETA, BOB FRISCH, VICKI HAMMONDS, SANDRA MENDOZA, JAMIE STEEN OR LANNA LAREW
c/o Tejas Trustee Services
14800 Landmark Blvd, Suite 850
Addison, TX 75254

NETCO File Number:NTX-1169391

Borrower Last Name: Haskell

Exhibit A
Legal Description

Field Notes of a 0.344 acre tract of land being out of a 1.00 acre tract of land as described in deed recorded in Volume 550, Page 427, Deed Records of San Patricio County, Texas, said 0.344 acre tract is also out of a 147 acre tract of land described in deed recorded in Volume 177, Page 90, Deed Records of San Patricio County, Texas, said 0.344 acre tract is comprised of a portion of the Moreland Survey, Abstract 148 and said 0.344 acre tract being more particularly described as follows:

BEGINNING at a point for the southwest corner of this tract, same point being at the southwest corner of said 1.00 acre tract, and same point being in the centerline of County Road No. 2221 (formerly known as County road No. 49);

THENCE North along the west line of this tract, same being the west line of said 1.00 acre tract, and with the centerline of said County Road No. 2221, a distance of 76.09 feet to a point for the northwest corner of this tract;

THENCE South 87° 46' 24" East along the north line of this tract, and across said 1.00 acre tract at 25.06 feet pass a 1/2" iron rod found for a line marker near the east right-of-way line of said County Road 2221, and continuing for a total distance of 208.95 feet to a 1/2" iron rod found for the northeast corner of this tract, same point being in the east line of said 1.00 acre tract;

THENCE South 00° 01' 43" East along the east line of this tract, same being the east line of said 1.00 acre tract, a distance of 67.92 feet to a 1/2" iron rod found for the southeast corner of this tract, same point being at the southeast corner of said 1.00 acre tract;

THENCE South 89° 59' 09" West along the south line of this tract, same being the south line of said 1.00 acre tract, at 183.80 feet pass a 5/8" iron rod found for a line marker near the east right-of-way line of said County Road No. 2221, and continuing for a total distance of 208.83 feet to the **BEGINNING POINT** of this tract, and containing 0.344 acres of land; more or less, otherwise known as 4720 CR 2221, Odem, Texas 78370.

Note: Bearings are based on the 1.00 acre tract of land described indeed recorded in volume 550, page 427, deed records of San Patricio County, Texas.

Commonly known as: 4720 County Road 2221, Odem, TX 78370

Parcel Number: 2139-0148-0000-032

pg. 13

APR 17 2018

10:50 A.M.
GRACIE ALANIZ-GONZALES
COUNTY CLERK

NOTICE OF SUBSTITUTE TRUSTEE'S FORECLOSURE SALE

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

1. Property to Be Sold. The property to be sold is described as follows:

LOT TWENTY-TWO (22), BLOCK SIX (6), EAST CLIFF NUMBER TWO, AN ADDITION TO THE CITY OF PORTLAND, SAN PATRICIO COUNTY, TEXAS, ACCORDING TO MAP OR PLAT RECORDED IN VOLUME 4, PAGE 85 OF THE MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.

Commonly known as: 103 E. Janin Cir., Portland, TX 78374

2. Instrument to be Foreclosed. The instrument to be foreclosed is the deed of trust to Mortgage Electronic Registration Systems, Inc. as nominee for Amerigroup Mortgage Corporation A Division of Mortgage Investors Corporation, recorded on 09/13/2012 as Instrument No. 621160 in the real property records of San Patricio County, Texas. Assignment of Deed of Trust to Freedom Mortgage Corporation recorded on 04/18/2016 as Instrument No. 655817 of the real property records of San Patricio County, Texas. The holder or servicer of the instrument is: Freedom Mortgage Corporation.

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

Date: 06/05/2018

Time: The sale will begin no earlier than 11:00am or no later than three hours thereafter. The sale will be completed by no later than 2:00 P.M.

Place: On the first floor of the Courthouse at the South entrance between the glass doors in the vestibule., or any other area designated by the 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.

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



4654268

The Sayer Law Group, P.C. is, or may be considered, a debt collector attempting to collect a debt, and any information will be used for that purpose. However, if you have had your debt discharged in bankruptcy and you did not reaffirm your loan in your bankruptcy case, Freedom Mortgage Corporation will only exercise its right as against the property and is not attempting to assess or collect the debt from you personally. You are further advised that unless you notify The Sayer Law Group, P.C. in writing within 30 days of your receipt of this notice that you dispute the validity of the amount owed to Freedom Mortgage Corporation or any portion thereof, the debt will be assumed to be valid. As of this writing, Freedom Mortgage Corporation asserts that you owe \$206,060.00, plus applicable interest, fees, costs, and attorney's fees.

Please note these Fair Debt Collection Practices Act provisions:

(a) If the consumer notifies the debt collector in writing within the 30-day period that the debt, or any portion thereof, is disputed, the debt collector will obtain verification of the debt or a copy of a judgment against the consumer and a copy of such verification of the debt or a copy of a judgment against the consumer and a copy of such verification or judgment will be mailed to the consumer by the debt collector;

(b) If the consumer requests, upon the consumer's written request, within the 30-day period, the name and address of the original creditor, the debt collector will provide the consumer with the name and address of the original creditor if different from the current creditor; and,

(c) The debt collector shall cease collection of the debt or any disputed portion thereof, until the debt collector obtains verification of the debt or a copy of a judgment, or the name and address of the original creditor if different from the current creditor.

This notice and all further steps undertaken by The Sayer Law Group, P.C., of 925 E. 4th St., Waterloo, IA 50703, will be in compliance with applicable state and federal laws.

For Texas Loans: 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.

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

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

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

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.

Pursuant to the deed of trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

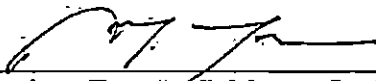
Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

5. **Type of Sale.** The sale is a nonjudicial deed-of-trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by David Lee Vitek and Yukari Vitek, Husband and Wife.

6. **Obligations Secured.** The deed of trust provides that it secures the payment of the indebtednesses and obligations therein described (collectively, the "Obligations") including but not limited to (a) the promissory note in the original principal amount of \$206,060.00, executed by David Lee Vitek and Yukari Vitek, and payable to the order of Amerigroup Mortgage Corporation A Division of Mortgage Investors Corporation; (b) all renewals and extensions of the note; (c) any and all present and future indebtednesses of David Lee Vitek and Yukari Vitek, Husband and Wife to Amerigroup Mortgage Corporation A Division of Mortgage Investors Corporation. Freedom Mortgage Corporation is the current holder of the Obligations and is the beneficiary under the deed of trust.

7. **Default and Request to Act.** Default has occurred under the deed of trust, and the beneficiary has requested Names: Texas Foreclosure Management Corporation d/b/a Foreclosure Network of Texas Jim Rector, Denise Rector, Jo Woolsey, W.D. Larew, Vicki Hammonds, Leslye Evans, Arnold Mendoza, 10406 Rockley Rd., Houston, TX 77099, Brian Sayer, C. Morgan Lasley, Shannon E. Coleman, and Julie Mayer, 925 E. 4th St., Waterloo, IA 50703 as Substitute Trustees, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person as Substitute Trustee to conduct the sale.

8. Acceleration. Default has occurred in the payment of the Indebtedness secured by the deed of trust. Therefore, the beneficiary accelerates the maturity of the Indebtedness and declares the entire Indebtedness immediately due and payable.


17 APR 2018
Substitute Trustee, C. Morgan Lasley



Sent to obligors via certified mail by The Sayer Law Group, P.C., 925 E. 4th St., Waterloo, IA 50703, 319-234-2530.

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.

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
(CXE)
FLETCHER, WALKER L. AND KELLY E.
308 LAWN DRIVE, SINTON, TX 78387

VA 62-62-61027365
Firm File Number: 17-027660

NOTICE OF TRUSTEE'S SALE

WHEREAS, on February 25, 2004, WALKER L. FLETCHER AND KELLY E. FLETCHER, HUSBAND AND WIFE, as Grantor(s), executed a Deed of Trust conveying to RON HARPOLE, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR RBC MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS 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 528864, 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 5, 2018** between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, I will sell said Real Estate in the area designated by the Commissioners Court, of San Patricio county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

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

LOT FOURTEEN (14), BLOCK THREE (3), WEBB ADDITION TO THE TOWN OF SINTON IN SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY MAP OR PLAT OF SAME OF RECORD IN VOLUME 6, PAGE 5 OF THE MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.

Property Address: 308 LAWN DRIVE
SINTON, TX 78387
Mortgage Servicer: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
Notcholder: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
8950 CYPRESS WATERS BLVD
COPELL, TEXAS 75019

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

RECEIVED

APR 10 2018

Gracie Alaniz-Gonzales
GRACIE ALANIZ-GONZALES
COUNTY CLERK

Jim Rector
SUBSTITUTE TRUSTEE

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

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.

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

RECEIVED

THE STATE OF TEXAS
COUNTY OF SAN PATRICIO

APR - 9 2018

9:46 AM
GRACIE ALANIZ-GONZALES
COUNTY CLERK

Deed of Trust Date:
MARCH 28, 2013

Property address:
1932 WESTWOOD DRIVE
PORTLAND, TX 78374

Grantor(s)/Mortgagor(s):
DARYLE WADE CUHERPIN JR AND ERICA BLAIR
CUHERPIN HUSBAND AND WIFE

LEGAL DESCRIPTION: LOT FIFTY-SEVEN (57),
BLOCK TWO (2), WEST WOOD ESTATES UNIT 3A, A
SUBDIVISION OF THE CITY OF PORTLAND, SAN
PATRICIO COUNTY, TEXAS, AS SHOWN BY THE MAP
OR PLAT THEREOF RECORDED IN ENVELOPE 1438-
1439, TUBE 33-2, MAP RECORDS OF SAN PATRICIO
COUNTY TEXAS, TO WHICH REFERENCE IS HERE
MADE FOR ALL PERTINENT PURPOSES.

Original Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC., ACTING SOLELY AS A NOMINEE FOR ENVOY
MORTGAGE, LTD., A TEXAS LIMITED PARTNERSHIP,
its successors and assigns

Earliest Time Sale Will Begin: 11:00 AM

Current Mortgagee:
PENNYMAC LOAN SERVICES, LLC

Date of Sale: 06/05/2018

Recorded on: APRIL 3, 2013

Original Trustee: DAVID J. ZUGHERI

Property County: SAN PATRICIO
As Clerk's File No.: 626507

Substitute Trustee: MARINOSCI LAW GROUP, P.C., JO
WOOLSEY, BOB FRISCH, JODI STEEN, JAMIE STEEN,
MARY GOLDSTON, VICKI HAMMONDS, LESLYE
EVANS, ARNOLD MENDOZA, W. D. LAREW, JIM
RECTOR, DENISE RECTOR, CAROL EVANGELISTI,
MARCIA CHAPA, MARTHA BOETA, SANDRA
MENDOZA, LANNA LAREW

Mortgage Servicer:
PENNYMAC LOAN SERVICES, LLC

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

The Current Mortgagee under said Deed of Trust, according to the provisions therein set out does hereby remove the original trustee and all successor substitute trustees and appoints in their stead MARINOSCI LAW GROUP, P.C., JO WOOLSEY, BOB FRISCH, JODI STEEN, JAMIE STEEN, MARY GOLDSTON, VICKI HAMMONDS, LESLYE EVANS, ARNOLD MENDOZA, W. D. LAREW, JIM RECTOR, DENISE RECTOR, CAROL EVANGELISTI, MARCIA CHAPA, MARTHA BOETA, SANDRA MENDOZA, LANNA LAREW, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust, and, further, does hereby request, authorize and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the Mortgagee therein.

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday JUNE 5, 2018 between ten o'clock AM and four o'clock PM and beginning not earlier than 11:00 AM or not later than three hours thereafter. The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county pursuant to Section 51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

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

ACTIVE MILITARY SERVICE NOTICE

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

WITNESS MY HAND, 04/03/2018

MARINOSCI LAW GROUP, PC

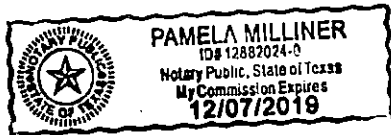
By: Tiffany King
TIFFANY KING/KERI HARELSON
MANAGING PARALEGAL (name & title)

THE STATE OF TEXAS
COUNTY OF DALLAS

Before me, Pamela Milliner, the undersigned officer, on this, the 3RD day of April, 2018,
(insert name of notary)

personally appeared TIFFANY KING/KERI HARELSON, known to me, who identified herself/himself to be the MANAGING PARALEGAL of MARINOSCI LAW GROUP PC, the person and officer whose name is subscribed to the foregoing instrument, and being authorized to do so, acknowledged that (s)he had executed the foregoing instrument as the act of such corporation for the purpose and consideration described and in the capacity stated.

Witness my hand and official seal
(SEAL)



Pamela Milliner
Notary Public for the State of TEXAS

My Commission Expires: 12/7/19
Pamela Milliner

Printed Name and Notary Public

Grantor: PENNYMAC LOAN SERVICES, LLC
3043 TOWNSGATE ROAD #200
WESTLAKE VILLAGE, CA 91361
LF No. 17-05263

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

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 03/22/2005
Grantor(s): JOE PEREZ, JR. AND CHRISTINA M. PEREZ, HUSBAND AND WIFE
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR THE NEW YORK MORTGAGE COMPANY, LLC, LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$124,489.00
Recording Information: Instrument 542587
Property County: San Patricio
Property: LOT TWELVE (12), BLOCK EIGHT (8), OAK RIDGE ESTATES UNIT 2, CITY OF PORTLAND, SAN PATRICIO COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 13, PAGE 11, OF THE MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.
Reported Address: 2207 POST OAK DRIVE, PORTLAND, TX 78374

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: Wells Fargo Bank, NA
Mortgage Servicer: Wells Fargo Bank, N. A.
Current Beneficiary: Wells Fargo Bank, NA
Mortgage Servicer Address: 3476 Stateview Boulevard, Fort Mill, SC 29715

SALE INFORMATION:

Date of Sale: Tuesday, the 5th day of June, 2018
Time of Sale: 11:00AM or within three hours thereafter.
Place of Sale: ON THE FIRST FLOOR OF THE COURTHOUSE AT THE SOUTH ENTRANCE BETWEEN THE GLASS DOORS IN THE VESTIBULE in San Patricio County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the San Patricio County Commissioner's Court.

Substitute Trustee(s): Jim Rector, Denise Rector, Jo Woolsey, W.D. Larew, Leslye Evans, Arnold Mendoza, Carol Evangelisti, Marcia Chapa, Martha Boeta, Jim Rector, Bob Frisch, Vicki Hammonds, Sandra Mendoza, Jamie Steen, Lanna Larew, Michael Burns, Elizabeth Hayes, Michael Hupf, Marilyn Jones, 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, Denise Rector, Jo Woolsey, W.D. Larew, Leslye Evans, Arnold Mendoza, Carol Evangelisti, Marcia Chapa, Martha Boeta, Jim Rector, Bob Frisch, Vicki Hammonds, Sandra Mendoza, Jamie Steen, Lanna Larew, Michael Burns, Elizabeth Hayes, Michael Hupf, Marilyn Jones, 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, Denise Rector, Jo Woolsey, W.D. Larew, Leslye Evans, Arnold Mendoza, Carol Evangelisti, Marcia Chapa, Martha Boeta, Jim Rector, Bob Frisch, Vicki Hammonds, Sandra Mendoza, Jamie Steen, Lanna Larew, Michael Burns, Elizabeth Hayes, Michael Hupf, Marilyn Jones, 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 29 2018
11:47 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.

RECEIVED

MAR 26 2018
12:05 PM
GRACIE ALANIZ-GONZALES
COUNTY CLERK

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

Date: June 05, 2018

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

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

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated October 26, 2005 and recorded in Document CLERK'S FILE NO. 550216; AS AFFECTED BY LOAN MODIFICATION AGREEMENT CLERK'S FILE NO. 651731 real property records of SAN PATRICIO County, Texas, with THOMAS J W HUNNICUTT, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by THOMAS J W HUNNICUTT, securing the payment of the indebtednesses in the original principal amount of \$87,624.00, 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



JIM RECTOR, DENISE RECTOR, JO WOOLSEY, W.D. LAREW, LESLYE EVANS, ARNOLD MENDOZA, CAROL EVANGELISTI, MARCIA CHAPA, MARTHA BOETA, JIM RECTOR, BOB FRISCH, VICKI HAMMONDS, SANDRA MENDOZA, JAMIE STEEN, OR LANNA LAREW

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

Certificate of Posting

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

Declarants Name: _____
Date: _____



EXHIBIT "A"

LOT TWENTY ONE (21), BLOCK NINE (9), OAK TERRACE ADDITION UNIT 2, AN ADDITION TO THE TOWN OF INGLESIDE IN SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY MAP OR PLAT OF SAME RECORDED IN ENVELOPE A-245, TUBE 31-1, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS



NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

RECEIVED

MAR 22 2018
10:34 AM
GRACIE ALANIZ-GONZALES
COUNTY CLERK

DEED OF TRUST INFORMATION:

Date: 12/20/2005
Grantor(s): DARIN PENSYL AND STACY PENSYL
Original Mortgagee: ARGENT MORTGAGE COMPANY, LLC
Original Principal: \$64,000.00
Recording Information: Instrument 552104
Property County: San Patricio
Property: LOT 5, BLOCK 1, PORTLAND PLACE, A SUBDIVISION IN THE CITY OF PORTLAND, SAN PATRICIO COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 6, PAGE 27, MAP RECORDS, SAN PATRICIO COUNTY, TEXAS.
Reported Address: 109 GRACE DRIVE, PORTLAND, TX 78374

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: HSBC Bank USA, N.A., as Trustee on behalf of ACE Securities Corp. Home Equity Loan Trust and for the registered holders of ACE Securities Corp. Home Equity Loan Trust, Series 2006-HE2, Asset Backed Pass-Through Certificates
Mortgage Servicer: Ocwen Loan Servicing, LLC
Current Beneficiary: HSBC Bank USA, N.A., as Trustee on behalf of ACE Securities Corp. Home Equity Loan Trust and for the registered holders of ACE Securities Corp. Home Equity Loan Trust, Series 2006-HE2, Asset Backed Pass-Through Certificates
Mortgage Servicer Address: 1661 Worthington Rd, Suite 100, West Palm Beach, FL 33409

SALE INFORMATION:

Date of Sale: Tuesday, the 5th day of June, 2018
Time of Sale: 11:00AM or within three hours thereafter.
Place of Sale: ON THE FIRST FLOOR OF THE COURTHOUSE AT THE SOUTH ENTRANCE BETWEEN THE GLASS DOORS IN THE VESTIBULE in San Patricio County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the San Patricio County Commissioner's Court.
Substitute Trustee(s): Jim Rector, Denise Rector, Michael Burns, Elizabeth Hayes, Michael Hupf, Marilyn Jones, 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, Denise Rector, Michael Burns, Elizabeth Hayes, Michael Hupf, Marilyn Jones, or Suzanne Suarez, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

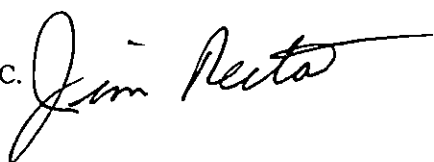
WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

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, Denise Rector, Michael Burns, Elizabeth Hayes, Michael Hupf, Marilyn Jones, 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 22 2018

10:34A M
GRACIE ALANIZ-GONZALES
COUNTY CLERK

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 05/31/2016
Grantor(s): TONIA WEBB, A SINGLE PERSON AND BARBARA CARROLL, A SINGLE PERSON
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR FIRST COMMUNITY BANK, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$185,576.00
Recording Information: Instrument 657075
Property County: San Patricio
Property: LOT THIRTEEN (13), BLOCK ONE (1), EAST CLIFF NUMBER THREE, AN ADDITION TO THE TOWN OF PORTLAND, SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY MAP THEREOF RECORDED IN VOLUME 6, PAGE 12, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR ALL PERTINENT PURPOSES.
Reported Address: 211 GHENT PL, PORTLAND, TX 78374

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: U.S. BANK NATIONAL ASSOCIATION
Mortgage Servicer: U.S. Bank National Association
Current Beneficiary: U.S. BANK NATIONAL ASSOCIATION
Mortgage Servicer Address: 4801 Frederica Street, Owensboro, KY 42301

SALE INFORMATION:

Date of Sale: Tuesday, the 5th day of June, 2018
Time of Sale: 11:00AM or within three hours thereafter.
Place of Sale: ON THE FIRST FLOOR OF THE COURTHOUSE AT THE SOUTH ENTRANCE BETWEEN THE GLASS DOORS IN THE VESTIBULE in San Patricio County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the San Patricio County Commissioner's Court.
Substitute Trustee(s): Jim Rector, Denise Rector, Jo Woolsey, W.D. Larew, Leslye Evans, Arnold Mendoza, Carol Evangelisti, Marcia Chapa, Martha Boeta, Jim Rector, Bob Frisch, Vicki Hammonds, Sandra Mendoza, Jamie Steen, Lanna Larew, Michael Burns, Elizabeth Hayes, Michael Hupf, Marilyn Jones, 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, Denise Rector, Jo Woolsey, W.D. Larew, Leslye Evans, Arnold Mendoza, Carol Evangelisti, Marcia Chapa, Martha Boeta, Jim Rector, Bob Frisch, Vicki Hammonds, Sandra Mendoza, Jamie Steen, Lanna Larew, Michael Burns, Elizabeth Hayes, Michael Hupf, Marilyn Jones, 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, Denise Rector, Jo Woolsey, W.D. Larew, Leslye Evans, Arnold Mendoza, Carol Evangelisti, Marcia Chapa, Martha Boeta, Jim Rector, Bob Frisch, Vicki Hammonds, Sandra Mendoza, Jamie Steen, Lanna Larew, Michael Burns, Elizabeth Hayes, Michael Hupf, Marilyn Jones, 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.



CAUSE NO. S-17-5462CV-C

IN RE: ORDER FOR FORECLOSURE
CONCERNING 109 GRACE DRIVE,
PORTLAND, TX 78374 UNDER TEX. R.
CIV. PROC. 736

IN THE DISTRICT COURT

PETITIONER:

OCWEN LOAN SERVICING, LLC AS
SERVICING AGENT FOR HSBC BANK
USA, N.A., AS TRUSTEE ON BEHALF
OF ACE SECURITIES CORP. HOME
EQUITY LOAN TRUST AND FOR THE
REGISTERED HOLDERS OF ACE
SECURITIES CORP. HOME EQUITY
LOAN TRUST, SERIES 2006-HE2,
ASSET BACKED PASS-THROUGH
CERTIFICATES

SAN PATRICIO COUNTY, TEXAS

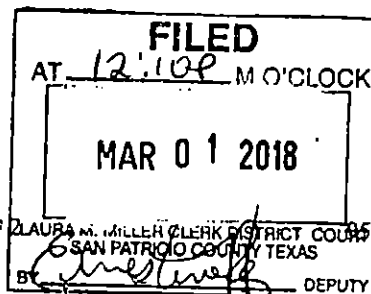
RESPONDENT(S):

DARIN PENSYL, STACY PENSYL

343RD DISTRICT COURT

DEFAULT ORDER ALLOWING FORECLOSURE

1. On this day, the Court considered Petitioner's motion for a default order granting its application for an expedited order under Rule 736. Petitioner's application complies with the requirements of Texas Rule of Civil Procedure 736.1.
2. The name and last known address of each Respondent subject to this order is Darin Pensyl, whose last known address is 2119 Escondido, Portland, TX 78374 and Stacy Pensyl, whose last known address is 109 Grace Drive, Portland, TX 78374. Each Respondent was properly served with the citation, but none filed a response within the time required by law. The return of service for each Respondent has been on file with the court for at least ten days.



3. The property that is the subject of this foreclosure proceeding is commonly known as 109 Grace Drive, Portland, TX 78374 with the following legal description:

LOT 5, BLOCK 1, PORTLAND PLACE, A SUBDIVISION IN THE CITY OF PORTLAND, SAN PATRICIO COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 6, PAGE 27, MAP RECORDS, SAN PATRICIO COUNTY, TEXAS.

4. The lien to be foreclosed is indexed or recorded at Instrument Number: 552104 and recorded in the real property records of San Patricio County, Texas.

5. The material facts establishing Respondent's default are alleged in Petitioner's application and the supporting affidavit. Those facts are adopted by the court and incorporated by reference in this order.

6. Based on the affidavit of Petitioner, no Respondent subject to this order is protected from foreclosure by the Servicemembers Civil Relief Act, 50 U.S.C. App. § 501 et seq.

7. Therefore, the Court grants Petitioner's motion for a default order under Texas Rules of Civil Procedure 736.7 and 736.8. Petitioner may proceed with foreclosure of the property described above in accordance with applicable law and the loan agreement, contract, or lien sought to be foreclosed.

8. This order is not subject to a motion for rehearing, a new trial, a bill of review, or an appeal. Any challenge to this order must be made in a separate, original proceeding filed in accordance with Texas Rule of Civil Procedure 736.11.

SIGNED this 1 day of March, 2018.


JUDGE PRESIDING

JANNA WHATLEY

MAR 15 2018

11:05 AM
GRACIE ALANIZ-GONZALES
COUNTY CLERKNOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALEDEED OF TRUST INFORMATION:

Date: 06/15/2012
Grantor(s): SHANNON L WYATT AND HUSBAND, DEVIN A WYATT, WITH HIM JOINING
 HEREIN TO PERFECT THE SECURITY INTEREST BUT NOT TO OTHERWISE BE
 LIABLE

Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS
 NOMINEE FOR AFFILIATED BANK., ITS SUCCESSORS AND ASSIGNS

Original Principal: \$129,609.00
Recording Information: Instrument 618698
Property County: San Patricio
Property:

ARANSAS PASS TOWNSITE, LOTS TWENTY-THREE (23), TWENTY-FOUR (24),
 TWENTY-FIVE (25), TWENTY-SIX (26) TWENTY-SEVEN (27), TWENTY-EIGHT (28),
 TWENTY-NINE (29), THIRTY (30), THIRTY-ONE (31), AND THIRTY-TWO (32),
 BLOCK THREE HUNDRED SEVENTY-SEVEN (377), CITY OF ARANSAS PASS,
 ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 41,
 OF THE MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.

Reported Address: 610 S WHITNEY ST, ARANSAS PASS, TX 78336-2438

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: Wells Fargo Bank, NA
Mortgage Servicer: Wells Fargo Bank, N. A.
Current Beneficiary: Wells Fargo Bank, NA
Mortgage Servicer Address: 3476 Stateview Boulevard, Fort Mill, SC 29715

SALE INFORMATION:

Date of Sale: Tuesday, the 5th day of June, 2018

Time of Sale: 11:00AM or within three hours thereafter.

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

Substitute Trustee(s): Jim Rector, Denise Rector, Jo Woolsey, W.D. Larew, Leslye Evans, Arnold Mendoza, Carol
 Evangelisti, Marcia Chapa, Martha Boeta, Jim Rector, Bob Frisch, Vicki Hammonds, Sandra
 Mendoza, Jamie Steen, Lanna Larew, Michael Burns, Elizabeth Hayes, Michael Hupf, Marilyn
 Jones, Suzanne Suarez, or Alexander Wolfe, any to act

Substitute Trustee Address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

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

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

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Jim Rector,
 Denise Rector, Jo Woolsey, W.D. Larew, Leslye Evans, Arnold Mendoza, Carol Evangelisti, Marcia Chapa, Martha Boeta,
 Jim Rector, Bob Frisch, Vicki Hammonds, Sandra Mendoza, Jamie Steen, Lanna Larew, Michael Burns, Elizabeth Hayes,
 Michael Hupf, Marilyn Jones, Suzanne Suarez, or Alexander Wolfe, any to act, have been appointed as Substitute Trustees
 and requested to sell the Property to satisfy the indebtedness; and

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

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

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be
 immediately due and payable.
2. Jim Rector, Denise Rector, Jo Woolsey, W.D. Larew, Leslye Evans, Arnold Mendoza, Carol Evangelisti, Marcia Chapa,
 Martha Boeta, Jim Rector, Bob Frisch, Vicki Hammonds, Sandra Mendoza, Jamie Steen, Lanna Larew, Michael Burns,
 Elizabeth Hayes, Michael Hupf, Marilyn Jones, Suzanne Suarez, or Alexander Wolfe, 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.

