

JUL 17 2018

11:06 AM
GRACIE ALANIZ-GONZALES
COUNTY CLERK**NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE****DEED OF TRUST INFORMATION:**

Date: 02/22/2010
Grantor(s): ELVIRA MALDONADO AND REYES MALDONADO, WIFE AND HUSBAND
Original Mortgagee: WELLS FARGO BANK, N.A.
Original Principal: \$52,500.00
Recording Information: Instrument 609538
Property County: San Patricio
Property: LOT SEVENTEEN (17), BLOCK ONE (1), FOURTH HIDALGO ADDITION, AN ADDITION TO THE CITY OF TAFT, SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 58, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR ALL PERTINENT PURPOSES.
Reported Address: 665 DAVIS ROAD, TAFT, TX 78390

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: Nationstar Mortgage LLC d/b/a Champion Mortgage Company
Mortgage Servicer: Nationstar Mortgage LLC d/b/a Champion Mortgage Company
Current Beneficiary: Nationstar Mortgage LLC d/b/a Champion Mortgage Company
Mortgage Servicer Address: 8950 Cypress Waters Blvd., Coppell, TX 75019

SALE INFORMATION:

Date of Sale: Tuesday, the 4th day of September, 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, 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, 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, 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.



NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

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

Date: September 04, 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.

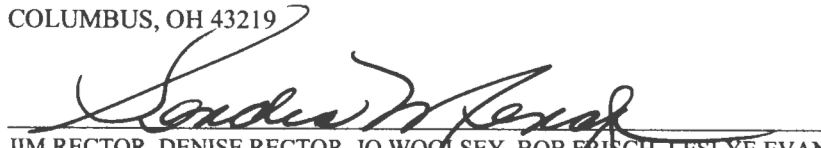
3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated June 26, 2013 and recorded in Document CLERK'S FILE NO. 629073 real property records of SAN PATRICIO County, Texas, with BEN DAVID SHIPP AND SANDRA SHIPP, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by BEN DAVID SHIPP AND SANDRA SHIPP, securing the payment of the indebtednesses in the original principal amount of \$270,018.00, 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, 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. 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, BOB FRISCH, LESLYE EVANS, ARNOLD MENDOZA, SANDRA MENDOZA, MARCIA CHAPA, MARTHA BOETA, JIM RECTOR, BARBARA SANDOVAL, STACEY BENNETT, AMY ORTIZ, GARRETT SANDERS, KIM HINSHAW, BENJAMIN GRIESINGER OR VICKI HAMMONDS, 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: _____

RECEIVED

JUL 16 2018
9:38 AM
GRACIE ALANIZ-GONZALES
COUNTY CLERK



NOS0000007680325

EXHIBIT "A"

FIELD NOTES OF 2.00 ACRE TRACT OF LAND, BEING OUT OF AN 80.00 ACRE TRACT OF LAND CONVEYED FROM MARY RUTH JACOWAY WEIR TO RICHARD A. JACOWAY, JR., BY WARRANTY DEED DATED DECEMBER 16, 1975, AND RECORDED IN VOLUME 498, PAGE 245 OF THE DEED RECORDS OF SAN PATRICIO COUNTY, TEXAS;

SAID 2.00 ACRE TRACT IS PART OF SECTION 62 OF THE GEORGE H. PAUL SUBDIVISION OF THE COLEMAN FULTON PASTURE COMPANY LANDS AS SHOWN ON MAP RECORDED IN VOLUME 1, PAGE 32 OF THE MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS, IS COMPRISED OF A PORTION OF THE ELBERT G. HEAD SURVEY, ABSTRACT 155, IS SITUATED IN SAN PATRICIO COUNTY, TEXAS, APPROXIMATELY 4 1/2 MILES WEST OF THE CITY OF PORTLAND, AND IS DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTERLINE OF F.M. HIGHWAY 1074 AND THE NORTH LINE OF SAID 80.00 ACRE TRACT; WHENCE THE NORTHWEST CORNER OF SAID 80.00 ACRE TRACT AND THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 62 BEARS N 89 DEGREES 18' 49" W, A DISTANCE OF 823.38 FEET;

THENCE S 89 DEGREES 18' 49" E ALONG THE CENTERLINE OF SAID F.M. HIGHWAY 1074, THE NORTH LINE OF SAID 80.00 ACRE TRACT, AND THE NORTH LINE OF THIS TRACT, A DISTANCE OF 290.40 FEET TO A POINT FOR THE NORTHEAST CORNER OF THIS TRACT;

TEHNCE S 00 DEGREES 41' 11" W ALONG THE EAST LINE OF THIS TRACT, AT 40.00 FEET PASS A 5/8" IRON ROD FOUND IN THE SOUTH RIGHT-OF-WAY LINE OF SAID F.M. HIGHWAY 1074 FOR A LINE MARKER, IN ALL A DISTANCE OF 300.00 FEET TO A 5/8" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THIS TRACT;

TEHNCE N 89 DEGREES 18' 49" W ALONG THE SOUTH LINE OF THIS TRACT, A DISTANCE OF 290.40 FEET TO A 5/8" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE N 00 DEGREES 41' 11" E ALONG THE WEST LINE OF THIS TRACT, AT 260.00 FEET PASS A 5/8" IRON ROD FOUND IN THE SOUTH RIGHT-OF-WAY LINE OF SAID F.M. HIGHWAY 1074 FOR A LINE MARKER, IN ALL A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING, CONTAINING 2.00 ACRES OF LAND, MORE OR LESS, SUBJECT TO ALL EASEMENTS OF RECORD.

THE BEARING REFERENCE FOR THIS SURVEY IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1927, SOUTH ZONE.

A PLAT WAS PREPARED IN CONJUNCTION WITH THIS METES AND BOUNDS DESCRIPTION.

I, JULIUS L. PETRUS, JR., REGISTERED PROFESSIONAL LAND SURVEYOR OF TEXAS, DO HEREBY STATE THAT THIS DESCRIPTION REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND THIS THE 7TH DAY OF JUNE, 2013



NOS00000007680325

[RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:]

Carrington Foreclosure Services, LLC
P.O. Box 3309
Anaheim, California 92803
For Sale Information: (888) 313-1969
For Reinstatement Requests: 1-866-874-5860
Pay Off Requests: 1-800-561-4567

RECEIVED

JUN 28 2018

11:30 AM
GRACIE ALANIZ-GONZALES
COUNTY CLERK

TS#: 18-20439

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

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

Commonly known as: **1365 OAK PARK DR, ARANSAS PASS, TX 78336**

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Jim Rector, Denise Rector, W.D. Larew, Vicki Hammonds, Leslye Evans, Jo Woolsey, Arnold Mendoza, Jim Rector, Denise Rector, Jo Woolsey, W.D. Larew, Vicki Hammonds, Leslye Evans, Arnold Mendoza** or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust: and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Carrington Mortgage Services, LLC whose address is 1600 Douglass Road, Suite 200 A, Anaheim, CA 92806 is acting as the mortgage servicer for **J.P. Morgan Mortgage Acquisition Corp.**, which is the mortgagee of the Note and Deed of Trust or mortgage and the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust. Carrington Mortgage Services, LLC is authorized to represent the mortgagee by virtue of a written servicing agreement with the mortgagee.



4662294

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on **TUESDAY, 9/4/2018 at 11:00 AM**, or no later than three (3) hours after such time, being the first Tuesday of such month, of **San Patricio County, Texas**, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: **ON THE FIRST FLOOR OF THE COURTHOUSE AT THE SOUTH ENTRANCE BETWEEN THE GLASS DOORS IN THE VESTIBULE**

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

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

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

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

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

WITNESS, my hand this 6/26/2018



By: Substitute Trustee(s)

Jim Rector, Denise Rector, W.D. Larew, Vicki Hammonds, Leslye Evans, Jo Woolsey, Arnold Mendoza, Jim Rector, Denise Rector, Jo Woolsey, W.D. Larew, Vicki Hammonds, Leslye Evans, Arnold Mendoza

C/O Carrington Foreclosure Services, LLC
P.O. Box 3309
Anaheim, California 92803

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

Notice of Trustee's Sale

Date: **July 27, 2018**
Trustee: **Lee J. Schmitt**
Mortgagee: **Nextlots Now LLC, a Texas Limited Liability Company**
Note: **October 27, 2017, Principal Amount \$18,400.00**
Deed of Trust

RECEIVED

JUL 31 2018
11:30A
M
GRACIE ALANIZ-GONZALES
COUNTY CLERK

Date: **October 27, 2017**
Grantor: **Saul Medina**
Mortgagee: **Nextlots Now LLC, a Texas Limited Liability Company**
Recording information:

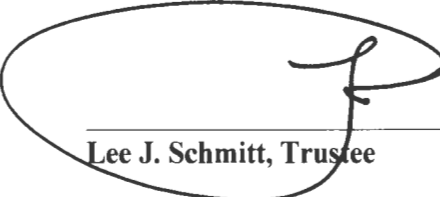
Property: **Acct. No. 35567; Lot 4, Block 261, An Addition To The Town Of Aransas Pass, San Patricio County, Texas, As Described In Volume 242, Page 639, Deed Records Of San Patricio County, Texas**

(Address: S. 9th Street (Lot 4 Blk 261) Aransas Pass, Texas 78336)

County: **San Patricio County**
Trustee's/Substitute Trustee's Name: **Lee J. Schmitt**
Trustee's/Substitute Trustee's Address: **P.O. Box 865, Lancaster, Texas 75146**
Date of Sale (first Tuesday of month): **September 4, 2018**
Time of Sale: **10:00 am**
Place of Sale: **San Patricio County Courthouse**

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

Notice is given that on the **September 4, 2018**, Trustee will offer the Property for sale at public auction at the **San Patricio County Courthouse, Sinton, Texas**, to the highest bidder for cash, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The earliest time the sale will occur is the **10:00 AM**, and sale will be conducted no later than three hours thereafter.



Lee J. Schmitt, Trustee

7-29-18

Notice of Trustee's Sale

Date: **July 27, 2018**
Trustee: **Lee J. Schmitt**
Mortgagee: **Nextlots Now LLC, a Texas Limited Liability Company**
Note: **February 5, 2015, Principal Amount \$12,400.00**
Deed of Trust

Date: **February 5, 2015**
Grantor: **Roberto De La Rosa**
Mortgagee: **Nextlots Now LLC, a Texas Limited Liability Company**
Recording information:

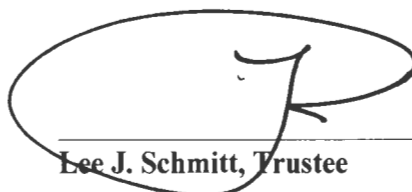
Property: **ACCT. NO. 35617; Lot 8, Block 272, Original Townsite, City of Aransas Pass, San Patricio County, Texas, as described in Document File #441553, Real Property Records of San Patricio, Texas.**

(Address: 303 N. 9th Street Aransas Pass, Texas 78336)

County: **San Patricio County**
Trustee's/Substitute Trustee's Name: **Lee J. Schmitt**
Trustee's/Substitute Trustee's Address: **P.O. Box 865, Lancaster, Texas 75146**
Date of Sale (first Tuesday of month): **September 4, 2018**
Time of Sale: **10:00 am**
Place of Sale: **San Patricio County Courthouse**

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

Notice is given that on the **September 4, 2018**, Trustee will offer the Property for sale at public auction at the **San Patricio County Courthouse, Sinton, Texas**, to the highest bidder for cash, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The earliest time the sale will occur is the **10:00 AM**, and sale will be conducted no later than three hours thereafter.



Lee J. Schmitt, Trustee

7-29-18

RECEIVED

JUL 31 2018
11:30 AM
GRACIE ALANIZ-GONZALES
COUNTY CLERK

Notice of Trustee's Sale

Date: **July 27, 2018**
Trustee: **Lee J. Schmitt**
Mortgagee: **Nextlots Now LLC, a Texas Limited Liability Company**
Note: **April 8, 2014, Principal Amount \$15,400.00**
Deed of Trust

Date: **February 12, 2016**
Grantor: **Omar Reyes & Cindy T. Reyes**
Mortgagee: **Nextlots Now LLC, a Texas Limited Liability Company**
Recording information:

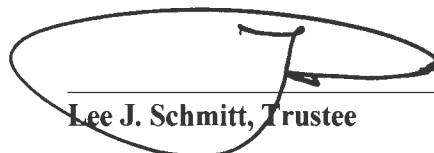
Property: **Tract No. 1: ACCT. NO. 46974; Lot 15, and 16, Block 17, R.J. Williams Addition, San Patricio County, Texas, as described in Clerk's File # 140313, Deed Records of San Patricio County, Texas**

(Address: S. Main Street lot15 & 16 BLK 17 Ingleside, Texas 78362)

County: **San Patricio County**
Trustee's/Substitute Trustee's Name: **Lee J. Schmitt**
Trustee's/Substitute Trustee's Address: **P.O. Box 865, Lancaster, Texas 75146**
Date of Sale (first Tuesday of month): **September 4, 2018**
Time of Sale: **10:00 am**
Place of Sale: **San Patricio County Courthouse**

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

Notice is given that on the **September 4, 2018**, Trustee will offer the Property for sale at public auction at the **San Patricio County Courthouse, Sinton, Texas**, to the highest bidder for cash, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The earliest time the sale will occur is the **10:00 AM**, and sale will be conducted no later than three hours thereafter.



Lee J. Schmitt, Trustee

RECEIVED

JUL 31 2018
11:30A
M
GRACIE ALANIZ-GONZALES
COUNTY CLERK

Notice of Trustee's Sale

Date: **July 27, 2018**
Trustee: **Lee J. Schmitt**
Mortgagee: **Nextlots Now LLC, a Texas Limited Liability Company**
Note: **February 12, 2016, Principal Amount \$21,400.00**
Deed of Trust

Date: **February 12, 2016**
Grantor: **Terry Cryer**
Mortgagee: **Nextlots Now LLC, a Texas Limited Liability Company**
Recording information:

RECEIVED

JUL 31 2018
11:30 AM
GRACIE ALANIZ-GONZALES
COUNTY CLERK


Property: **Acct. No. 468; Lot 23, Block 4, Garden Oaks Subdivision, Unit 4, An Addition To The City Of Ingleside, San Patricio County, Texas, According To The Map Or Plat Thereof, Recorded In Volume 5, Page 18, Map Records Of San Patricio County, Texas**

(Address: 2938 Penoak Avenue Ingleside, Texas 78362)

County: **San Patricio County**
Trustee's/Substitute Trustee's Name: **Lee J. Schmitt**
Trustee's/Substitute Trustee's Address: **P.O. Box 865, Lancaster, Texas 75146**
Date of Sale (first Tuesday of month): **September 4, 2018**
Time of Sale: **10:00 am**
Place of Sale: **San Patricio County Courthouse**

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

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Lee J. Schmitt, Trustee 7-27-18

REC IVED

JUL 26 2018

10:20 AM
GRACIE ALANIZ-GONZALES
COUNTY CLERK

2242 Sunset Cliffs Dr, Ingleside, TX 78362

17-010129

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

1. Date, Time, and Place of Sale.

Date: 09/04/2018

Time: Between 11am-2pm and beginning not earlier than 11am-2pm or not later than three hours thereafter.

Place: The area designated by the Commissioners Court of San Patricio County, pursuant to §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.

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 11/26/2013 and recorded in the real property records of San Patricio County, TX and is recorded under Clerk's File/Instrument Number, 633370 with Ramon M Garza and Maria Garza, husband and wife (grantor(s)) and Bank of America, N.A. mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Ramon M Garza and Maria Garza, husband and wife, securing the payment of the indebtedness in the original amount of \$85,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Bank of America, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. LOT EIGHT (8), BLOCK FOURTEEN (14), PARKSIDE TERRACE UNIT 5, AN ADDITION TO THE CITY OF INGLESIDE, SAN PATRICIO COUNTY, TEXAS, ACCORDING TO MAP OR PLAT RECORDED IN ENVELOPE A-256, TUBE 30-5, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.



4664581

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 §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Bank of America, N.A., as Mortgage Servicer, is representing the current Mortgagee whose address is:

Bank of America, N.A.
9000 Southside Boulevard, Building 400
Jacksonville, FL 32256

Jim Rector
SUBSTITUTE TRUSTEE
~~Jim Rector~~, Denise Rector, Jo Woolsey, W.D. Larew, Vicki Hammonds, Leslye Evans, Arnold Mendoza, whose address is 1320 Greenway Drive, Suite 300 Irving, TX 75038, OR 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.

STATE OF TEXAS
COUNTY OF SAN PATRICIO

Before me, the undersigned authority, on this day personally appeared Jim Rector, as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 26 day of July, 2018.



Audrey Mae Owens
NOTARY PUBLIC in and for
SAN PATRICIO COUNTY
My commission expires: 2-24-19
Print Name of Notary:
AUDREY MAE OWENS

CERTIFICATE OF POSTING

My name is Jim Rector, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on July 26, 2018 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.

Jim Rector
Declarants Name: Jim Rector
Date: July 26, 2018

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

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

RECEIVED

JUL 26 2018

10:18 AM
**GRACIE ALANIZ-GONZALES
COUNTY CLERK**

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 4th day of September, 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, 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, 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

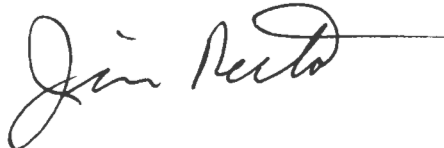
WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

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, 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.



NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

RECEIVED

DEED OF TRUST INFORMATION:

Date: 08/09/2002
Grantor(s): NIEN VAN, AN UNMARRIED WOMAN
Original Mortgagee: NEW CENTURY MORTGAGE CORPORATION
Original Principal: \$138,875.00
Recording Information: Instrument 509460
Property County: San Patricio
Property:

JUL 26 2018
10:18 M
GRACIE ALANIZ-GONZALES
COUNTY CLERK

LOT TWENTY (20), BLOCK EIGHT (8), OAK RIDGE ESTATES UNIT 2, CITY OF PORTLAND, SAN PATRICIO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN ENVELOPE A-137, OF THE MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.

Reported Address: 2223 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: Deutsche Bank National Trust Company, as Trustee for Morgan Stanley Dean Witter Capital I Inc. Trust 2003-NC1, Mortgage Pass-Through Certificates, Series 2003-NC1

Mortgage Servicer: Ocwen Loan Servicing, LLC

Current Beneficiary: Deutsche Bank National Trust Company, as Trustee for Morgan Stanley Dean Witter Capital I Inc. Trust 2003-NC1, Mortgage Pass-Through Certificates, Series 2003-NC1

Mortgage Servicer Address: 1661 Worthington Rd, Suite 100, West Palm Beach, FL 33409

SALE INFORMATION:

Date of Sale: Tuesday, the 4th day of September, 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, 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, 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, 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.



NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

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

MORTGAGE SERVICING INFORMATION:

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

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

SALE INFORMATION:

Date of Sale: Tuesday, the 4th day of September, 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 or Denise Rector or W.D. Larew or Vicki Hammonds or Leslye Evans or Jo Woolsey or Arnold Mendoza, Michael Burns, Elizabeth Hayes, 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 or Denise Rector or W.D. Larew or Vicki Hammonds or Leslye Evans or Jo Woolsey or Arnold Mendoza, Michael Burns, Elizabeth Hayes, 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 or Denise Rector or W.D. Larew or Vicki Hammonds or Leslye Evans or Jo Woolsey or Arnold Mendoza, Michael Burns, Elizabeth Hayes, 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

JUL 31 2018

11:45 AM
GRACIE ALANIZ-GONZALES
COUNTY CLERK

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

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

Date: September 04, 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 November 04, 2015 and recorded in Document CLERK'S FILE NO. 651947 real property records of SAN PATRICIO County, Texas, with JAYSON ARTHUR PETERSON, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

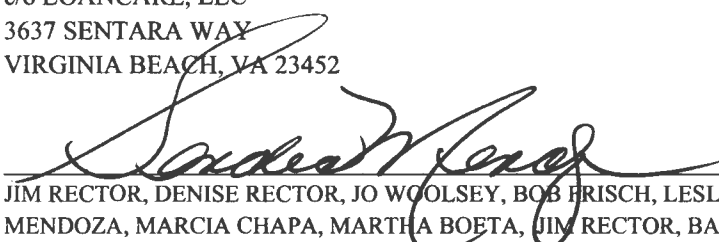
4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JAYSON ARTHUR PETERSON, securing the payment of the indebtednesses in the original principal amount of \$137,464.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. LAKEVIEW LOAN SERVICING LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

c/o LOANCARE, LLC
3637 SENTARA WAY
VIRGINIA BEACH, VA 23452

RECEIVED
AUG - 1 2018
10:52 AM
GRACIE ALANIZ-GONZALES
COUNTY CLERK


JIM RECTOR, DENISE RECTOR, JO WOOLSEY, BOB BRISCH, LESLYE EVANS, ARNOLD MENDOZA, SANDRA MENDOZA, MARCIA CHAPA, MARTHA BOETA, JIM RECTOR, BARBARA SANDOVAL, STACEY BENNETT, AMY ORTIZ, GARRETT SANDERS, KIM HINSHAW, BENJAMIN GRIESINGER OR VICKI HAMMONDS, LANNA LAREW, WILLIAM D. LAREW

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

Certificate of Posting

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

Declarants Name: _____
Date: _____



EXHIBIT "A"

LOT SIX (6) , BLOCK SEVEN (7) , CENTURY TERRACE UNIT-4, AN ADDITION TO THE CITY OF PORTLAND, SAN PATRICIO COUNTY, TEXAS, ACCORDING TO MAP CR PLAT RECORDED IN VOLUME 12, PAGES 11-13 OF THE MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.



NOS0000007604853

RECEIVED

AUG - 2 2018
1:14 PM
GRACIE ALANIZ-GONZALES
COUNTY CLERK

NOTICE OF FORECLOSURE SALE

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

1. Property to Be Sold. The property to be sold is described as follows: LOTS EIGHT (8), NINE (9) AND THE NORTH ONE-HALF (N/2) OF LOT TEN (10), BLOCK TWO(2), LOMITA PARK ADDITION TO THE TOWN OF ODEM, SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 26, MAP RECORDS, SAN PATRICIO COUNTY, TEXAS, TO WHICH MAP REFERENCE IS HERE MADE FOR ALL PERTINENT PURPOSES.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 09/25/1998 and recorded in Document 467106 real property records of San Patricio County, Texas.

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

Date: 09/04/2018

Time: 01:00 PM

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

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

5. Obligations Secured. The Deed of Trust executed by GEORGE N. ATKINSON AND DIANA L. ATKINSON, provides that it secures the payment of the indebtedness in the original principal amount of \$57,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass Through Certificates, Series 2004-RP1 is the current mortgagee of the note and deed of trust and OCWEN LOAN SERVICING, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass Through Certificates, Series 2004-RP1 c/o OCWEN LOAN SERVICING, LLC, 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. Order to Foreclose. The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass Through Certificates, Series 2004-RP1 obtained a Order from the 343rd District Court of San Patricio County on 07/11/2018 under Cause No. S-18-5360CV-C. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.

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

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

Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L. Keller Mackie, Attorney at Law
Lori Liane Long, Attorney at Law
Tracey Midkiff, Attorney at Law
Marissa Sibal, Attorney at Law
Parkway Office Center, Suite 900
14160 North Dallas Parkway
Dallas, TX 75254

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

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

Certificate of Posting

I am _____ whose address is c/o AVT Title Services, LLC, 1101 Ridge Rd., Suite 222, Rockwall, TX 75087. I declare under penalty of perjury that on _____ I filed this Notice of Foreclosure Sale at the office of the San

Patricio County Clerk and caused it to be posted at the location directed by the San Patricio County Commissioners Court.

Loan No. 1035002



NOTICE OF SALE
(Substitute Trustee)

STATE OF TEXAS

§

§ KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SAN PATRICIO

§

WHEREAS, GARY DALE TAYLOR and ANN MARIE TAYLOR (the "Mortgagor") executed and delivered to Sid Ridlehuber, Trustee for Charter Bank, a Deed of Trust dated July 23, 2014, which instrument was filed of record August 11, 2014, under Clerk's File No. 639730 of the Official Public Records of San Patricio County, Texas, covering the hereinafter described property; and

WHEREAS, Charter Bank is the present owner and holder of said note and lien.

WHEREAS, the undersigned, whose address is 615 N. Upper Broadway, Suite 1100, Corpus Christi, Texas 78401-0748, has been duly appointed as Substitute Trustee under the said Deed of Trust;

WHEREAS, default has occurred in the payment of the indebtedness secured by the above-mentioned Deed of Trust, and Charter Bank, the present Beneficiary, has instructed the undersigned Substitute Trustee to enforce the provisions of said instrument;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN THAT after the posting of this Notice in accordance with the above-mentioned Deed of Trust and the law, and after giving such other notices as required by law, the undersigned Substitute Trustee, or any successor Substitute Trustee, will sell to the highest bidder for cash, or to the Beneficiary or any other holder of said indebtedness for credit, in accordance with the terms of said Deed of Trust the hereinafter described property at the County Courthouse of San Patricio County, Texas, on Tuesday, the 4th day of September, 2018, the same being the first Tuesday in such month, to-wit:

A 36.532 acre tract, more or less, out of Tract 8 of the John Pollan League, Abstract 23 in San Patricio County, Texas, as more fully described on Exhibit "A" attached hereto.

The earliest time at which the sale will occur will be 10:00 a.m., and the sale will be conducted not later than three hours after that time, such hours being between 10:00 a.m. and 1:00 p.m. Further, the sale will be held at the area at the Courthouse designated by the Commissioners Court of such County where sales are to take place pursuant to Section 51.002 of the Texas Property Code.

This sale shall be subject to those reservations, matters and exceptions, if any, set forth in the said Deed of Trust to the extent such are still in force and effect.

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

EXECUTED this 6th day of August, 2018.

F-T SERVICE CORP.
Substitute Trustee
615 N. Upper Broadway, Suite 1100
Corpus Christi, Texas 78401-0748

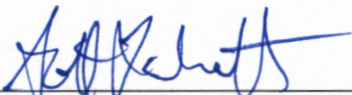
By:  _____
Scott E. Landreth, Vice President

EXHIBIT "A"
LEGAL DESCRIPTION

Field notes of a 36.532 acre tract, more or less, being all of a 36.553 acre tract of land described in Release of Lien to Jimmy C. Adair, et ux recorded in Clerk's File No. 592550 of the Official Public Records of San Patricio County, Texas;

Said 36.532 acre tract is part of Tract 8 of the John Pollan League, Abstract 23, as shown on map recorded in Volume "U", Pages 14 & 15 of the Deed Records of San Patricio County, Texas, is situated in San Patricio County, Texas, approximately 2.5 miles northwest of the town of Sinton, and is described by metes and bounds as follows:

Beginning at a point in the centerline of County Road 2411 and the west line of a 101.76 acre tract of land conveyed to Tony Kunitz by Deed recorded in Volume 382, Page 294 of the Deed Records of San Patricio County, Texas; for the northeast corner of said Tract 8, the northeast corner of said 36.553 acre tract, and the northeast corner of this tract;

Thence S 01° 19' 25" E along the centerline of said County Road 2411, the west line of said 101.76 acre tract, the east line of said Tract 8, the east line of said 36.553 acre tract, and the east line of this tract, a distance of 1315.31 feet to a point at the northeast corner of a 22.78 acre tract of land out of a 73.9 acre tract of land conveyed to H. H. Webb by Deed recorded in Volume 203, Page 193 of the Deed Records of San Patricio County, Texas; for the southeast corner of said 36.553 acre tract and the southeast corner of this tract;

Thence S 89° 39' 05" W along the north line of said 22.78 acre tract, the south line of said 36.553 acre tract, and the south line of this tract, at 15.50 feet pass a 5/8" iron rod found for a line marker and at 1205.00 feet pass a 5/8" iron rod found for a line marker, in all a distance of 1209.52 feet to a 5/8" iron rod with surveyor's cap stamped "RPLS 1907" set at the northeast corner of a 23.09 acre tract of land conveyed to William G. Burnett by Deed recorded in Volume 367, Page 37 of the Deed Records of San Patricio County, Texas; and the southeast corner of a 37 acre tract of land conveyed to Frank E. Brandenburg, Jr., by Deed recorded in Clerk's File No. 423098 of the Real Property Records of San Patricio County, Texas; for the southwest corner of said 36.553 acre tract and the southwest corner of this tract;

Thence N 01° 19' 43" W along the east line of said 37 acre tract, the west line of said 36.553 acre tract, and the west line of this tract, a distance of 1316.32 feet to a 5/8" iron rod with surveyor's cap stamped "RPLS 1907" set in the north line of said Tract 8, at the northeast corner of said 37 acre tract, for the northwest corner of said 36.553 acre tract and the northwest corner of this tract;

Thence N 89° 41' 57" E along the north line of said Tract 8, the north line of said 36.553 acre tract, and the north line of this tract, at 1189.65 feet pass a 5/8" iron rod found in the west right-of-way line of said County Road 2411 for a line marker, in all a distance of 1209.65 feet to the point of beginning, containing 36.532 acres of land, more or less.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS §
COUNTY OF SAN PATRICIO § KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated March 11, 2016, filed of record on March 15, 2016, under Clerk's File No. 654945 of the Official Public Records of Real Property of San Patricio County, Texas (the "Deed of Trust"), **Robert Lee Ovalle, Jr. and Cassandra Padron** conveyed to Brent Chesney, Trustee, for the benefit of **Clemente L. Rodriguez and wife, Delia Rodriguez**, the property situated in San Patricio County, Texas, being described in the Deed of Trust as follows, to wit:

Lot Twenty-Eight (28), Block Two (2), Mesquite Acres Unit 1, a Subdivision near the City of Mathis, San Patricio County, Texas, as shown by the map or plat thereof recorded in Volume 6, Page 1, Map Records, San Patricio County, Texas (the "Property");

save and except releases of lien of record, if any, to secure the payment of one certain Promissory Note of even date (the "Note") therein described in the original principal amount of \$49,000.00, dated March 11, 2016, and all modifications, extensions, and renewals thereof, if any, recorded in the Official Public Records of Real Property of San Patricio County, Texas;

WHEREAS, the undersigned has been appointed as Substitute Trustee in the manner authorized by the Deed of Trust; and,

WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust, as modified and renewed, and the indebtedness evidenced therein is now wholly due, the owner and holder of said indebtedness has requested the undersigned to sell the Property to enforce payment under the terms of the Deed of Trust securing the indebtedness.

NOW, THEREFORE, notice is hereby given that on **TUESDAY, September 4, 2018**, the undersigned will sell the Property to the highest bidder for cash at the following area designated for sales pursuant to Section 51.002 of the Texas Property Code: The sale of the Property will occur at

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3:35 PM
GRACIE ALANIZ-GONZALES
COUNTY CLERK

the South entrance on the inside of the building of the San Patricio County Courthouse, First Floor, 400 W. Sinton Street, Sinton, Texas 78387.

The time of such sale will be between the hours of 10:00 a.m. and 4:00 p.m., but such sale shall not begin earlier than 10:00 a.m. and not later than three hours thereafter.

The Property shall be sold subject to prior liens of record, if any, and any rights of redemption, if any, which may be retained by the Internal Revenue Service.

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

Notice is given that on the date of sale, the undersigned will offer the Property for sale at public auction at the place of sale, to the highest bidder for cash, "AS IS." The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of the lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Lender's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code. **THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PROPERTY IN THIS DISPOSITION.**

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

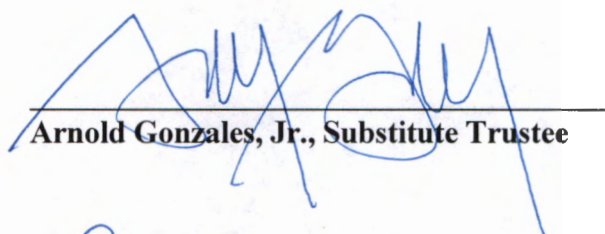
The foreclosure sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the foreclosure sale will necessarily be

made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the foreclosure sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by the lender. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

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

Pursuant to section 51.0075(a) of the Texas Property Code, the undersigned 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 the undersigned.

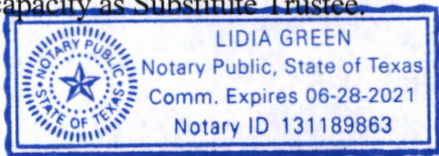
Executed on August 6, 2018.

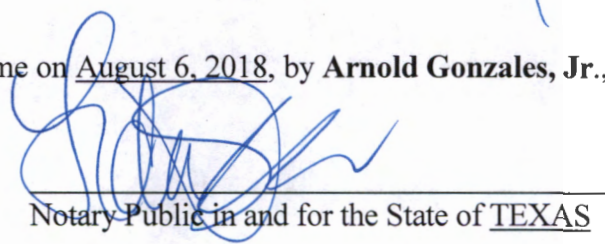


Arnold Gonzales, Jr., Substitute Trustee

STATE OF TEXAS §
COUNTY OF NUECES §

This instrument was acknowledged before me on August 6, 2018, by **Arnold Gonzales, Jr.**, in his capacity as Substitute Trustee.





Notary Public in and for the State of TEXAS

AFTER RECORDING RETURN TO:
Arnold Gonzales, Jr.
Attorney & Counselor
5337 Yorktown Blvd., Suite 5-3
Corpus Christi, Texas 78413

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

1. Date, Time, and Place of Sale.

Date: 09/04/2018

Time: Between 11am-2pm and beginning not earlier than 11am-2pm or not later than three hours thereafter.

Place: The area designated by the Commissioners Court of San Patricio County, pursuant to §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.

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 08/28/2015 and recorded in the real property records of San Patricio County, TX and is recorded under Clerk's File/Instrument Number 649983 with John Bacon and Lindsey Bacon (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for Georgetown Mortgage, LLC mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by John Bacon and Lindsey Bacon, securing the payment of the indebtedness in the original amount of \$403,750.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Franklin American Mortgage Company is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. LOT EIGHT (8), AMENDING PLAT OF GLEN ERIN ESTATES, A SUBDIVISION IN SAN PATRICIO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN ENVELOPE A-254, TUBE 24-2, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.

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**GRACIE ALANIZ-GONZALES
COUNTY CLERK**



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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 §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Franklin American Mortgage Company, as Mortgage Servicer, is representing the current Mortgagee whose address is:

Cenlar FSB
Attn: Fc 425 Phillips Blvd
Ewing, NJ 08618

Jim Rector
SUBSTITUTE TRUSTEE
~~Jim Rector~~, Denise Rector, Jo Woolsey, W.D. Larew,
Vicki Hammonds, Leslye Evans, Arnold Mendoza
1320 Greenway Drive, Suite 300, Irving, TX 75038

STATE OF Texas
COUNTY OF San Patricio

Before me, the undersigned authority, on this day personally appeared Jim Rector, as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 7 day of August, 2018.



NOTARY PUBLIC in and for
San Patricio COUNTY
My commission expires: 2-24-2019
Print Name of Notary:
Audrey Mae Owens

CERTIFICATE OF POSTING

My name is Jim Rector, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on August 7, 2018 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.

Jim Rector
Declarants Name: Jim Rector
Date: 8-7-18

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10:32A
GRACIE ALANIZ-GONZALES
COUNTY CLERK

NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public non-judicial foreclosure sale.

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

LOT FIFTEEN (15), BLOCK TWO (2), EAST CLIFF, AN ADDITION TO THE TOWN OF PORTLAND IN SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY MAP OR PLAT OF SAME OF RECORD IN VOLUME 4, PAGE 58 OF THE MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.

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

Date: September 4, 2018

Time: The sale shall begin no earlier than 1:00 P.M. or no later than three hours thereafter. The sale shall be completed by no later than 4:00 P.M.

Place: SAN PATRICIO County Courthouse in Sinton, Texas on the first floor of the San Patricio County Courthouse at the south entrance between the glass doors in the vestibule, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court, or at the location and address designated by the Commissioners Court of said county, pursuant to 51.002 of the Texas Property Code as the location and address where the sale is to be held. The sale shall take place in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code, as the place where foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted.

3. **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 cash on the day the property is sold. If a purchaser desires to pay with cashier's checks, they should be made payable to Anderson Vela, L.L.P. or endorsed in accordance with the instructions by the Trustee. The purchase price in a sale held by the undersigned herein is payable immediately on acceptance of the bid by the undersigned trustee or substitute trustee. 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. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee. If the Foreclosure Sale is passed, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

4. The Deed of Trust may encumber both real and personal property. Notice is hereby given of Holder's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with the Holder's rights and remedies under the Deed of Trust and Section 9.604 of the Texas Business and Commerce Code.

5. 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 property.

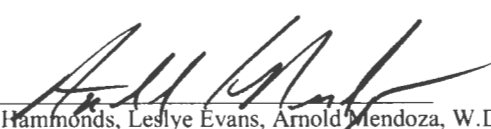
Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

6. Type of Sale. The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust/Security Instrument ("Deed of Trust") executed by Yolanda Carrisalez ("Debtor"). Said Deed of Trust secures a Promissory Note/Loan Agreement, and any renewals, extensions or modifications thereof, dated December 23, 1997 and executed by Debtor in the Original Principal Amount of \$50,409.00. The current beneficiary of the Deed of Trust is Elizon Master Participation Trust I, U.S. Bank Trust National Association, as Owner Trustee, 323 Fifth Street, Eureka, CA 95501. The Deed of Trust is dated December 23, 1997, designating Ramaj Balley as the Original Trustee and is recorded in the office of the County Clerk of SAN PATRICIO County, Texas, under Instrument No. 457780, of the Real Property Records of SAN PATRICIO County, Texas. The foreclosure of this mortgage is being administered by a mortgage servicer representing the mortgagee under a servicing agreement. Questions concerning the sale may be directed to the undersigned, Richard E. Anderson, 4920 Westport Drive, The Colony, Texas 75056, who sent this notice, or to the mortgage servicer, SN Servicing Corporation, 323 Fifth Street, Eureka, CA 95502.

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

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

DATED 8.13.18


Vicki Hammonds, Leslye Evans, Arnold Mendoza, W.D. Larew,
Richard E. Anderson, Ray Vela, or Cesar DeLaGarza

4920 Westport Drive
The Colony, Texas 75056
214.276.1545 - telephone
214.276.1546 - facsimile
Substitute Trustees

SN/XXX604

NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE

Deed of Trust

Date: May 31, 2016
Grantor(s): Carlos Aparicio
Mortgagee: SWE Lending, LLC, A Texas Limited Liability Company
Recorded in: Clerk's File No. 2017040279
Property County: San Patricio County

Legal Description: All that certain tract or parcel of land (together with all improvements thereon, if any) situated in San Patricio County, Texas, being more particularly described as Lots Three (3), Six (6), and Seven (7), in Block Fifty-Six (56) of the Town of Taft, being the described in deed from Taft Properties Inc., to Presbyterian School for Mexican Girls dated March 3, 1944, recorded in Volume 137, Pages 27 et seq., Deed Record San Patricio County, CAD#: 109229 and CAD#: 51116 (more particularly described in the Loan Documents)

Date of Sale: September 4, 2018

Earliest Time Sale will Begin: 1:00 PM

Place of Sale of Property: Designated area by Commissioner's Court of San Patricio County, being the San Patricio County Courthouse.

The Trustee or Substitute Trustee will sell the property by the 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.

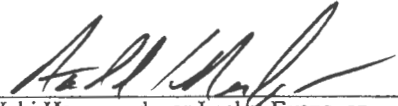
ACTIVE MILITARY SERVICE NOTICE

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 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 Mortgagee, whose address is:

SWE Lending, LLC, A Texas Limited Liability Company
6101 Southwest Fwy., Suite 400
Houston, TX 77057

Dated this 14th day of August, 2018



Vicki Hammonds, or Leslye Evans, or
Arnold Mendoza, or W.D. Larew or
Tarik David or Jose Martinez or Luis
Esqueda or David Cerda
Trustee or Substitute Trustee
6101 Southwest Fwy, Suite 400, Houston, TX 77057

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11:50A.M.
GRACIE ALANIZ-GONZALES
COUNTY CLERK

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: December 16, 2015

Grantor(s): John Walker and Misty Walker, husband and wife

Original Trustee: Scott Everett

Original Mortgagee: Mortgage Electronic Registration Systems, Inc., solely as nominee for Everett Financial, Inc. d/b/a Supreme Lending, its successors and assigns

Recording Information: Clerk's File No. 652718, in the Official Public Records of SAN PATRICIO County, Texas.

Current Mortgagee: AmeriHome Mortgage Company, 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: 09/04/2018 **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.

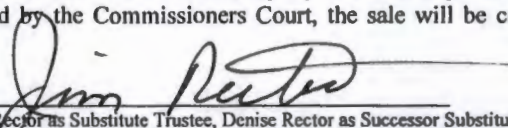
Legal Description:

LOT TWENTY-ONE (21), BLOCK ONE (1), LOMA VISTA ESTATES, A SUBDIVISION TO THE TOWN OF ODEM, SAN PATRICIO COUNTY, TEXAS, ACCORDING TO MAP OR PLAT RECORDED IN VOLUME 13, PAGE 7 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 & 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, Vicki Hammonds 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
c/o Servicelink Default Abstract Solutions
1320 Greenway Drive, Suite 300
Irving, TX 75038

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GRACIE ALANIZ-GONZALES
COUNTY CLERK



NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

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

Date: September 04, 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 January 25, 2010 and recorded in Document CLERK'S FILE NO. 597731 real property records of SAN PATRICIO County, Texas, with TERESA LEAL AND RAY LEAL, grantor(s) and WELLS FARGO BANK, N.A., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by TERESA LEAL AND RAY LEAL, securing the payment of the indebtednesses in the original principal amount of \$43,500.00, 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 DBA 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:

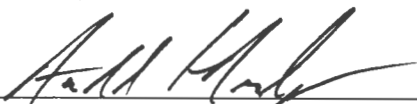
c/o CHAMPION MORTGAGE COMPANY
8950 CYPRESS WATERS BLVD.
COPPELL, TX 75019

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GRACIE ALANIZ-GONZALES
COUNTY CLERK



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

Substitute Trustee

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

Certificate of Posting

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

Declarants Name: _____

Date: _____



NOS0000006310593

EXHIBIT "A"

LOT EIGHT (8), BLOCK FOUR (4), MACAZE PARK, AN ADDITION TO THE CITY OF GREGORY, SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT THEREOF RECORDED IN VOLUME 4, PAGE 37, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR ALL PERTINENT PURPOSES.



NOS0000006310593

Notice of Foreclosure Sale

August 14, 2018

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GRACIE ALANIZ-GONZALES
COUNTY CLERK

Deed of Trust, Security Agreement-Financing Statement ("Deed of Trust")

Date: January 9, 2015

Grantor: Deere Sinton Property, Ltd.

Trustee: Ronald A. Simank

Lender: First Community Bank

Recorded in: Document No. 643846 of the real property records of San Patricio County, Texas.

Legal Description: *See Exhibit A attached hereto.*

Secures: Promissory Note ("Note") in the original principal amount of \$900,000.00, executed by Deer Sinton Property, Ltd. ("Borrower") and payable to the order of Lender and all other indebtedness of Borrower to Lender .

Original Property: The real property, improvements, and personal property described in and mortgaged in the Deed of Trust, including the real property described in the attached Exhibit A, and all rights and appurtenances thereto.

Guaranty: The Note is guaranteed by a Guaranty Agreement dated January 9, 2015, and executed by Elizabeth Turcotte Deere in favor of Lender; and
The Note is guaranteed by a Guaranty Agreement dated January 9, 2015, and executed by Francis Edward Deere, Jr. in favor of Lender.

Substitute Trustee: Ronald A. Simank
615 N. Upper Broadway, Suite 700
Corpus Christi, Texas 78401

Foreclosure Sale:

Date: Tuesday, September 4, 2018

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 1:00 P.M. local time, the earliest time at which the

Foreclosure Sale will begin is 10:00 A.M. and not later than three hours thereafter.

Place: San Patricio County Courthouse in Sinton, Texas, at the following address: 400 West Sinton Street, Sinton, Texas 78387.

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 First Community Bank's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of First Community Bank's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with First Community Bank's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

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

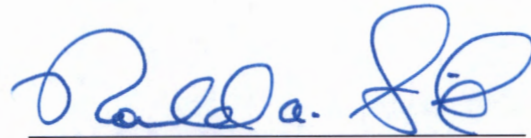
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain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

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

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such

further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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



Ronald A. Simank
Attorney for First Community Bank

EXHIBIT "A"

A 4.585 acre tract of land, being part of a 5.0 acre tract conveyed by Warranty Deed from Sinton Nursing Home, Inc., to F. E. DEERE and wife, ELIZABETH A. DEERE, dated December 29, 1986, recorded in File No. 374370, Real Property Records, San Patricio County, Texas:

Said 4.585 acre tract is part of the West half of Lot 7, of the C. W. HAFER'S SUBDIVISION as shown on map recorded in Volume 1, Page 23, Map Records, San Patricio County, Texas;

Said 4.585 acre tract is also a part of Lot 33 of the John Pollan League, Abstract 23, San Patricio County, Texas, is situated on the west side of the City of Sinton, and is described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod found in the East line of Cemetery Road at the northwest corner of this tract;

THENCE N 86° 31' 29" E along the North line of said 5.0 acre tract, the North line of said Lot 7, and the North line of this tract at 680.00 feet found a 5/8" iron rod previously set for a line marker, in all a distance of 705.15 feet to a point for the Northeast corner of this tract;

THENCE S 00° 01' 54" W along the East line of said 5.0 acre tract and the East line of this tract, a distance of 283.74 feet to a point in the North line of a 50.00 foot road, for the Southeast corner of this tract; whence the Southeast corner of said 5.0 acre tract bears S 00° 01' 54" W, a distance of 25.05 feet;

THENCE S 86° 31' 29" W along the North line of said 50.00 foot road and the South line of this tract, a distance of 705.29 feet to a point in the East line of Cemetery Road and the West line of said Lot 7, for the Southwest corner of this tract, whence a 5/8" iron rod found at the Southwest corner of said 5.0 acre tract bears S 00° 03' 33" W, a distance of 25.05 feet;

THENCE N 00° 03' 33" E along the East line of said Cemetery Road and the West line of said Lot 7, a distance of 283.75 feet to the PLACE OF BEGINNING, containing 4.585 acres, more or less.