

RECEIVED

MAR - 7 2019

702 Reynolds Ave , Taft, TX 78390

11:49A M
GRACIE ALANIZ-GONZALES
COUNTY CLERK

19-003410

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: 04/02/2019

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 02/28/2011 and recorded in the real property records of San Patricio County, TX and is recorded under Clerk's File/Instrument Number, 606701 with George A Saldivar Jr (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for Extraco Banks, N.A. DBA Extraco Mortgage mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by George A Saldivar Jr, securing the payment of the indebtedness in the original amount of \$87,567.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Wells Fargo Bank, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.


5. Property to be Sold. LOT ONE (1), BLOCK TEN (10), DRISCOLL ADDITION, AN ADDITION TO THE TOWN OF TAFT IN SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY MAP OR PLAT OF SAME OF RECORD IN VOLUME 4, PAGE 55 OF THE MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.



4686994

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. Wells Fargo Bank, N.A., as Mortgage Servicer, is representing the current Mortgagee whose address is:

Wells Fargo Home Mortgage
3476 Stateview Blvd.
Fort Mill, SC 29715

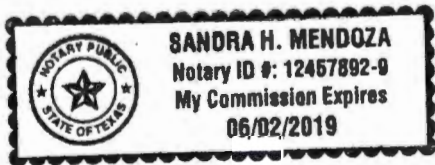


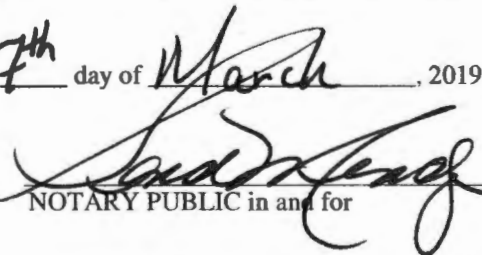
SUBSTITUTE TRUSTEE
Jim Rector, Denise Rector, W.D. Larew, Vicki
Hammonds, Leslye Evans, Jo Woolsey, Arnold
Mendoza,
1320 Greenway Drive, Suite 300
Irving, TX 75038 OR Jo Woolsey, Bob Frisch,
Arnold Mendoza, Sandra Mendoza, Jodi Steen, Jamie
Steen, Susan Sandoval, Leslye Evans, Vicki
Hammonds, Alexis Mendoza, Barbara Sandoval,
Martha Boeta, Raymond Perez, Garrett Sanders,
Megan Yassi, John Sisk whose address is 1 Mauchly,
Irvine, CA 92618

STATE OF TEXAS
COUNTY OF NIUECES

Before me, the undersigned authority, on this day personally appeared Arnold Mendoza, 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 7th day of March, 2019.





NOTARY PUBLIC in and for _____
_____ COUNTY
My commission expires: _____
Print Name of Notary: _____

CERTIFICATE OF POSTING

My name is _____, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. 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

Notice of Trustee's Sale

Date: March 5, 2019

Trustee: Wm. G. Burnett

Mortgagee: Octavio Mendiola Aguilar

MAR - 5 2019
1:28P M
GRACIE ALANIZ-GONZALES
COUNTY CLERK

Note: Promissory note dated October 21, 2016, in the original principal amount of \$40,000.00 executed by Roberto DeLaRosa payable to the order of Octavio Mendiola Aguilar

Deed of Trust

Date: October 21, 2016

Grantor: Roberto DeLaRosa

Mortgagee: Octavio Mendiola Aguilar

Recording information: The deed of trust is recorded under file number 660981 of the Real Property Records of San Patricio County, Texas

Property:

A field note description for a 5.0036 Acres (217,956 Square Feet) tract of land, out of a called 104.746 acre tract of land as conveyed to Octavio Aguilar in Document No. 632552, Official Public Records of San Patricio County, Texas, said 104.746 acre (Aguilar tract) being situated in the William Boyd Survey, Abstract - 54 and Peter Mahoney Survey, Abstract - 192, San Patricio County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 iron rod found with Brundrett cap found in the east Right-of-Way (R.O.W.) of County Road (C.R.) 4491 (40' R.O.W.), same point being a corner of the said 104.746 acres (Aguilar tract) and the north corner of a called 90.4 acre tract of land as conveyed to August Guettler in Document No. 206906 O.P.R.S.P.C.T. for the southwest corner of the herein described 5.0036 Acres (217,956 Square Feet) and the "POINT OF BEGINNING" of the herein described tract:

THENCE North 01 deg. 10' 28" East, along and with the west boundary of the said Aguilar tract and the east R.O.W. of the said C.R. 4491 (40' R.O.W.), cutting and severing the said 104.746 acres (Aguilar tract), a distance of 76.31 feet to a 5/8 inch iron rod with orange plastic cap stamped "XDS" set for the northwest corner of the herein described tract;

THENCE South 85 deg. 18' 14" East, departing the common boundary line of the said Aguilar tract and the east R.O.W. line of the said C.R. 4491 (40' R.O.W.), cutting and severing the said 104.746 acres (Aguilar tract), a distance of 970.00 feet to a 5/8 inch iron rod with "XDS" cap set for the northeast corner of the herein described tract;

THENCE South 14 deg. 26' 17" West, continuing across, cutting and severing the said 104.746 acres (Aguilar tract), a distance of 385.75 feet to a point in the common boundary of the said 90.4 acre (Guettler tract) and the said 104.746 acres (Aguilar tract), to a 5/8 inch iron rod with "XDS" cap set for the southeast corner of the herein described tract;

THENCE North 66 deg. 38' 22" West, continuing along and with the common boundary of the said 90.4 acres (Guettler tract) and the said 104.746 acres (Aguilar tract), cutting and severing the said 104.746 acres (Aguilar tract), a distance of 950.00 feet to the "POINT OF BEGINNING" and containing within these metes & bounds 5.0036 ACRES (217,956 Square Feet) of land, more or

less. (All bearings are based on The Texas Coordinate System, South Zone 4205, NAD 83) and verified to property corners found in the ground.

County: San Patricio County, Texas

Trustee's Name: Wm. G. Burnett

Trustee's Address: 108 N. Archer, Sinton, Texas 78387

Date of Sale (first Tuesday of month): April 2, 2019

Time of Sale: 10:00 o'clock a.m.

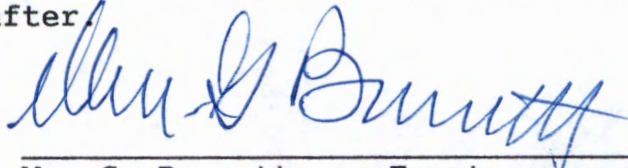
Place of Sale:

The location of the sale shall be on the first floor of the San Patricio County Courthouse located at 400 W. Market Street in Sinton in San Patricio County, Texas, at the south entrance between the glass doors in the vestibule. (or other place designated by commissioner's court)

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.

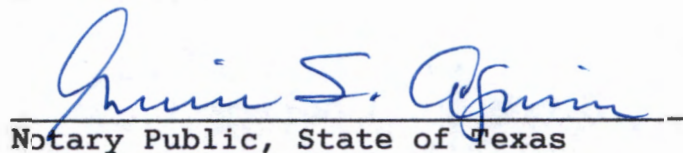
Wm. G. Burnett is Trustee under the Deed of Trust. Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.



Wm. G. Burnett, as Trustee

This instrument was acknowledged before me on the 5th day of March, 2019, by Wm. G. Burnett, as Trustee.



Notary Public, State of Texas

RECEIVED

FEB 28 2019

9:59A

GRACIE ALANIZ-GONZALES
COUNTY CLERK

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 09/07/2016
Grantor(s): ESQUIO G. HERNANDEZ AND DIANA C. HERNANDEZ HUSBAND AND WIFE
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR ENVOY MORTGAGE, LTD, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$255,000.00
Recording Information: Instrument 660032
Property County: San Patricio
Property: LOT TWENTY-EIGHT (28), BLOCK FIVE (5), 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.
Reported Address: 2014 CHESAPEAKE BAY DRIVE, PORTLAND, TX 78374

MORTGAGE SERVICING INFORMATION:

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

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

SALE INFORMATION:

Date of Sale: Tuesday, the 2nd day of April, 2019
Time of Sale: 1:00PM or within three hours thereafter.
Place of Sale: ON THE FIRST FLOOR OF THE COURTHOUSE AT THE SOUTH ENTRANCE BETWEEN THE GLASS DOORS IN THE VESTIBULE in San Patricio County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the San Patricio County Commissioner's Court.
Substitute Trustee(s): Jim Rector, Denise Rector, Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Jodi Steen, Jamie Steen, Susan Sandoval, Leslye Evans, Vicki Hammonds, Alexis Mendoza, Michael Burns, Elizabeth Hayes, Sammy Hooda, or Suzanne Suarez, any to act
Substitute Trustee Address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

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

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

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Jim Rector, Denise Rector, Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Jodi Steen, Jamie Steen, Susan Sandoval, Leslye Evans, Vicki Hammonds, Alexis Mendoza, Michael Burns, Elizabeth Hayes, Sammy Hooda, or Suzanne Suarez, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

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

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

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

Very truly yours,

Bonial & Associates, P.C.

NOTICE OF FORECLOSURE SALE

February 25, 2019

RECEIVED

FEB 25 2019

12:17 P.M.
GRACIE ALANIZ GONZALES
COUNTY CLERK

Deed of Trust:

Dated: March 2, 2013

Grantor: Norman McDonald
Brittany McDonald

Trustee: Charles Dougherty

Lender: Verde Vista, Ltd.

Recorded in: Document No. 625705 of the real property records of San Patricio County, Texas.

Secures: Note in the original principal amount of \$43,495.00, executed by Norman McDonald and Brittany McDonald ("Borrower") and payable to the order of Lender.

Property **See Attached**
"Exhibit A"
Also known as:
2017 Pajaro Drive
Sinton TX 78387

Foreclosure Sale:

Date: Tuesday, April 2, 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 am.

Place: San Patricio County Courthouse

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 Verde Vista, 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, Verde Vista, Ltd., the owner and holder of the Note, has requested Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Verde Vista, 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 Verde Vista, 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, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Verde Vista, 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.

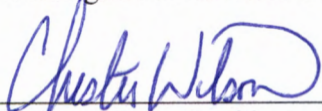
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain 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 Verde Vista, 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, 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 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.

Verde Vista, Ltd., a Texas limited partnership, acting by and through its general partner, Rathgeber Investment GP, Inc., by CRW Consulting, LLC, Authorized Agent for Rathgeber Investment GP, Inc.,



Chester Wilson, President of CRW Consulting, LLC

Field notes of a 5.27 acre tract of land, being out of a 177.88 acre tract (Tract 1) of land conveyed from Edward R. Rathgeber, Jr., to Verde Vista Ltd., a Texas Limited Partnership by Special Warranty Deed with Vendor's Lien dated December 20, 2002 and recorded in Clerk's File No. 514170 of the Real Property Records of San Patricio County, Texas;

Said 5.27 acre tract is comprised of a portion of the Malcolm McAuley Survey, Abstract 13, is situated in San Patricio County, Texas; on the southwest side of the city of Sinton, and is described by metes and bounds as follows:

Beginning at a 5/8" iron rod with surveyor's cap stamped "RPLS 1907" set at the southwest corner of a 5.15 acre tract (Tract 18) of land just surveyed for the southeast corner of this tract; whence the northeast corner of a second 177.88 acre tract (Tract 2) of land described in Deed of Trust from Verde Vista, Ltd., to William H. Bingham, Trustee for the benefit of Ross M. Rathgeber dated May 15, 2003, and recorded in Clerk's File No. 518474 of the Real Property Records of San Patricio County, Texas; bears S 76° 32' 04" E, a distance of 1600.16 feet, N 03° 46' 24" W, a distance of 2161.48 feet, and N 04° 03' 23" W, a distance of 1157.12 feet;

Thence N 76° 32' 01" W along the south line of this tract, a distance of 320.78 feet to a 5/8" iron rod with surveyor's cap stamped "RPLS 1907" set for the southeast corner of a 5.18 acre tract (Tract 20) of land just surveyed and the southwest corner of this tract;

Thence N 00° 00' 00" W along the east line of said Tract 20 and the west line of this tract, a distance of 737.09 feet to a 5/8" iron rod with surveyor's cap stamped "RPLS 1907" set in the south right-of-way line of Pajaro Drive, for the northeast corner of said Tract 20 and the northwest corner of this tract;

Thence S 76° 32' 01" E along the south right-of-way line of said Pajaro Drive and the north line of this tract, a distance of 320.78 feet to a 5/8" iron rod with surveyor's cap stamped "RPLS 1907" set for the northwest corner of said Tract 18 and the northeast corner of this tract;

Thence S 00° 00' 00" E along the west line of said Tract 18 and the east line of this tract, a distance of 737.09 feet to the point of beginning, containing 5.27 acres of land more or less, subject to all easements of record;

Bearings are GPS, Texas Coordinate System of NAD 1927, South Zone.

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 2nd day of January, 2012.



A handwritten signature in blue ink, appearing to read "J. L. Petrus, Jr.", written in a cursive style.

RAR : 21051_Tr19

Registered Professional Land Surveyor

A plat was prepared in conjunction with this metes and bounds description Texas Registration No. 1907

NOTICE OF FORECLOSURE SALE

February 25, 2019

RECEIVED

FEB 25 2019

12:17 PM
GRACIE ALANIZ GONZALES
COUNTY CLERK

Deed of Trust:

Dated: December 18, 2016

Grantor: Edward Taylor Jr.
Jacquelyn Keith

Trustee: Chester Wilson

Lender: Verde Vista, Ltd.

Recorded in: Document No. 652932 of the real property records of San Patricio County, Texas.

Secures: Note in the original principal amount of \$44,246.00, executed by Edward Taylor Jr. and Jacquelyn Keith ("Borrower") and payable to the order of Lender.

Property **See Attached**
"Exhibit A"
Also known as:
2006 Pajaro Drive
Sinton TX 78387

Foreclosure Sale:

Date: Tuesday, April 2, 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 am.

Place: San Patricio County Courthouse

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 Verde Vista, 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, Verde Vista, Ltd., the owner and holder of the Note, has requested Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Verde Vista, 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 Verde Vista, 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, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Verde Vista, 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.

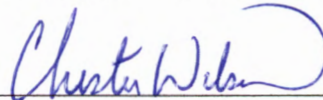
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain 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 Verde Vista, 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, 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 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.

Verde Vista, Ltd., a Texas limited partnership, acting by and through its general partner, Rathgeber Investment GP, Inc., by CRW Consulting, LLC, Authorized Agent for Rathgeber Investment GP, Inc.,



Chester Wilson, President of CRW Consulting, LLC

STATE OF TEXAS
COUNTY OF SAN PATRICIO

"Exhibit A"

TRACT 10
5.01 ACRES

Field notes of a 5.01 acre tract of land, being part of a 177.88 acre tract (Tract 2) of land described in Deed of Trust from Verde Vista, Ltd., to William H. Bingham, Trustee for the benefit of Ross M. Rathgeber dated May 15, 2003, and recorded in Clerk's File No. 518474 of the Real Property Records of San Patricio County, Texas; and part of a second 177.88 acre tract (Tract 1) of land conveyed from Edward R. Rathgeber, Jr., to Verde Vista Ltd., a Texas Limited Partnership by Special Warranty Deed with Vendor's Lien dated December 20, 2002 and recorded in Clerk's File No. 514170 of the Real Property Records of San Patricio County, Texas;

Said 5.01 acre tract is comprised of a portion of the Malcolm McAuley Survey, Abstract 13, is situated in San Patricio County, Texas; on the southwest side of the city of Sinton, and is described by metes and bounds as follows:

Beginning at a 5/8" iron rod with surveyor's cap stamped "RPLS 1907" set in the south line of a 5.02 acre tract (Tract 8) of land just surveyed, for the northwest corner of a second 5.01 acre tract (Tract 11) of land just surveyed and the northeast corner of this tract; whence the northeast corner of said first 177.88 acre tract bears N 33° 06' 40" E, a distance of 1858.82 feet;

Thence S 00° 00' 00" E along the west line of said Tract 11 and the east line of this tract, a distance of 658.47 feet to a 5/8" iron rod with surveyor's cap stamped "RPLS 1907" set in the north right-of-way line of Pajaro Drive, for the southwest corner of said Tract 11 and the southeast corner of this tract;

Thence N 76° 32' 01" W along the north right-of-way line of said Pajaro Drive and the south line of this tract, a distance of 370.18 feet to a 5/8" iron rod with surveyor's cap stamped "RPLS 1907" set for the southeast corner of a second 5.02 acre (Tract 9) of land just surveyed and the southwest corner of this tract;

Thence N 00° 00' 00" W along the east line of said Tract 9 and the west line of this tract, a distance of 553.24 feet to a 5/8" iron rod with surveyor's cap stamped "RPLS 1907" set in the south line of said Tract 8, for the northeast corner of said Tract 9 and the northwest corner of this tract;

Thence N 86° 58' 32" E along the south line of said Tract 8 and the north line of this tract, a distance of 360.50 feet to the point of beginning, containing 5.01 acres of land more or less, subject to all easements of record;

Bearings are GPS, Texas Coordinate System of NAD 1927, South Zone.

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 2nd day of January, 2012.



A handwritten signature in black ink, appearing to read "J. L. Petrus, Jr.", with a stylized flourish at the end.

RAR : 21051_Tr10

Registered Professional Land Surveyor

A plat was prepared in conjunction with this metes and bounds description Texas Registration No. 1907

NOTICE OF FORECLOSURE SALE

February 25, 2019

RECEIVED

FEB 25 2019

12:17 PM
GRACIE ALANIZ-GONZALES
COUNTY CLERK

Deed of Trust:

Dated: September 11, 2015

Grantor: Lessly R. Martinez

Trustee: Charles Dougherty

Lender: Verde Vista, Ltd.

Recorded in: Document No. 650554 of the real property records of San Patricio County, Texas.

Secures: Note in the original principal amount of \$44,235.00, executed by Lessly R. Martinez ("Borrower") and payable to the order of Lender.

Property **See Attached**
"Exhibit A"
Also known as:
2103 Pajaro Drive
Sinton TX 78387

Foreclosure Sale:

Date: Tuesday, April 2, 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 am.

Place: San Patricio County Courthouse

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 Verde Vista, 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, Verde Vista, Ltd., the owner and holder of the Note, has requested Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given

of Verde Vista, 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 Verde Vista, 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, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Verde Vista, 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.

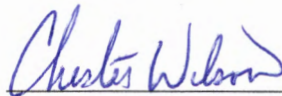
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain 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 Verde Vista, 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, 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 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.

Verde Vista, Ltd., a Texas limited partnership, acting by and through its general partner, Rathgeber Investment GP, Inc., by CRW Consulting, LLC, Authorized Agent for Rathgeber Investment GP, Inc.,



Chester Wilson, President of CRW Consulting, LLC

Exhibit A

STATE OF TEXAS
COUNTY OF SAN PATRICIO

TRACT 20
5.18 ACRES

Field notes of a 5.18 acre tract of land, being out of a 177.88 acre tract (Tract 1) of land conveyed from Edward R. Rathgeber, Jr., to Verde Vista Ltd., a Texas Limited Partnership by Special Warranty Deed with Vendor's Lien dated December 20, 2002 and recorded in Clerk's File No. 514170 of the Real Property Records of San Patricio County, Texas;

Said 5.18 acre tract is comprised of a portion of the Malcolm McAuley Survey, Abstract 13, is situated in San Patricio County, Texas; on the southwest side of the city of Sinton, and is described by metes and bounds as follows:

Beginning at a 5/8" iron rod with surveyor's cap stamped "RPLS 1907" set inside said 177.88 acre tract at the southwest corner of a 5.27 acre tract (Tract 19) of land just surveyed for the southeast corner of this tract; whence the northeast corner of a second 177.88 acre tract (Tract 2) of land described in Deed of Trust from Verde Vista, Ltd., to William H. Bingham, Trustee for the benefit of Ross M. Rathgeber dated May 15, 2003, and recorded in Clerk's File No. 518474 of the Real Property Records of San Patricio County, Texas; bears S 76° 32' 04" W, a distance of 1920.94 feet, N 03° 46' 24" E, a distance of 2161.48 feet, and N 04° 03' 23" W, a distance of 1157.12 feet;

Thence N 76° 32' 01" W along the south line of this tract, a distance of 322.13 feet to a 5/8" iron rod with surveyor's cap stamped "RPLS 1907" set for the southeast corner of a 5.72 acre tract (Tract 21) of land just surveyed and the southwest corner of this tract;

Thence N 00° 00' 00" W along the east line of said Tract 21 and the west line of this tract, a distance of 698.80 feet to a 5/8" iron rod with surveyor's cap stamped "RPLS 1907" set in the south right-of-way line of Pajaro Drive and the south line of Verde Vista Addition - Section 1, as shown on map recorded in Clerk's File No. 511644, Env. A-339 & A-340, Tube No. 29-3 of the Map Records of San Patricio County, Texas; for the northeast corner of said Tract 21 and the northwest corner of this tract;

Thence S 89° 36' 45" E along the south right-of-way line of said Pajaro Drive, a south line of said Verde Vista Addition, and a north line of this tract, a distance of 127.19 feet to a 5/8" iron rod found at the beginning of a curve to the left, for the southerly southeast corner of said Verde Vista Addition and an angle corner of this tract;

Thence in a easterly direction with said curve [Radius = 58.0 feet, Chord Bearing and Distance is S 78° 16' 03" E, 89.13 feet] to the left, along the south right-of-way line of said Pajaro Drive and a north line of this tract, a distance of 101.94 feet to a 5/8" iron rod with surveyor's cap stamped "RPLS 1907" set at the beginning of a second curve to the right, for an angle corner of this tract;

Thence continuing in an easterly direction with said second curve [Radius = 15.0 feet, Chord Bearing and Distance is N 77° 29' 37" E, 13.14 feet] to the right, along the right-of-way line of said Pajaro Drive and a north line of this tract, a distance of 13.41 feet to a 5/8" iron rod with surveyor's cap stamped "RPLS 1907" set for an angle corner of this tract;

Thence S 76° 32' 01" E continuing along the south right-of-way line of said Pajaro Drive and a north line of this tract, a distance of 88.23 feet to a 5/8" iron rod with surveyor's cap stamped "RPLS 1907" set for the northwest corner of said Tract 19 and the northeast corner of this tract;

Thence S 00° 00' 00" E along the west line of said Tract 19 and the east line of this tract, a distance of 737.09 feet to the point of beginning, containing 5.18 acres of land more or less, subject to all easements of record;

Bearings are GPS, Texas Coordinate System of NAD 1927, South Zone.

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 2nd day of January, 2012.



J. L. Petrus, Jr.

RAR : 21051_Tr20

Registered Professional Land Surveyor

A plat was prepared in conjunction with this metes and bounds description Texas Registration No. 1907

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Gracie Alaniz-Gonzales

Gracie Alaniz-Gonzales
County Clerk
San Patricio County, Texas
09/22/2015 04:02 PM
Fee: \$46.00
650554 DT

NOTICE OF FORECLOSURE SALE

February 25, 2019

RECEIVED

FEB 25 2019

12:17 PM
GRACIE ALANIZ-GONZALES
COUNTY CLERK

Deed of Trust:

Dated: August 17, 2016

Grantor: George Gallegos
Rita Ovalle Gallegos

Trustee: Chester Wilson

Lender: Verde Vista, Ltd.

Recorded in: Document No. 660274 of the real property records of San Patricio County, Texas.

Secures: Note in the original principal amount of \$54,246.00, executed by George Gallegos and Rita Ovalle Gallegos ("Borrower") and payable to the order of Lender.

Property **See Attached
"Exhibit A"
Also known as:
1912 Pajaro Drive
Sinton TX 78387**

Foreclosure Sale:

Date: Tuesday, April 2, 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 am.

Place: San Patricio County Courthouse

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 Verde Vista, 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, Verde Vista, Ltd., the owner and holder of the Note, has requested Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Verde Vista, 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 Verde Vista, 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, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Verde Vista, 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.

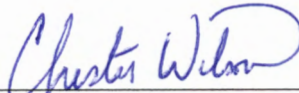
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain 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 Verde Vista, 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, 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 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.

Verde Vista, Ltd., a Texas limited partnership, acting by and through its general partner, Rathgeber Investment GP, Inc., by CRW Consulting, LLC, Authorized Agent for Rathgeber Investment GP, Inc.,



Chester Wilson, President of CRW Consulting, LLC

Field notes of a 6.03 acre tract of land, being out of a 177.88 acre tract (Tract 2) of land described in Deed of Trust from Verde Vista, Ltd., to William H. Bingham, Trustee for the benefit of Ross M. Rathgeber dated May 15, 2003, and recorded in Clerk's File No. 518474 of the Real Property Records of San Patricio County, Texas;

Said 6.03 acre tract is comprised of a portion of the Malcolm McAuley Survey, Abstract 13, is situated in San Patricio County, Texas; on the southwest side of the city of Sinton, and is described by metes and bounds as follows:

Beginning at a 5/8" iron rod with surveyor's cap stamped "RPLS 1907" set in the south line of a Water Tank, at the northwest corner of a 6.03 acre tract (Tract 13) of land just surveyed, for the northeast corner of this tract; whence the northeast corner of said 177.88 acre tract bears N 10° 38' 59" E, a distance of 1581.65 feet;

Thence S 00° 00' 00" W along the west line of said Tract 13 and the east line of this tract, a distance of 603.49 feet to a 5/8" iron rod with surveyor's cap stamped "RPLS 1907" set in the north right-of-way line of Pajaro Drive, for the southwest corner of said Tract 13 and the southeast corner of this tract;

Thence S 85° 18' 12" W along the north right-of-way line of said Pajaro Drive and the south line of this tract, a distance of 392.74 feet to a 5/8" iron rod with surveyor's cap stamped "RPLS 1907" set for the southeast corner of a 5.01 acre tract (Tract 11) of land just surveyed and the southwest corner of this tract;

Thence N 00° 00' 00" E along the east line of said Tract 11 and the west line of this tract, a distance of 660.07 feet to a 5/8" iron rod with surveyor's cap stamped "RPLS 1907" set in the south line of said Water Tank, for the northeast corner of said Tract 11 and the northwest corner of this tract;

Thence in a generally easterly direction along the meanders of the south line of said Water Tank and the north line of this tract as follows:

S 79° 05' 56" E, 35.16 feet to a 5/8" iron rod with surveyor's cap stamped "RPLS 1907" set;
N 64° 02' 01" E, 64.49 feet to a 5/8" iron rod with surveyor's cap stamped "RPLS 1907" set;
N 72° 07' 47" E, 111.43 feet to a 5/8" iron rod with surveyor's cap stamped "RPLS 1907" set;
N 75° 23' 31" E, 63.06 feet to a 5/8" iron rod with surveyor's cap stamped "RPLS 1907" set;
S 50° 08' 30" E, 38.12 feet to a 5/8" iron rod with surveyor's cap stamped "RPLS 1907" set;
S 47° 24' 38" E, 91.34 feet to a 5/8" iron rod with surveyor's cap stamped "RPLS 1907" set;
S 74° 23' 07" E, 36.68 feet to the point of beginning, containing 6.03 acres of land more or less, subject to all easements of record;

Bearings are GPS, Texas Coordinate System of NAD 1927, South Zone.

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 2nd day of January, 2012.



A handwritten signature in black ink, appearing to read "J. L. Petrus, Jr.", with a long horizontal flourish extending to the right.

RAR : 21051_Tr12

A plat was prepared in conjunction with this metes and bounds description

Registered Professional Land Surveyor
Texas Registration No. 1907

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

RECEIVED

FEB 21 2019

11:41A
GRACIE ALANIZ-GONZALES
COUNTY CLERK

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:

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 2nd day of April, 2019

Time of Sale: 1:00PM or within three hours thereafter.

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

Substitute Trustee(s): Jim Rector, Denise Rector, Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Jodi Steen, Jamie Steen, Susan Sandoval, Leslye Evans, Vicki Hammonds, Alexis Mendoza, Michael Burns, Elizabeth Hayes, Sammy Hooda, or Suzanne Suarez, any to act

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

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

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

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Jim Rector, Denise Rector, Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Jodi Steen, Jamie Steen, Susan Sandoval, Leslye Evans, Vicki Hammonds, Alexis Mendoza, Michael Burns, Elizabeth Hayes, Sammy Hooda, or Suzanne Suarez, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

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

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

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

Very truly yours,

Bonial & Associates, P.C.

RECEIVED

FEB 21 2019

11:41 A M
GRACIE ALANIZ-GONZALES
COUNTY CLERK

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

SAN PATRICIO County

Deed of Trust Dated: October 9, 1997

Amount: \$74,100.00

Grantor(s): HASSIE WARDEAN FRENZEL

Original Mortgagee: INLAND MORTGAGE CORPORATION

Current Mortgagee: BAYVIEW LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY

Mortgagee Address: BAYVIEW LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY, 4425 Ponce de Leon Blvd., Suite 500, Coral Gables, FL 33146

Recording Information: Document No. 455657

Legal Description: LOT FOUR (4), BLOCK FIVE (5), SUTHERLAND ADDITION UNIT 4, AN ADDITION TO THE TOWN OF PORTLAND IN SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY MAP OR PLAT OF SAME OF RECORD IN VOLUME 6, PAGE 34 OF THE MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.

WHEREAS HASSIE WARDEAN FRENZEL is deceased.

Date of Sale: April 2, 2019 between the hours of 1:00 PM and 4:00 PM.

Earliest Time Sale Will Begin: 1:00 PM

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

JIM RECTOR OR DENISE RECTOR, JO WOOLSEY, W.D. LAREW, LESLYE EVANS, ARNOLD MENDOZA, MARTHA BOETA, JIM RECTOR, BARBARA SANDOVAL, GARRETT SANDERS, BOB FRISCH, VICKI HAMMONDS, SANDRA MENDOZA, JODI STEEN, JAMIE STEEN, SUSAN SANDOVAL, RAYMOND PEREZ, MEGAN YASSI, JOHN SISK, VANESSA MCHANAY OR ALEXIS MENDOZA have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust.

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

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


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

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. **Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice.**

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



KIM ELLEN LEWINSKI, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2018-002469



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

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

RECEIVED

THE STATE OF TEXAS
COUNTY OF SAN PATRICIO

FEB 20 2019

Y. H. M.
GRACIE ALANIZ-GONZALES
COUNTY CLERK

Deed of Trust Date:
OCTOBER 16, 2013

Property address:
1130 CUPERTINO STREET
PORTLAND, TX 78374

Grantor(s)/Mortgagor(s):
ARNOLDO MARCHA AND PETRA F MARCHA,
HUSBAND AND WIFE

LEGAL DESCRIPTION: LOT THIRTY-ONE (31),
BLOCK ONE (1), BAY RIDGE SUBDIVISION UNIT 2, AN
ADDITION TO THE CITY OF PORTLAND, SAN
PATRICIO COUNTY, TEXAS, ACCORDING TO MAP OR
PLAT RECORDED IN ENVELOPES A-289 & A-290, TUBE
30-1 OF THE MAP RECORDS OF SAN PATRICIO
COUNTY, TEXAS.

Original Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC., ACTING SOLELY AS A NOMINEE FOR
AMERICA'S CHOICE HOME LOANS LP, A TEXAS
LIMITED PARTNERSHIP, it successors and assigns

Earliest Time Sale Will Begin: 1:00 PM

Current Mortgagee:
PENNYMAC LOAN SERVICES, LLC

Date of Sale: 04/02/2019

Property County: SAN PATRICIO

Original Trustee: F. ANTHONY MUSGRAVE, PLLC, A
PROFESSIONAL LIMITED LIABILITY COMPANY

Recorded on: OCTOBER 24, 2013
As Clerk's File No.: 632284

Substitute Trustee: MARINOSCI LAW GROUP, P.C.,
SANDRA MENDOZA, ARNOLD MENDOZA, ALEXIS
MENDOZA, SUSANA SANDOVAL, LESLYE EVANS, W
D LAREW

Mortgage Servicer:
PENNYMAC LOAN SERVICES, LLC

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

The Current Mortgagee under said Deed of Trust, according to the provisions therein set out does hereby remove the original trustee and all successor substitute trustees and appoints in their stead MARINOSCI LAW GROUP, P.C., SANDRA MENDOZA, ARNOLD MENDOZA, ALEXIS MENDOZA, SUSANA SANDOVAL, LESLYE EVANS, W D LAREW, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust, and, further, does hereby request, authorize and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the Mortgagee therein.

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday APRIL 2, 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 the property by public auction to the highest bidder for cash at the place and date specified. The sale will be conducted at the County Courthouse, as designated by the Commissioners' Court, of said county pursuant to Section 51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

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

ACTIVE MILITARY SERVICE NOTICE

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

WITNESS MY HAND, February 15, 2019

MARINOSCI LAW GROUP, PC

By: Regina Rodriguez
RENEE REYNA/REGINA RODRIGUEZ
MANAGING PARALEGAL (name & title)

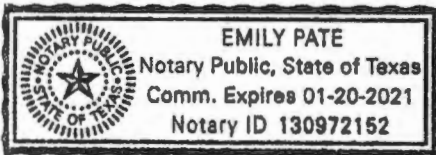
THE STATE OF TEXAS
COUNTY OF DALLAS

Before me, Emily Pate, the undersigned officer, on this, the 15 day of February, 2019,
(insert name of notary)
personally appeared RENEE REYNA/REGINA RODRIGUEZ, known to me, who identified herself/himself to be the
MANAGING PARALEGAL of MARINOSCI LAW GROUP PC, the person and officer whose name is subscribed to the
foregoing instrument, and being authorized to do so, acknowledged that (s)he had executed the foregoing instrument as the act of
such corporation for the purpose and consideration described and in the capacity stated.

Witness my hand and official seal
(SEAL)

Emily Pate
Notary Public for the State of TEXAS

My Commission Expires: 01-20-2021
Emily Pate
Printed Name and Notary Public



Grantor: PENNYMAC LOAN SERVICES, LLC
3043 TOWNSGATE ROAD #200
WESTLAKE VILLAGE, CA 91361
LF No. 16-19794

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

[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

FEB 14 2019

10:53A M
GRACIE ALANIZ-GONZALES
COUNTY CLERK

TS#: 19-22119

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 11/5/2002, LIONEL S. MENDOZA, JR. AND WIFE, PRISCELLA Y. MENDOZA, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of WES HOSKINS, as Trustee, 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 \$95,742.00, payable to the order of FIRST COMMUNITY BANK, which Deed of Trust is Recorded on 11/13/2002 as Volume 512209, 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 SIX (6), BLOCK NINE (9), EAST CLIFF NUMBER THREE (3), AN ADDITION TO THE CITY OF PORTLAND, SAN PATRICIO COUNTY, TEXAS, ACCORDING TO MAP OR PLAT RECORDED IN VOLUME 6, PAGE 12, OF THE MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.

Commonly known as: 123 FULTON PLACE, PORTLAND, TX 78374

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Arnold Mendoza, Sandra Mendoza, Alexis Mendoza, Susana Sandoval, Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Jodi Steen, Jamie Steen, Susan Sandoval, Leslye Evans, Vicki Hammonds, Alexis Mendoza, Barbara Sandoval, Martha Boeta, Raymond Perez, Garrett Sanders, Megan Yassi, John Sisk** or 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 **BankUnited N.A.**, which is the mortgagee of the Note and Deed of Trust or mortgage and the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust. Carrington Mortgage Services, LLC is authorized to represent the mortgagee by virtue of a written servicing agreement with the mortgagee. Pursuant to that agreement and Texas Property Code Section 51.0025, Carrington Mortgage Services, LLC is authorized to administer the foreclosure referenced herein.



4685137

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on **4/2/2019 at 1:00 PM**, or no later than three (3) hours after such time, in **San Patricio County, Texas**, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: **ON THE FIRST FLOOR OF THE COURTHOUSE AT THE SOUTH ENTRANCE BETWEEN THE GLASS DOORS IN THE VESTIBULE San Patricio County Courthouse, 400 West Sinton Street, Sinton, TX 78387**

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.

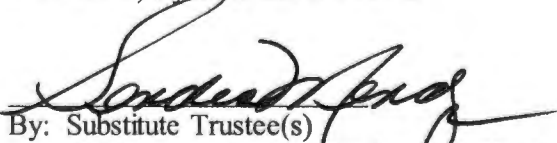
If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

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 2/13/2019



By: Substitute Trustee(s)

Arnold Mendoza, Sandra Mendoza, Alexis Mendoza, Susana Sandoval, Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Jodi Steen, Jamie Steen, Susan Sandoval, Leslye Evans, Vicki Hammonds, Alexis Mendoza, Barbara Sandoval, Martha Boeta, Raymond Perez, Garrett Sanders, Megan Yassi, John Sisk

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.***

[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

FEB 14 2019

10:53A AM
GRACIE ALANIZ-GONZALES
COUNTY CLERK

TS#: 19-22113

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 4/21/2003, CHRISTOPHER CUELLAR AND LILLY OCANAS, HUSBAND AND WIFE, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of CTC REAL ESTATE SERVICES, as Trustee, Mortgage Electronic Registration Systems, Inc. as nominee for COUNTRYWIDE HOME LOANS, INC. , its successors and assigns , as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$92,401.00, payable to the order of Mortgage Electronic Registration Systems, Inc. as nominee for COUNTRYWIDE HOME LOANS, INC. , its successors and assigns , which Deed of Trust is Recorded on 5/1/2003 as Volume 517882, Book , Page , Loan Mod recorded on 08/18/17 as Inst # 669579 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 TWENTY-TWO (22), BLOCK TWO (2), LOMA VISTA ESTATES, AN ADDITION TO THE CITY 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.

Commonly known as: **556 VISTA DRIVE, ODEM, TX 78370**

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Arnold Mendoza, Sandra Mendoza, Alexis Mendoza, Susana Sandoval, Arnold Mendoza, Sandra Mendoza, Alexis Mendoza, Susana Sandoval** or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust: and

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



4685125

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 **4/2/2019 at 1:00 PM**, or no later than three (3) hours after such time, in **San Patricio County, Texas**, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: **ON THE FIRST FLOOR OF THE COURTHOUSE AT THE SOUTH ENTRANCE BETWEEN THE GLASS DOORS IN THE VESTIBULE San Patricio County Courthouse, 400 West Sinton Street, Sinton, TX 78387**

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.

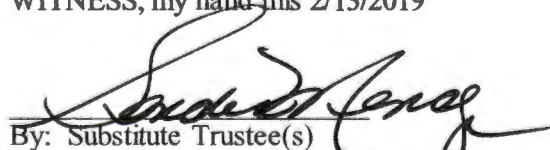
If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

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 2/13/2019


By: Substitute Trustee(s)

Arnold Mendoza, Sandra Mendoza, Alexis Mendoza, Susana Sandoval, Arnold Mendoza, Sandra Mendoza, Alexis Mendoza, Susana Sandoval

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.***

RECEIVED

JAN 31 2019

11:41 AM
GRACIE ALANIZ-GONZALES
COUNTY CLERK

NOTICE OF FORECLOSURE SALE

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

1. Property to Be Sold. The property to be sold is described as follows: 1.25 ACRES, MORE OR LESS, BEING THE W/2 OF THE S/2 OF THE W/2 OF FARM LOT FOURTEEN (14), BLOCK "C", BURTON AND DANFORTH SUBDIVISION IN THE CITY OF INGLESIDE IN SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY MAP OR PLAT OF SAME OF RECORD IN VOLUME 152, PAGE 1, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 12/23/2010 and recorded in Document 606577 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: 04/02/2019

Time: 01:00 PM

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

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

5. Obligations Secured. The Deed of Trust executed by BILLY EDWARD BROWN AND LOIS R. BROWN, provides that it secures the payment of the indebtedness in the original principal amount of \$246,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. BANK OF AMERICA N.A. is the current mortgagee of the note and deed of trust and REVERSE MORTGAGE SOLUTIONS, INC. is mortgage servicer. A servicing agreement between the mortgagee, whose address is BANK OF AMERICA N.A. c/o REVERSE MORTGAGE SOLUTIONS, INC., 14405 Walters Road, Suite 200, Houston, TX 77014 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
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.

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

RECEIVED

JAN 31 2019

11:39 AM

PATRICIO ANIZ-GONZALES
COUNTY CLERK

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

Date: April 02, 2019

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

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

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

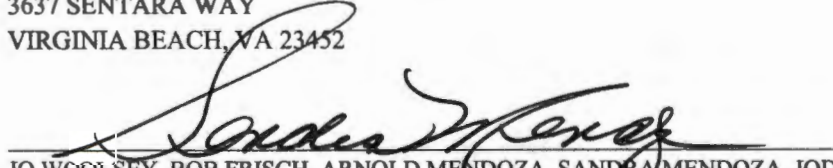
3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated November 04, 2015 and recorded in Document CLERK'S FILE NO. 651947 real property records of SAN PATRICIO County, Texas, with JAYSON ARTHUR PETERSON, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION 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



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



NOS0000008096638

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 OR PLAT RECORDED IN VOLUME 12, PAGES 11-13 OF THE MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.



NOS0000008096638

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
9/30/2016

Grantor(s)/Mortgagor(s):
MICHAEL P DORRIS; A SINGLE PERSON

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

Current Beneficiary/Mortgagee:
Caliber Home Loans, Inc.

RECEIVED

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 660535

Property County:
SAN PATRICIO

JAN 14 2019
1:27 P 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: LOTS TWELVE (12), THIRTEEN (13), AND FOURTEEN (14), BLOCK TWENTY-SEVEN (27), RESUBDIVISION OF BLOCKS 26-27-28, R.J. WILLIAMS, AN ADDITION TO THE CITY OF INGLESIDE IN SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY MAP OR PLAT OF SAME OF RECORD IN VOLUME 4, PAGE 64 OF THE MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.

Date of Sale: 4/2/2019

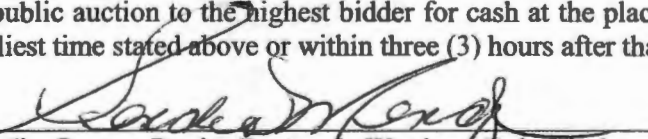
Earliest Time Sale Will Begin: 1:00:00 PM

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


Jim Rector, Denise Rector, Jo Woolsey, Bob Frisch, Leslye Evans, Arnold Mendoza, Sandra Mendoza, Marcia Chapa, Martha Boeta, Barbara Sandoval, Stacey Bennett, Amy Ortiz, Garrett Sanders, Kim Hinshaw, Benjamin Griesinger, Jodi Steen, Jamie Steen, Susan Sandoval, Vicki Hammonds or Alexis Mendoza
or Thuy Frazier
or Cindy Mendoza
or Deanna Segovia, 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-19-70020-POS
Loan Type: FHA

RECEIVED

JAN 10 2019
12:39P M
GRACIE ALANIZ-GONZALES
COUNTY CLERK

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 05/17/2016
Grantor(s): DESHAWN JERMAIN TERRELL, A SINGLE PERSON
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR AMERICAN BANK, N.A., ITS SUCCESSORS AND ASSIGNS
Original Principal: \$225,834.00
Recording Information: Instrument 656759
Property County: San Patricio
Property: LOT ONE (1), BLOCK FIVE (5), 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,
Reported Address: 1804 BAY LANDING DR, PORTLAND, TX 78374

MORTGAGE SERVICING INFORMATION:

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

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

SALE INFORMATION:

Date of Sale: Tuesday, the 2nd day of April, 2019
Time of Sale: 1:00PM or within three hours thereafter.
Place of Sale: ON THE FIRST FLOOR OF THE COURTHOUSE AT THE SOUTH ENTRANCE BETWEEN THE GLASS DOORS IN THE VESTIBULE in San Patricio County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the San Patricio County Commissioner's Court.
Substitute Trustee(s): Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Jodi Steen, Jamie Steen, Susan Sandoval, Leslye Evans, Vicki Hammonds, Alexis Mendoza, Barbara Sandoval, Martha Boeta, Raymond Perez, Garrett Sanders, Megan Yassi, John Sisk, Michael Burns, Elizabeth Hayes, Sammy Hooda, or Suzanne Suarez, any to act
Substitute Trustee Address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

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

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

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Jodi Steen, Jamie Steen, Susan Sandoval, Leslye Evans, Vicki Hammonds, Alexis Mendoza, Barbara Sandoval, Martha Boeta, Raymond Perez, Garrett Sanders, Megan Yassi, John Sisk, Michael Burns, Elizabeth Hayes, Sammy Hooda, or Suzanne Suarez, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

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

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

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

Very truly yours,

Bonial & Associates, P.C.

