

NOV - 7 2019

12:15 P.M.

GRACIE ALANIZ-GONZALES
COUNTY CLERK**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

NOTICE: PURSUANT TO TEXAS TAX CODE SECTION 32.06, THE FORECLOSURE SALE REFERRED TO IN THIS DOCUMENT IS A SUPERIOR TRANSFER TAX LIEN SUBJECT TO RIGHT OF REDEMPTION UNDER CERTAIN CONDITIONS. THE FORECLOSURE IS SCHEDULED TO OCCUR ON DECEMBER 3, 2019.

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.

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

LOT NINETEEN (19), GARDEN OAKS SUBDIVISION, UNIT NO. 3, AN ADDITION TO THE CITY OF INGLESIDE, SAN PATRICIO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 4, PAGE 87, 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: December 3, 2019

Time: The sale shall begin no earlier than 10:00 a.m. or no later than three hours thereafter.
The sale shall be completed by no later than 1:00 p.m.

Place: In Sinton, Texas, at the following location: The first floor of the courthouse, at the south entrance, between the glass doors in vestibule, or at the area designated by the Commissioner's Court as the area where foreclosure sales are to take place

The deed of trust/contract for foreclosure of tax lien 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 re-filed in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or re-filing may be after the date originally scheduled for this sale.

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.

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. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

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 or any Substitute 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.

4. Type of Sale. The sale is a non judicial deed of trust/contract for foreclosure of tax lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust/contract for foreclosure of tax liens executed by James E. Deroche. The deed of trust is dated April 20, 2013 and is recorded in the office of the County Clerk of San Patricio County, Texas, under Clerk's Document No. 627515 in the Official Public Records of San Patricio County, Texas.

5. Obligations Secured. The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the promissory note in the original principal amount of \$5,667.18 executed by James E. Deroche and payable to the order of Propel Financial Services, LLC; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of James E. Deroche to Propel Financial Services, LLC. PROPEL FINANCIAL SERVICES, Agent and Attorney In Fact for TLF National Tax Lien Trust 2017-1; 12672 Silicon Drive, Ste. 150, San Antonio, TX 78249, is the current owner and holder of the Obligations and is the beneficiary under the deed of trust. Propel Financial Services, as mortgage servicer, is representing the mortgagee, TLF National Tax Lien Trust 2017-1 under a servicing agreement with the mortgagee.

Questions concerning the sale may be directed to the counsel for the beneficiary:

BRIAN S. BELLAMY: 7200 N MoPac Expy., Suite 270, Austin, Texas, 78731: 512-346-6011;
brian@stavroskellylaw.com

6. Default and Request To Act. Default has occurred under the deed of trust, and the beneficiary has requested Brian S. Bellamy, Dylan Schultz and/or Frank Lazarte (924 Leopard St., Corpus Christi, TX 78401), any to act 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.

DATED: November 6, 2019



Brian S. Bellamy, Substitute Trustee
Texas Bar No. 24045476
Stavros & Kelly, PLLC
7200 N MoPac Expy., Suite 270
Austin, Texas 78731
(512) 346-6011
(512) 346-6005 (Facsimile)
Brian@stavroskellylaw.com

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NOV -7 2019

9:22A M
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: LOT THREE (3), BLOCK THREE (3), WHISPERING PALMS, A ADDITION OF THE TOWN OF ARANSAS PASS IN SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGE 16, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR ALL PERTINENT PURPOSES.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 06/27/2011 and recorded in Document 609652 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: 12/03/2019

Time: 01:00 PM


Place: San Patricio County, 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.

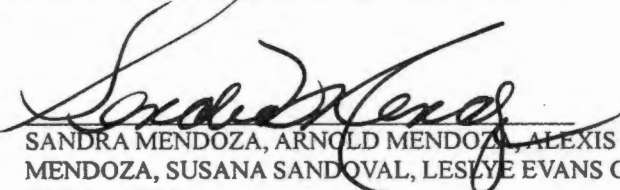
4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of 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 RANDALL L. JOHNSON AND VERONICA A. JOHNSON, provides that it secures the payment of the indebtedness in the original principal amount of \$114,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Navy Army Community Credit Union is the current mortgagee of the note and deed of trust and NAVY ARMY COMMUNITY CREDIT UNION is mortgage servicer. A servicing agreement between the mortgagee, whose address is Navy Army Community Credit Union c/o NAVY ARMY COMMUNITY CREDIT UNION, 1 Corporate Dr., Ste 360, Lake Zurich, IL 60047 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

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

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


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


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

c/o AVT Title Services, LLC
5177 Richmond Avenue Suite 1230
Houston, TX 77056

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.

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

NOTICE OF SALE

PURSUANT TO AUTHORITY conferred upon the Trustee by that certain Deed of Trust dated September 14, 2013, executed by **TIMOTHY P. THORN, AN UNMARRIED PERSON** ("Mortgagor") to Tim Williams, Trustee for the benefit of **21ST MORTGAGE CORPORATION** ("Mortgagee"), filed for record under Instrument No. 631390, Official Public Records of San Patricio County, Texas, Mortgagee appoints K. Clifford Littlefield or Norma Jean Hesseltine, whose address is listed below, under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the covenants of the Deed of Trust, to sell on **Tuesday, December 3, 2019**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the San Patricio County Courthouse at the place designated by the Commissioner's Court for such sales in San Patricio County, Texas, (on the steps of the county courthouse or as designated by the County Commissioner), the sale to begin at 1:00 o'clock p.m. or not later than three (3) hours after such time on that date, selling all of the property as an entirety or in such parcels as the Trustee acting may elect the property offered for sale, more particularly described on Exhibit "A" attached hereto and made a part hereof, together with any and all improvements constructed upon, affixed to or located upon the above described real property, including but not limited to the 2007 Oak Creek Manufactured Home, Serial No. OC050716488AB.

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 4th day of November, 2019.

RECEIVED

NOV - 5 2019

8:44 AM
GRACIE ALANIZ-GONZALES
COUNTY CLERK

THE STATE OF TEXAS §
COUNTY OF NUECES §

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by **K. CLIFFORD LITTLEFIELD**, this 4th day of November, 2019, to certify which witness my hand and official seal.

K. Littlefield

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



Lynnette Selzer

NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

Tract One: The North One-Half (N/2) of Lot SIX (6), Block Five (5), TRADEWINDS ESTATES, San Patricio County, Texas, according to the map or plat thereof, recorded in Volume 13, Page 112 of the Map Records, San Patricio County, Texas.

Tract Two: The South One-Half (S/2) of Lot SEVEN (7), Block FIVE (5), TRADEWINDS ESTATES, San Patricio County, Texas, according to the map or plat thereof, recorded in Volume 13, Page 112, of the Map Records, San Patricio County, Texas.

Return to:
K. Clifford Littlefield
Upton, Mickits & Heymann, L.L.P.
802 N. Carancahua, Suite 450
Corpus Christi, Texas 78401

Notice of Trustee's Sale

Date: **October 23rd, 2019**
Trustee: **Lee J. Schmitt**
Mortgagee: **Nextlots Now LLC., a Texas Limited Partnership**
Note: **June 18, 2018, Principal Amount \$29,400.00**

Deed of Trust

Date: **June 18, 2018**
Grantor: **Roy Chandler**
Tonya Chandler
Mortgagee: **Nextlots Now LLC., a Texas Limited Partnership**

Recording information: Deed of Trust and Promissory Note

RECEIVED

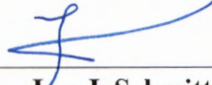
OCT 25 2019
10:37A
M
GRACIE ALANIZ-GONZALES
COUNTY CLERK

Legal Description: Tract No. 1: ACCT NO. 35619; Lot 14, and the East 25 feet of Lot 13, Block 272, Original Townsite, City Of Aransas Pass, San Patricio County, Texas, as described in Clerk's File #401734, Real Property Records Of San Patricio County, Texas. (Address: S. 8th (E Lot 13 & 14 Blk. 272) Aransas Pass, San Patricio County, Texas 78336)
Tract No. 2: The West 25 feet of Lot 13, Block 272, Original Townsite, City Of Aransas Pass, San Patricio County, Texas, as described in Clerk's File #278323, Real Property Records Of San Patricio County, Texas. (Address: 336 N. 8th (W Lot 13 Blk. 272) Aransas Pass, San Patricio County, Texas 78336)
(Address: 336 N. 8th (Lot 13 & 14) Aransas Pass, San Patricio County, Texas 78336)

County: **San Patricio County**
Trustee's/Substitute Trustee's Name: **Lee J. Schmitt**
Trustee's/Substitute Trustee's Address: **P.O. Box 865, Lancaster, Texas 75146**
Date of Sale (first Tuesday of month): **December 3th, 2019**
Time of Sale: **10:00 am**
Place of Sale: **San Patricio County Courthouse**

Lee J. Schmitt is Trustee under the Deed of Trust/Nextlots Now LLC, a Texas Limited Partnership 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 **December 3th, 2019**, Trustee will offer the Property for sale at public auction at the **San Patricio County Courthouse, Sinton, Texas**, to the highest bidder for cash, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The earliest time the sale will occur is the **10:00 AM**, and sale will be conducted no later than three hours thereafter.


Lee J. Schmitt, Trustee *10-23-19*

RECEIVED

OCT 24 2019

11:37A M

GRACIE ALANIZ-GONZALES
COUNTY CLERK

0000008636789

1921 CHESAPEAKE BAY DRIVE
PORTLAND, TX 78374

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: December 03, 2019

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

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

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated November 16, 2016 and recorded in Document CLERK'S FILE NO. 661996, AS AFFECTED BY MODIFICATION ON CLERK'S FILE NO. 680033 real property records of SAN PATRICIO County, Texas, with ANTHONY A ALEMAN AND MONICA G ALEMAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by ANTHONY A ALEMAN AND MONICA G ALEMAN, securing the payment of the indebtednesses in the original principal amount of \$275,550.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. PENNYMAC LOAN SERVICES, 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. PENNYMAC LOAN SERVICES, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o PENNYMAC LOAN SERVICES, LLC
3043 TOWNSGATE ROAD
SUITE 200
WESTLAKE VILLAGE, CA 91361



1921 CHESAPEAKE BAY DRIVE
PORTLAND, TX 78374

00000008636789

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

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead SANDRA MENDOZA, ARNOLD MENDOZA, ALEXIS MENDOZA, SUSAN SANDOVAL, LESLYE EVANS OR WILLIAM D. LAREW whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on _____ I filed at the office of the SAN PATRICIO County Clerk and caused to be posted at the SAN PATRICIO County courthouse this notice of sale.

Declarants Name: _____

Date: _____

1921 CHESAPEAKE BAY DRIVE
PORTLAND, TX 78374

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SAN PATRICIO

EXHIBIT "A"

LOT ONE (1), BLOCK ONE (1), BAY LANDING SUBDIVISION UNIT 1, A SUBDIVISION IN THE CITY OF PORTLAND, SAN PATRICIO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN ENVELOPE 1615-1616, TUBE 34-1, OF THE MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

RECEIVED

Matter No.: 085950-TX

Date: October 24, 2019

County where Real Property is Located: San Patricio

OCT 24 2019
11:39 AM
GRACIE ALANIZ-GONZALES
COUNTY CLERK

ORIGINAL MORTGAGOR: KRISTIN OLSON AND JOHN GUNNAR OLSON, WIFE AND HUSBAND

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR CENDERA FUNDING, INC., ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: SIWELL INC. DBA CAPITAL MORTGAGE SERVICES OF TEXAS

MORTGAGE SERVICER: Capital Mortgage Services of Texas

DEED OF TRUST DATED 7/30/2015, RECORDING INFORMATION: Recorded on 8/3/2015, as Instrument No. 649196

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): LOT SIXTEEN (16), BLOCK FIVE (5), EAST CLIFF NUMBER TWO, AN ADDITION TO THE CITY OF PORTLAND, SAN PATRICIO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 4, PAGE 85, OF THE MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 12/3/2019, the foreclosure sale will be conducted in San Patricio County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the 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. The trustee's sale will be conducted no earlier than 1:00 PM, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

Capital Mortgage Services of Texas is acting as the Mortgage Servicer for SIWELL INC. DBA CAPITAL MORTGAGE SERVICES OF TEXAS who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. Capital Mortgage Services of Texas, as Mortgage Servicer, is representing the Mortgagee, whose address is:

SIWELL INC. DBA CAPITAL MORTGAGE SERVICES OF TEXAS
c/o Capital Mortgage Services of Texas
4212 50th Street
Lubbock, TX. 79413

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



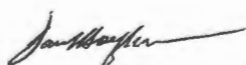
Matter No.: 085950-TX


authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE ARNOLD MENDOZA, SANDRA MENDOZA, ALEXIS MENDOZA, SUSANA SANDOVAL, PAUL A. HOEFKER, ROBERT L. NEGRIN** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Aldridge Pite, LLP, 701 N. Post Oak Road, Suite 205, Houston, TX 77024. (713) 293-3618.

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.

By:


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


Alexis Mendoza

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

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
9/25/2015

Grantor(s)/Mortgagor(s):
VICTOR SILVA PÉREZ AND RUTH CALDERON
PÉREZ

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

Current Beneficiary/Mortgagee:
Wells Fargo Bank, N.A.

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 651063

Property County:
SAN PATRICIO

Mortgage Servicer:
Wells Fargo Bank, N.A. is representing the Current
Beneficiary/Mortgagee under a servicing agreement with
the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
1 Home Campus, MAC 2301-04C,
West Des Moines, IA 50328

RECEIVED

OCT 24 2019
11:40 A M
GRACIE ALANIZ-GONZALES
COUNTY CLERK

Legal Description: LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

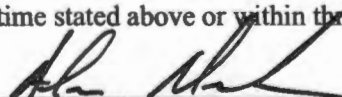
Date of Sale: 12/3/2019

Earliest Time Sale Will Begin: 1pm

Place of Sale of Property: FIRST FLOOR OF THE COURTHOUSE AT THE SOUTH ENTRANCE BETWEEN THE GLASS DOORS IN THE VESTIBULE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

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

Notice Pursuant to Tex. Prop. Code § 51.002(i):
Assert and protect your rights as member of the armed forces of the United States. If you or your spouse are serving on active military duty, including active military duty as a member of the Texas National or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.


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

MH File Number: TX-19-74779-POS
Loan Type: VA

EXHIBIT A

TRACT 1

FIELD NOTE DESCRIPTION of a 44.442 acre tract of land being all of a 29.25 acre tract of land and 15.192 acres of a 28.29 acre tract of land as described in deed recorded in Clerk's File No. 550978, Real Property Records of San Patricio County, Texas, said 44.442 acre tract is situated in the M. P. J. & N. Delgado Grant, Abstract 4, and said 44.442 acre tract being more particularly described as follows:

BEGINNING at a 5/8" steel rod found for the northeast corner of this tract, same point being on a curve to the right, having a radius of 3,693.33 feet and a chord bearing and distance of S 17°17'29" W, 778.35 feet, same point being at the northeast corner of said 29.25 acre tract, same point being at the southeast corner of a 168.2263 acre tract of land as described in deed recorded in Clerk's File No. 409136, Real Property Records of San Patricio County, Texas, and same point being in the west right-of-way line of the abandoned Southern Pacific Railroad;

THENCE along the east line of this tract, along said curve to the right, same being the east line of said 29.25 acre tract, and same being the west right-of-way line of the abandoned Southern Pacific Railroad, an arc distance of 779.80 feet to a point for an angle corner of this tract;

THENCE S 23°34'07" W, continuing along the east line of this tract, same being the east line of said 29.25 acre tract, and the abandoned Southern Pacific Railroad, at 196.90 feet pass a 5/8" steel rod found for a line marker, and continue for a total distance of 804.15 feet to a 5/8" steel rod found for the southeast corner of this tract, same point being at the southeast corner of said 29.25 acre tract;

THENCE N 58°11'29" W, along the south line of this tract, same being the south line of said 29.25 acre tract, a distance of 813.54 feet to a 5/8" steel rod found for an angle corner of this tract, same point being at the beginning of a curve to the left having a radius of 991.99 feet and a chord bearing and distance of N 45°35'43" W, 377.37 feet, and same point being in the north right-of-way line of Park Road 25;

THENCE continuing along the south line of this tract, along said curve to the left, same being the south line of said 29.25 acre tract, and same being the north right-of-way line of Park Road 25, an arc distance of 360.33 feet to a 5/8" steel rod found for an angle corner of this tract, same point being at the southwest corner of said 29.25 acre tract, and same point being at the southeast corner of said 28.29 acre tract;

THENCE N 56°36'03" W, continuing along the south line of this tract, same being the south line of said 28.29 acre tract, and with the north right-of-way line of said Park Road 25, a distance of 770.39 feet to a 5/8" steel rod found for the southwest corner of this tract, same point being at the southeast corner of a 13.09 acre tract of land as described in deed recorded in Clerk's File No. 545798, Real Property Records of San Patricio County, Texas;

THENCE N 64°55'20" E, along the west line of this tract, same being the east line of said 13.09 acre tract, at 792.37 feet pass a 5/8" steel rod found for a line marker, and continue for a total distance of 1,316.43 feet to a point for the northwest corner of this tract, same point being at the northeast corner of said 13.09 acre tract, same point being in the north line of said 28.29 acre tract, and same point being in the south line of said 168.2263 acre tract;

TX-19-74779-POS

THENCE S 78°35'30" E, along the north line of this tract, same being the north lines of said 28.29 and 29.25 acre tracts, and same being the south line of said 188.2283 acre tract, a distance of 984.12 feet to the POINT OF BEGINNING, containing 44.442 acres.

TRACT 2:

FIELD NOTE DESCRIPTION of a 0.931 acre tract of land being out of a 67.66 acre tract of land as described in deed recorded in Clerk's File No. 292950, Real Property Records of San Patricio County, Texas, said 0.931 acre tract is situated in the M. P. J. & N. Delgado Grant, Abstract 4, and said 0.931 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 67.66 acre tract;

THENCE N 32°51'24" E, along the west line of this tract, same being the west line of said 67.66 acre tract, a distance of 101.51 feet to a 5/8" steel rod found for the northwest corner of this tract, same point being at the beginning of a curve to the left having a radius of 756.20 feet and a chord bearing and distance of S 45°18'48" E, 293.03 feet, and same point being in the south right-of-way line of Park Road 25;

THENCE along the north line of this tract, along said curve to the left, same being the south right-of-way line of said Park Road 25, an arc distance of 294.90 feet to a point for an angle corner of this tract;

THENCE S 56°36'03" E, continuing along the north line of this tract, same being the south right-of-way line of said Park Road 25, a distance of 1,269.84 feet to a point for an angle corner of this tract, same point being at the beginning of a curve to the right having a radius of 911.99 feet and a chord bearing and distance of S 56°32'49" E, 33.45 feet;

THENCE continuing along the north line of this tract, same being the south right-of-way line of said Park Road 25, along said curve to the right, an arc distance of 33.45 feet to a 5/8" steel rod found for the east corner of this tract, same point being in the south line of said 67.66 acre tract;

THENCE N 58°11'26" W, along the south line of this tract, same being the south line of said 67.66 acre tract, a distance of 1,590.30 feet to the POINT OF BEGINNING, containing 0.931 acres

Our File Number: 18-07758
Name: MARVIN J SMITH, A SINGLE MAN

NOTICE OF TRUSTEE'S SALE

WHEREAS, on March 19, 2015, MARVIN J SMITH, A SINGLE MAN, executed a Deed of Trust/Security Instrument conveying to MICHAEL BURNS, ATTORNEY AT LAW, ANDERSON, BURNS AND VELA, LLP, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS NOMINEE FOR MORTGAGE SOLUTIONS OF COLORADO, LLC, its successors and assigns, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 645789, in the DEED OF TRUST OR REAL PROPERTY RECORDS of SAN PATRICIO COUNTY, TEXAS; and

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 the contingency and in the manner authorized by said Deed of Trust/Security Instrument; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, DECEMBER 3, 2019** between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, I will sell said Real Estate at County Courthouse in **SAN PATRICIO COUNTY, TEXAS** to the highest bidder for cash. 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.

Said Real Estate is described as follows:

LOT FIVE (5), BLOCK NINE (9), OAK TERRACE ADDITION UNIT 2, AN ADDITION TO THE CITY OF INGLESIDE, SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT THEREOF RECORDED IN TUBE 31-1, ENVELOPE A-245, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR ALL PERTINENT PURPOSES.

Property Address: 2622 RAINTREE TRAIL
INGLESIDE, TX 78362

Mortgage Servicer: FLAGSTAR BANK, FSB

Noteholder: PINGORA LOAN SERVICING, LLC
5151 CORPORATE DRIVE
TROY, MI 48098

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.

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 this 21st day of October, 2019.

RECEIVED

OCT 21 2019

2:33 PM
GRACIE ALANIZ-GONZALES
COUNTY CLERK

Sandra Mendoza, Arnold Mendoza, Alexis Mendoza, Susana Sandoval, Leslye Evans, W D Larew, Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Jodi Steen, Janice Stoner, Susana Sandoval, Leslye Evans, Vicki Hammonds, Alexis Mendoza, Barbara Sandoval, Martha Boeta, Ramon Perez, Megan Ysassi, John Sisk, Substitute Trustees

c/o Marinosci Law Group, P.C.
14643 Dallas Parkway, Suite 750
Dallas, Texas 75254
(972) 331-2300

NO E OF SUBSTITUTE TRUST SALE

Deed of Trust Date:
6/1/2017

Grantor(s)/Mortgagor(s):
KADANCE LAMAR EDRINGTON, JOINED
HEREIN PRO FORMA BY HIS SPOUSE,
ZAMARIA E. EDRINGTON
Current Beneficiary/Mortgagee:
Caliber Home Loans, Inc.

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

RECEIVED

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 667357

Property County:
SAN PATRICIO

OCT 17 2019
10:22A.M.
GRACIE ALANIZ-GONZALES
COUNTY CLERK

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

Mortgage Servicer's Address:
13801 Wireless Way,
Oklahoma City, OK 73134

Legal Description: LOT SEVENTEEN (17), BLOCK ONE (1), WES RIDGE, AN ADDITION TO THE CITY
OF PORTLAND IN SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY MAP OR PLAT OF SAME
RECORDED IN ENVELOPE 1662, TUBE 34-3, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.

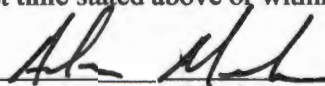
Date of Sale: 12/3/2019

Earliest Time Sale Will Begin: 1:00PM

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):
Assert and protect your rights as member of
the armed forces of the United States. If you
or your spouse are serving on active military duty,
including active military duty as a member of the
Texas National or the National Guard of another
state or as a member of a reserve component of the
armed forces of the United States, please
Send written notice of the active duty military


Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra
Mendoza, Jodi Steen, Susan Sandoval, Leslye Evans,
Vicki Hammonds, Alexis Mendoza, Janie Stoner,
Mary Goldston, Barbara Sandoval, Martha Boeta,
Ramon Perez, Megan Ysassi, John Sisk, Vicki
Hammonds or Alexis Mendoza
or Thuy Frazier
or Cindy Mendoza
or Catherine Allen-Rea
or Cole Patton, Substitute Trustee
McCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

service to the sender of this notice immediately.

MH File Number: TX-19-74449-POS
Loan Type: Conventional Residential

RECEIVED

Notice of Foreclosure Sale

October 14, 2019

OCT 14 2019
10:24A M
GRACIE ALANIZ GONZALES
COUNTY CLERK

Deed of Trust ("Deed of Trust"):

Dated: April 19, 2013

Grantor: Tracey Blankenship

Trustee: New Wave Properties, Inc.

Lender: First Capital Properties, Ltd.

Recorded in: Document No. 659869 of the real property records of San Patricio County, Texas

Legal Description: Lot Six (6), Block Six (6), PORTLAND - WALKER NIX #2, an Addition to the City of PORTLAND in San Patricio County, Texas, as shown by map or plat or same of record in the Map Records of San Patricio County, Texas. Also known as 135 Dell, Portland, TX 78374

Secures: Warranty Deed with Vendor's Lien ("Note") in the original principal amount of \$109,900.00, executed by Tracey Blankenship ("Borrower") and payable to the order of Lender

Substitute Trustee: Gray P. Scoggins

Substitute Trustee's Address: 71 N. Wright St., Alice, Texas, 78332

Foreclosure Sale:

Date: Tuesday, December 3, 2019

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 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: At the County Courthouse in San Patricio County, Texas, on the first floor of the courthouse, at the South entrance facing Main St., between the glass doors in the vestibule unless the location of the sale has been otherwise designated to a specific location by the

Commission's Court of San Patricio.

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 Capital Properties, Ltd.'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 that default, First Capital Properties, Ltd., 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 Capital Properties, Ltd.'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 Capital Properties, Ltd.'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 Capital Properties, Ltd. 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 Capital Properties, Ltd.. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

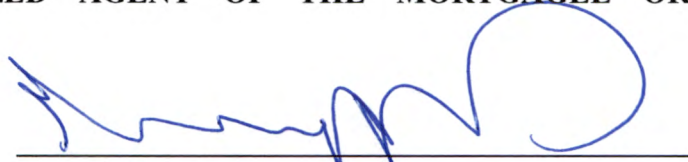
Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical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

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

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.



Gray P. Scoggins
Attorney for Mortgagee



Gray P. Scoggins
71 N. Wright St.
Alice, Texas 78332
Telephone (361) 668-3536
Telecopier (361) 668-3576

RECEIVED

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

NOV 12 2019

12:40 P M
GRACIE ALANIZ-GONZALES
COUNTY CLERK

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

The real property and improvements located in San Patricio County, Texas, commonly known as 313 Pebble Beach Drive, Portland, Texas 78374-4005, being more particularly described on Schedule 1 attached hereto and incorporated herein for all purposes.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated July 28, 2015, recorded under Document No. 650039, Official Public Records of San Patricio County, Texas (the "Deed of Trust").

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

Date: December 3, 2019

Time: The sale will begin no earlier than 1:00 p.m. or no later than three hours thereafter. The sale will be completed by no later than 4:00 p.m.

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

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 refiling may be after the date originally scheduled for this sale.

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.

Pursuant to the Deed of Trust, the beneficiary has the right to direct the trustee or any appointed substitute 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 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 or substitute 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 and security interest foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust executed by **Edward V. Hood and Cynthia B. Hood.**

The real property and personal property encumbered by the Deed of Trust will be sold at the sale in accordance with the provisions of the Deed of Trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

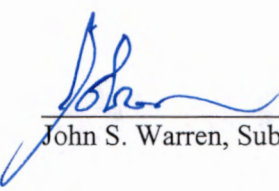
6. Obligations Secured. The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively, the "Obligations") including but not limited to (a) the Promissory Note in the original principal amount of \$237,476.00, executed by Edward V. Hood and Cynthia B. Hood, and payable to the order of Frost Bank; (b) all renewals and extensions of the note; and (c) any and all present and future indebtedness of Edward V. Hood and Cynthia B. Hood to Frost Bank. Frost Bank is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

Questions concerning the sale may be directed to the undersigned or to the beneficiary, Frost Bank, Attn: Gilbert Lozano or Nancy Gamboa, P.O. Box 1600, San Antonio, Texas 78296 (street address: 101 W. Houston, San Antonio, Texas 78205; Note: by appointment only call Gilbert Lozano 210-220-5376 or Nancy Gamboa 210-220-5351).

7. Default and Request to Act. Default has occurred under the Deed of Trust, and the beneficiary has requested the substitute trustee to conduct the 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 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 OT THE SENDER OF THIS NOTICE IMMEDIATELY.

Date: November 8, 2019.



John S. Warren, Substitute Trustee

SCHEDULE 1
TO
NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Property

LOT FOUR (4), BLOCK FOUR (4), BAYVIEW AT NORTH SHORE UNIT 1A, A SUBDIVISION IN THE CITY OF PORTLAND, SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT THEREOF IN VOLUME 13, PAGES 98-99, MAP RECORDS, SAN PATRICIO COUNTY, TEXAS, TO WHICH MAP REFERENCE IS HERE MADE FOR ALL PERTINENT PURPOSES.

Our File Number: 19-07245

Name: THOMAS BRANDESKY AND SPOUSE, PRISCILLA BARDWELL

NOTICE OF TRUSTEE'S SALE

WHEREAS, on November 26, 2013, THOMAS BRANDESKY AND SPOUSE, PRISCILLA BARDWELL, executed a Deed of Trust/Security Instrument conveying to CALVIN C. MANN, JR., as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR OPEN MORTGAGE, LLC, its successors and assigns, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 633377, in the DEED OF TRUST OR REAL PROPERTY RECORDS of SAN PATRICIO COUNTY, TEXAS; and

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 the contingency and in the manner authorized by said Deed of Trust/Security Instrument; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, DECEMBER 3, 2019** between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, I will sell said Real Estate at County Courthouse in **SAN PATRICIO COUNTY, TEXAS** to the highest bidder for cash. 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.

Said Real Estate is described as follows:

LOT THREE (3), ASHLEY SUBDIVISION, A SUBDIVISION OF THE CITY OF INGLESIDE, SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY THE FINAL PLAT THEREOF RECORDED IN ENVELOPE A-372, TUBE 20-2, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR ALL PERTINENT PURPOSES.

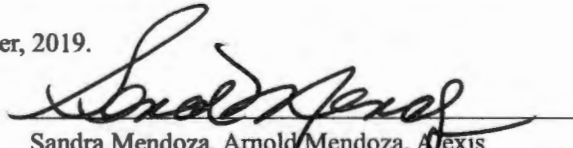
Property Address: 2567 HEWLETT
INGLESIDE, TX 78362
Mortgage Servicer: LOANCARE, LLC
Noteholder: LAKEVIEW LOAN SERVICING, LLC
3637 SENTARA WAY, SUITE 303
VIRGINIA BEACH, VA 23452

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.

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 this 12 day of November, 2019.



Sandra Mendoza, Arnold Mendoza, Alexis Mendoza, Susana Sandoval, Leslye Evans, W D Larew, Substitute Trustees
c/o Marinosci Law Group, P.C.
14643 Dallas Parkway, Suite 750
Dallas, Texas 75254
(972) 331-2300

RECEIVED

NOV 12 2019

11:20 A.M.
GRACIE ALANIZ GONZALES
COUNTY CLERK

RECEIVED

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
(CXE)
KNAPPE, ESTATE OF CARL
23 MAVERICK TRAIL, ARANSAS PASS, TX 78336

VA 626261223100
Firm File Number: 19-033206

NOV 12 2019

11:22 AM
GRACIE ALANIZ-GONZALES
COUNTY CLERK

NOTICE OF TRUSTEE'S SALE

WHEREAS, on August 29, 2014, CARL A. KNAPPE, JOINED HEREIN PRO FORMA BY HIS WIFE AND CARLETTA REDELL KNAPPE, as Grantor(s), executed a Deed of Trust conveying to ALLAN B. POLUNSKY, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR WR STARKEY MORTGAGE, L.L.P. 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 640385, 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

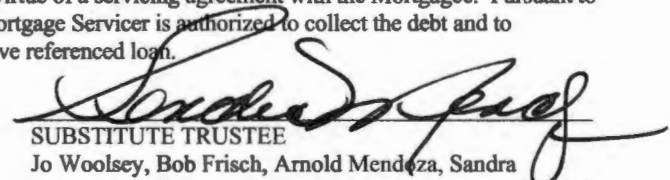
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, December 3, 2019** between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate in the area designated by the Commissioners Court, of **San Patricio** county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

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

LOT ONE (1), BLOCK THREE (3), WHISPERING OAKS ESTATES, SAN PATRICIO COUNTY, TEXAS
ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 12, PAGES 6-7 OF THE MAP RECORDS OF
SAN PATRICIO COUNTY, TEXAS.

Property Address: 23 MAVERICK TRAIL
ARANSAS PASS, TX 78336
Mortgage Servicer: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
Mortgagee: THE VETERANS LAND BOARD OF THE STATE OF TEXAS
8950 CYPRESS WATERS BLVD
COPPELL, TX 75019

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



SUBSTITUTE TRUSTEE
Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra
Mendoza, Jodi Steen, Susan Sandoval, Leslye Evans, Vicki
Hammonds, Alexis Mendoza, Janie Stoner, Mary Goldston,
Barbara Sandoval, Martha Boeta, Ramon Perez, Megan
Ysassi, John Sisk
c/o Shapiro Schwartz, LLP
13105 Northwest Freeway, Suite 1200
Houston, TX 77040
(713)462-2565

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

RECEIVED

NOV 12 2019

10:27 AM
GRACIE ALANIZ-GONZALES
COUNTY CLERK

Notice of Trustee's Sale

WHEREAS, this Notice of Trustee's Sale is being given in connection with the following instrument ("*Security Instrument*"), to-wit:

Type: Deed of Trust
Date: August 25, 2016
Grantor: Sylvia Salas

WHEREAS, the Security Instrument secures the payment of an indebtedness ("*Indebtedness*") more particularly described therein, and pertains to that certain tract of real property, together with all improvements thereon, if any, ("*Property*") being more particularly described on Exhibit "A" attached hereto and made a part hereof for all purposes; and

WHEREAS, R. Gary Laws is the current owner and holder of the Indebtedness; and

WHEREAS, the following default(s) ("*Default*") have occurred in connection with the Security Instrument:

X Payment of the Indebtedness

and as a result of the Default, the Indebtedness is now due and payable, but has not been paid; and

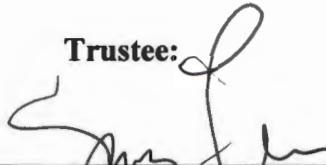
WHEREAS, the undersigned is authorized under the terms of the Security Instrument to act as Trustee, whether the undersigned was the original trustee, or has been duly appointed as substitute trustee; and

WHEREAS, R. Gary Laws has requested and instructed the undersigned as Trustee to post notice of the sale of, and to sell, the Property so as to satisfy, to the extent possible, the Indebtedness;

NOW THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, 12/3/2019, at 10:00:00 AM, or at any time not more than three (3) hours thereafter, the Trustee will sell the Property in the area designated for foreclosure sales in the front of the Victoria County Courthouse, to the highest bidder for cash. The sale will be made with the Property being sold "AS IS", and will subject to all matters effecting title to the Property which are superior to the liens created by the Security Instrument, including, but not limited to any ad valorem property taxes due on the Property.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED SERVICES 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.

Trustee:

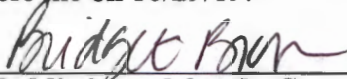


Susanne Laws

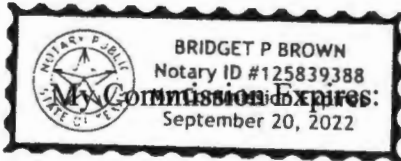
THE STATE OF TEXAS:

COUNTY OF NUECES:

This instrument was acknowledged before me on 10/29/19.



Notary Public in and for the State of T E X A S



After Recording Return To:
R. Gary Laws
802 N. Carancahua, Suite 2100
Corpus Christi, Texas 78401

Exhibit "A"

Lot 7, Block 12, Portland Twin Fountains #2, An Addition to the City of Portland, San Patricio County, Texas, According to the Map or Plat Recorded in Volume 12, Pages 39-40, of the Map Records of San Patricio County, Texas

also known as: 1809 Dolphin Dr, Portland, Texas 78374

NOTICE OF TRUSTEE / 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 DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Security Instrument Date: October 22, 2016
Grantor(s): James Bird
Trustee: Coastal Properties
Original Mortgagee: Safeguard Investments, LTD
Current Mortgagee: Safeguard Investments, LTD
Mortgage Servicer: Trinidad Mortgage Servicing, LLC

RECEIVED

NOV 12 2019
9:41A M
GRACIE ALANIZ-GONZALES
COUNTY CLERK

Legal Description:
Lot One (1), Block Eight (8), Portland Oak Ridge #30.177 acres, city of Portland, San Patricio County, Texas, otherwise known as 2411 Oak Grove

Date of Sale: December 3, 2019 Earliest Time Sale will begin: 10:00 am

APPOINTMENT OF SUBSTITUTE TRUSTEE

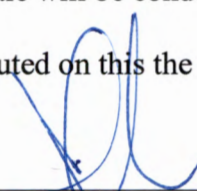
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

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

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above, or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, the Mortgage Servicing company, Mortgagee's attorney or the Mortgage Servicing company's attorney.

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

Executed on this the 11th day of November 2019

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

STATE OF TEXAS

COUNTY OF BEXAR

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

Executed on this the 11th day of November 2019

Sandra B. Rounsaville
Notary Public

Sandra B. Rounsaville
Printed Name

