

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

FEB 12 2019

9:49 AM
GRACIE ALANIZ-GONZALES
COUNTY CLERK

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

Date: March 05, 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.

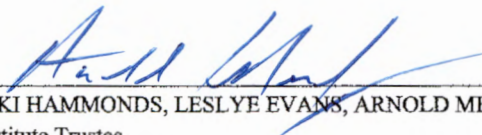
3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated October 05, 1999 and recorded in Document CLERK'S FILE NO. 478344 real property records of SAN PATRICIO County, Texas, with EPIFANIO MORENO PEREZ JR, grantor(s) and NORWEST MORTGAGE, INC., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by EPIFANIO MORENO PEREZ JR, securing the payment of the indebtednesses in the original principal amount of \$30,900.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. TEXAS VETERANS LAND BOARD is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

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


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

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

Certificate of Posting

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

Declarants Name: _____
Date: _____



EXHIBIT "A"

TRACT I:

LOT ONE (1), BLOCK ONE (1), LA PALOMA ADDITION, AN ADDITION OF THE CITY OF SINTON, SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY THE MAP/PLAT THEREOF RECORDED IN VOLUME 3, PAGE 3-B, MAP RECORDS, SAN PATRICIO COUNTY, TEXAS.

TRACT II:

FIELD NOTES OF A 0.129 ACRE TRACT OF LAND, BEING THE SAME 0.129 ACRE TRACT OF LAND CONVEYED FROM PEOPLE'S LUMBER COMPANY TO GILBERTO PEREZ, ET UX, BY RELEASE OF MATERIALMAN'S LIEN DATED OCTOBER 1, 1955, AND RECORDED IN CLERK'S FILE NO. 106154 OF THE REAL PROPERTY RECORDS OF SAN PATRICIO COUNTY, TEXAS;

SAID 0.129 ACRE TRACT IS OUT OF THE SOUTHWEST QUARTER OF SECTION 12 OF THE GEORGE H. PAUL SUBDIVISION OF THE COLEMAN FULTON PASTURE COMPANY LANDS AS SHOWN ON MAP RECORDED IN VOLUME 1, PAGE 27 OF THE MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS;

SAID 0.129 ACRE TRACT IS COMPRISED OF A PORTION OF THE W.B. BLANCHARD SURVEY, ABSTRACT 70, IS SITUATED IN SAN PATRICIO COUNTY, TEXAS, JUST SOUTH OF THE TOWN OF SINTON, AND IS DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT IN THE EAST RIGHT-OF-WAY LINE OF F.M. HIGHWAY 2046, AT THE NORTHWEST CORNER OF LOT 1, BLOCK 1 OF THE LA PALOMA ADDITION, AS SHOWN ON MAP RECORDED IN VOLUME 3, PAGE 3B OF THE MAP RECORDS OF SAN PATRICIO COUNTY TEXAS, AT THE SOUTHWEST CORNER OF SAID 0.129 ACRE TRACT, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE NORTH ALONG THE EAST RIGHT-OF-WAY LINE OF SAID F.M. HIGHWAY 2046, THE WEST LINE OF SAID 0.129 ACRE TRACT, AND THE WEST LINE OF THIS TRACT, A DISTANCE OF 75.00 FEET TO AN 1/2 INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID 0.129 ACRE TRACT, FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE EAST ALONG THE NORTH LINE OF SAID 0.129 ACRE TRACT AND THE NORTH LINE OF THIS TRACT, A DISTANCE OF 75.00 FEET TO AN 1/2 INCH IRON ROD SET FOR THE NORTHEAST CORNER OF SAID 0.129 ACRE TRACT AND THE NORTHEAST CORNER OF THIS TRACT;

THENCE SOUTH ALONG THE EAST LINE OF SAID 0.129 ACRE TRACT AND THE EAST LINE OF THIS TRACT, A DISTANCE OF 75.00 FEET TO AN 1/2 INCH IRON ROD FOUND IN THE NORTH LINE OF SAID LOT 1, BLOCK 1, AT THE SOUTHEAST CORNER OF SAID 0.129 ACRE TRACT, FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE WEST ALONG THE NORTH LINE OF SAID LOT 1, BLOCK 1, THE SOUTH LINE OF SAID 0.129 ACRE TRACT, AND THE SOUTH LINE OF THIS TRACT, A DISTANCE OF 75.00 FEET TO THE PLACE OF BEGINNING, CONTAINING 0.129 ACRES OF LAND, MORE OR LESS.



NOTICE OF SUBSTITUTE TRUSTEE'S SALE

February 11, 2019

NOTE:

Date: August 15, 2008
Maker: Shoreline, Inc.
Payee: The Frost National Bank
Original principal amount: \$937,548.00

RECEIVED

FEB 12 2019
9:30 AM
GRACIE ALANIZ-GONZALES
COUNTY CLERK

DEED OF TRUST:

Date: August 15, 2008
Grantor: Shoreline, Inc.
Trustee: Jimmy R. Locke
Beneficiary: The Frost National Bank
Recording data: Recorded under Clerk's File No. 583715 in the Real Property Records of San Patricio County, Texas.

LENDER: Frost Bank

BORROWER: Shoreline, Inc.

PROPERTY: 12.933 acre tract of land being comprised of a portion of the John Gibbs Survey, Abstract 135, San Patricio County, Texas, said 12.933 acre tract of land being more particularly described by metes and bounds on Exhibit "A" attached hereto and made a part hereof.

SUBSTITUTE TRUSTEES: James E. Cuellar
Jeffrey D. Stewart
D. Brent Wells
440 Louisiana, Suite 718
Houston, Texas 77002
(713) 222-1281

ARNOLD MENDOZA, SANDRA MENDOZA,
ALEXIS MENDOZA, SUSANA SANDOVAL

DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

March 5, 2019, to commence at 1:00 PM, or within three hours thereafter.



4684776

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

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

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust which secures the Note. Because of such default, Lender, the holder of the Note, has requested the Substitute Trustee to sell the Property.

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

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, Substitute Trustee, will sell the Property by public sale to the highest bidder for cash or other form of payment acceptable to Substitute Trustee, in accordance with the Deed of Trust.

ACTIVE DUTY MILITARY NOTICE

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

NOTICE

The attorney sending this communication is a debt collector. This is an attempt to collect a debt, and any information obtained will be used solely for that purpose.


Substitute Trustee

EXHIBIT "A"

A 12.933 acre tract of land, being part of a 15.00 acre tract conveyed by Presbyterian Pan American School to Taft Hospital District of San Patricio County by Warranty Deed dated January 7, 1966, recorded in Volume 327, Page 287, Deed Records of San Patricio County, Texas;

Said 12.933 acre tract is comprised of a portion of the John Gibbs Survey, Abstract 135, San Patricio County, Texas, is situated on the east side of the City of Taft, Texas, and is more particularly described by metes and bounds as follows:

COMMENCING at a 3/4 inch iron rod set in the northeast line of Gregory Street of the City of Taft, at the west corner of said Taft Hospital District 15.00 acre tract and the west corner of a 2.067 acre tract leased by Taft Hospital District to Professional Medical Center, LTD., by Lease Agreement dated May 14, 1981, recorded in Volume 634, Page 854, Deed Records of San Patricio County, Texas;

THENCE North 30 degrees 37 minutes 12 seconds East, along the northwest line of said Taft Hospital District 15.00 acre tract and the northwest line of said 2.067 acre tract, a distance of 276.16 feet to the POINT OF BEGINNING and upper west corner of this tract, said BEGINNING POINT being the north corner of said 2.067 acre tract;

THENCE continuing North 30 degrees 37 minutes 12 seconds East, along the northwest line of said Taft Hospital District 15.00 acre tract, a distance of 522.40 feet to a point for the north corner of this tract and the north corner of said 15.00 acre tract;

THENCE South 59 degrees 56 minutes 45 seconds East, along the northeast line of this tract and said 15.00 acre tract, a distance of 818.18 feet to a point in the northwest line of Farm to Market Highway 631, for the east corner of this tract and said 15.00 acre tract;

THENCE South 30 degrees 36 minutes 26 seconds West, along the northwest line of said Farm to Market Highway 631, the southeast line of this tract and said 15.00 acre tract, a distance of 798.56 feet to a point in the northeast line of said Gregory Street, for the south corner of this tract and said 15.00 acre tract;

THENCE North 59 degrees 56 minutes 45 seconds West, along the northeast line of said Gregory Street and the southwest line of said 15.00 acre tract, a distance of 492.27 feet to a 5/8 inch iron rod set at the south corner of said 2.067 acre tract, for the lower west corner of this tract;

THENCE North 30 degrees 37 minutes 12 seconds East, along the southeast line of said 2.067 acre tract, a distance of 276.16 feet to a point for the east corner of said 2.067 acre tract, and an inside corner of this tract;

THENCE North 59 degrees 56 minutes 45 seconds West, along the northeast line of said 2.067 acre tract, a distance of 326.09 feet to the POINT OF BEGINNING of this tract, and containing 12.933 acres, more or less.

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

RECEIVED

FEB 11 2019

12:00 PM
GRACIE ALANIZ-GONZALES
COUNTY CLERK

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, MICHAEL GRAMS, A MARRIED MAN delivered that one certain Deed of Trust dated JULY 18, 2016, which is recorded in INSTRUMENT NO. 658478 of the real property records of SAN PATRICIO County, Texas, conveying to the Trustee(s) therein named the real property therein described, to secure the payment of a Promissory Note in the principal amount of \$207,250.00 payable to the order of BOKF, N.A. DBA BANK OF KANSAS CITY, to which reference is hereby made for a description of the Promissory Note, the terms and covenants of the Deed of Trust, and the property therein conveyed; and

WHEREAS, default, as same is defined in the Promissory Note and/or the Deed of Trust, has occurred and the outstanding indebtedness on same is now wholly due; and

WHEREAS, the undersigned has been appointed Substitute Trustee in place of the original Trustee, upon the contingency and the manner authorized by the Deed of Trust; and

WHEREAS, BOKF, N.A. DBA BANK OF KANSAS CITY, the Mortgagee, or the Mortgage Servicer, has instructed a Substitute Trustee(s) to sell real property described in the Deed of Trust in order to satisfy the indebtedness secured thereby.

NOTICE IS HEREBY GIVEN that on Tuesday, MARCH 5, 2019, beginning at 1:00 PM, or not later than three (3) hours after that time, a Substitute Trustee(s) will sell, to the highest bidder submitting cashier's check, certified check or money order, the following described real property:

LOTS NINE (9), TEN (10), ELEVEN (11) AND TWELVE (12), BLOCK SEVENTY-ONE (71), INGLESIDE TOWNSITE, A SUBDIVISION IN THE TOWN OF INGLESIDE ON THE BAY, SAN PATRICIO COUNTY, TEXAS, ACCORDING TO MAP OR PLAT RECORDED IN VOLUME 5, PAGE 39, OF THE MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.

The sale will occur at that area designated by the Commissioners Court of SAN PATRICIO County, Texas, for such sales (OR AT THE FIRST FLOOR OF THE COURTHOUSE AT THE SOUTH ENTRANCE ON THE OUTSIDE OF THE BUILDING BETWEEN THE GLASS DOOR IN THE VESTIBULE).

NOTICE IS FURTHER GIVEN that the address of BANK OF OKLAHOMA, N.A., the Mortgagee or Mortgage Servicer, is 7060 S. YALE, STE 200, TULSA, OKLAHOMA 74136. Pursuant to the Texas Property Code, the Mortgage Servicer is authorized to administer a foreclosure sale. The name and address of a substitute trustee is Michael J. Schroeder, 3610 North Josey Lane, Suite 206, Carrollton, Texas 75007. A Substitute Trustee is authorized by the Texas Property Code to set reasonable conditions for the foreclosure sale.

Dated: FEBRUARY 11, 2019.

SUBSTITUTE TRUSTEE(S)

MICHAEL J. SCHROEDER 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 OR VANESSA MCHANEY

FILE NO.: BOK-1774
PROPERTY: 340 INGLEWOOD DRIVE
INGLESIDE, TEXAS 78362

MICHAEL GRAMS

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on the 10th day of July, 2008, Ida Mae Rangel (the "Grantor"), executed a Deed of Trust conveying to William Powell, Trustee, the Property hereinafter described, to secure Texas Funding Corporation in payment of the indebtedness therein described, said Deed of Trust was duly recorded in the Official Public Records of Real Property of San Patricio County, Texas; and

WHEREAS, Texas Funding Corporation is the owner and holder of the Note secured by the Deed of Trust and has appointed the undersigned as Substitute Trustee under the Deed of Trust in the manner authorized by the Deed of Trust; and

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 5th day of March, 2019, between the hours of 1:00 P.M. and 4:00 P.M., I will sell the Property to the highest bidder for cash, on the first floor of the courthouse at the south entrance between the glass doors in the vestibule, where the Commissioners Court has designated such sales to take place. The courthouse is located at 400 West Sinton Street, Sinton, Texas 78387.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Grantor 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.

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 send of this notice immediately.

Said Property is described as follows:

1. LOT 10, BLOCK 2, SINTON RANCH ESTATES, A SUBDIVISION IN SAN PATRICIO COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF FILED IN FILE NO. 483863, REAL PROPERTY RECORDS OF SAN PATRICIO COUNTY, TEXAS, AND ENVELOPE A-273 AND A-274, TUBE #19-1, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.
2. ALL INTEREST OF GRANTOR IN AND TO THE IMPROVEMENTS NOW OR HEREAFTER ERECTED ON THE PROPERTY AS MORE SPECIFICALLY SET FORTH IN THE ABOVE REFERENCED DEED OF TRUST.

Witness my hand this the 11 day of February, 2019.

Address of Substitute Trustee:
Foreclosure Services, LLC
8101 Boat Club Road, Suite 320
Fort Worth, Texas 76179

By: 
Arnold Mendoza, Substitute Trustee

Return to:
Texas Funding Corporation
P.O. Box 19562
Houston, TX 77224

RECEIVED

FEB 11 2019

1:53p M
GRACIE ALANIZ-GONZALES
COUNTY CLERK

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

RECEIVED

JAN 31 2019

11:39 AM
GRACIE ALANIZ-GONZALES
COUNTY CLERK

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

Date: March 05, 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.

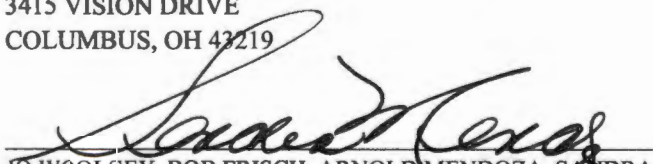
3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated November 03, 2011 and recorded in Document CLERK'S FILE NO. 612758 real property records of SAN PATRICIO County, Texas, with ROBERT W HENDERSON, JR AND JAMIE L HENDERSON, grantor(s) and COASTAL BEND MORTGAGE, INC. D/B/A GLOBAL MORTGAGE GROUP, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by ROBERT W HENDERSON, JR AND JAMIE L HENDERSON, securing the payment of the indebtednesses in the original principal amount of \$86,700.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. JPMORGAN CHASE BANK, NATIONAL ASSOCIATION is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

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


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

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

Certificate of Posting

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

Declarants Name: _____
Date: _____



NOS00000008097016

EXHIBIT "A"

LOT FIVE (5), BLOCK ONE (1), OAK TERRACE ADDITION, AN ADDITION TO THE CITY OF INGLESIDE IN SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY MAP OR PLAT OF SAME RECORD IN VOLUME 12, PAGE 1-3 OF THE MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.



NOS0000008097016

RECEIVED

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
(CXE)
TUNCHES, CHRISTOPHER
906 SUMMIT CIRCLE, PORTLAND, TX 78374

FHA 514-0687119-703
Firm File Number: 19-031976

JAN 31 2019

11:37A
GRACIE ALANIZ-GONZALES
COUNTY CLERK

NOTICE OF TRUSTEE'S SALE

WHEREAS, on July 17, 2015, CHRISTOPHER S TUNCHES AN UNMARRIED MAN, as Grantor(s), executed a Deed of Trust conveying to JEFF TRUSHEIM, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR ENVOY MORTGAGE, LTD 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 648844, 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, March 5, 2019** between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, I will sell said Real Estate in the area designated by the Commissioners Court, of **San Patricio** county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

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

LOT TWELVE (12), BLOCK SIX (6), REPLAT BRIAR BLUFF UNIT 1, AN ADDITION TO THE CITY OF PORTLAND SAN PATRICIO COUNTY, TEXAS, ACCORDING TO MAP OR REPLAT RECORDED IN VOLUME 11, PAGES 31-32, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.

Property Address: 906 SUMMIT CIRCLE
PORTLAND, TX 78374
Mortgage Servicer: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
Noteholder: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
8950 CYPRESS WATERS BLVD
COPPELL, TEXAS 75019

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


SUBSTITUTE TRUSTEE

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

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

RECEIVED

TS No.: 2018-03199-TX
19-000098-673

JAN 24 2019
12:17 P M
GRACIE ALANIZ-GONZALES
COUNTY CLERK

Notice of [Substitute] Trustee 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: 03/05/2019

Time: The sale will begin at 01:00 PM or not later than three hours after that time

Place: **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 PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS**

Property Address: 2986 Todd Circle, Ingleside, TX 78362

2. 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. Any conveyance of the property is subject to all matters of record affecting the property.

3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 09/12/2005 and recorded 09/16/2005 in Document 548746 , real property records of San Patricio County, Texas, with **Leticia E. Veloz and Jose Veloz, wife and husband** grantor(s) and DECISION ONE MORTGAGE COMPANY, LLC as Lender, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as Beneficiary.

4. Appointment of Substitute Trustee: In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent 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.

5. Obligation Secured: Deed of Trust or Contract Lien executed by **Leticia E. Veloz and Jose Veloz, wife and husband**, securing the payment of the indebtedness in the original principal amount of \$71,600.00, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR RESIDENTIAL ASSET SECURITIES CORPORATION, HOME EQUITY MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-KS11** is the current mortgagee of the note and deed of trust or contract lien.

Notice of [Substitute] Trustee Sale

6. Default: A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.

7. Property to be sold: The property to be sold is described as follows:

LOT NO. SEVENTEEN (17), BLOCK NO. ONE (1), WESTLAKE SUBDIVISION UNIT IV, A SUBDIVISION OF THE CITY OF INGLESIDE, SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT THEREOF, RECORDED IN ENVELOPE A-182 TUBE 23-1, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR ALL PERTINENT PURPOSES.

8. 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. **Ocwen Loan Servicing, LLC**, as Mortgage Servicer, is representing the current mortgagee, whose address is:

C/O Ocwen Loan Servicing, LLC

**1661 Worthington Rd., Suite 100
West Palm Beach, FL 33409**

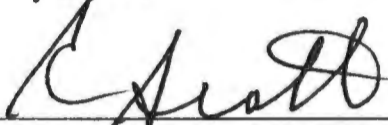
Phone: 1-800-746-2936

Notice of [Substitute] Trustee Sale

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

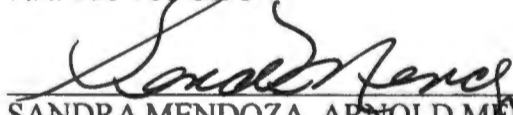
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

Date: January 22, 2019



Stephanie Spurlock, Laterrika Thompkins, Camisha Scott, Iman Walcott, Tanesha Humphrey, Claire Buxton – Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer

C/O Power Default Services, Inc.
Northpark Town Center
1000 Abernathy Rd NE; Bldg 400, Suite 200
Atlanta, GA 30328
Telephone: 855-427-2204
Fax: 866-960-8298



SANDRA MENDOZA, ARNOLD MENDOZA, ALEXIS MENDOZA, SUSANA SANDOVAL, LESLYE EVANS OR W.D. LAREW
- Substitute Trustee(s)

C/O AVT Title Services, LLC
1101 Ridge Rd. Suite 222
Rockwall, TX 75087

POWER DEFAULT SERVICES, INC. MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

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 24 2019

12:20 PM
GRACIE ALANIZ-GONZALES
COUNTY CLERK

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

Date: March 05, 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.

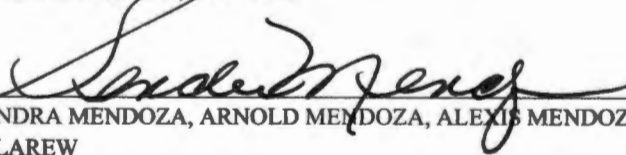
3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated May 03, 2011 and recorded in Document INSTRUMENT NO. 608414 real property records of SAN PATRICIO County, Texas, with JOSHUA L CULBREATH AND ELIZABETH CULBREATH, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JOSHUA L CULBREATH AND ELIZABETH CULBREATH, securing the payment of the indebtednesses in the original principal amount of \$95,222.00, 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



SANDRA MENDOZA, ARNOLD MENDOZA, ALEXIS MENDOZA, SUSAN SANDOVAL, LESLYE EVANS OR WILLIAM D. LAREW

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

Certificate of Posting

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

Declarants Name: _____
Date: _____



EXHIBIT "A"

LOT SIX (6), BLOCK TWO (2), HILLCREST SUBDIVISION, A SUBDIVISION OF THE CITY OF INGLESIDE IN SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY AMENDED PLAT OF RECORD IN ENVELOPE A-341, TUBE 28-1, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS, AND RATIFIED BY INSTRUMENT FILED UNDER COUNTY CLERK'S FILE NO. 52962, REAL PROPERTY RECORDS OF SAN PATRICIO COUNTY, TEXAS.



NOS0000008037681

RECEIVED

JAN 10 2019

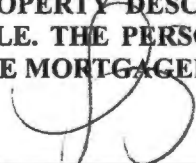
12:39P M
GRACIE ALANIZ-GONZALES
COUNTY CLERK

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

- 1. Property to Be Sold.** The property to be sold is described as follows: EXHIBIT A
- 2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 10/15/2014 and recorded in Document 641837 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: 03/05/2019
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 CAROLINE JEAN MCCLAIN, provides that it secures the payment of the indebtedness in the original principal amount of \$99,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. AMERICAN ADVISORS GROUP is the current mortgagee of the note and deed of trust and AMERICAN ADVISORS GROUP is mortgage servicer. A servicing agreement between the mortgagee, whose address is AMERICAN ADVISORS GROUP c/o AMERICAN ADVISORS GROUP, 3900 Capital City Blvd., Lansing, MI 48906 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.
- 6. Order to Foreclose.** AMERICAN ADVISORS GROUP obtained a Order from the 156th District Court of San Patricio County on 11/13/2018 under Cause No. S-18-5872CV-B. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.
- 7. Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint VICKI HAMMONDS, LESLYE EVANS, ARNOLD MENDOZA OR W.D. LAREW, Substitute Trustee to act under and by virtue of said Deed of Trust.

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



Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L. Keller Mackie, Attorney at Law
Vori 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



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

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

Certificate of Posting

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

EXHIBIT A
LEGAL DESCRIPTION

File No: 08-00970479

FIELD NOTES OF A TRACT OF LAND CONTAINING 14,525.14 SQUARE FEET, BEING A PART OF A SIXTY-ONE (61) ACRE TRACT CONVEYED BY ANTHONY W. KOCPEL, ET AL TO G. W. EFIRD BY WARRANTY DEED DATED MARY 28, 1959, RECORDED IN VOLUME 245, PAGE 205, DEED RECORDS OF SAN PATRICIO COUNTY, TEXAS, AND BEING ALSO A PART OF TRACT FIVE (5) OF THE MATHIS TOWN & LAND CO, SUBDIVISION AS RECORDED IN VOLUME 2, PAGE 39A, PLAT RECORDS OF SAN PATRICIO COUNTY, TEXAS;

SAID 14,525.14 SQUARE FT. TRACT, WHICH IS COMPRISED OF A PORTION OF THE E. J. MCGLOIN GRANT, ABSTRACT 14, IS SITUATED IN SAN PATRICIO COUNTY, TEXAS, ABOUT 4 MILES NORTHWEST OF THE TOWN OF MATHIS AND DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID EFIRD 61 ACRE TRACT; THENCE S 29° 35' 39" W A DISTANCE OR 275.31 FEET TO A POINT IN THE CENTER OF THE SOUTH AND OF THE PROPOSED THIRTY FOOT (30') ROAD FOR THE BEGINNING POINT AND EAST CORNER OF THIS TRACT;

THENCE S 29° 35' 39" W, AT 109.50 FEET SET A 1/2" IRON ROD FOR REFERENCE POINT, IN ALL A DISTANCE OF 117.50 FEET TO A POINT IN THE NORTH LINE OF CHANNEL FOR THE SOUTH CORNER OF THIS TRACT;

THENCE IN A NORTHERLY DIRECTION FOLLOWING THE NORTH LINE OF SAID CHANNEL WITH THE FOLLOWING DEFLECTIONS:

N 50° 17' 45" W, 106.94 FEET,

N 10° 38' 54" E, 24.13 FEET,

N 43° 51' 55" W, 13.53 FEET AND

N 28° 32' 43" E, A DISTANCE OF 94.86 FEET TO A POINT FOR THE NORTH CORNER OF THIS TRACT;

THENCE S 50° 17' 45" E, AT 8.00 FEET SET A 1/2" IRON ROD FOR A REFERENCE POINT, AT 114.60 FEET SET A 1/2" IRON ROD AT THE WEST CORNER OF A PROPOSED 30 FOOT (30') ROAD, IN ALL A DISTANCE OF 129.84 FEET TO THE BEGINNING POINT OF THIS TACT, CONTAINING 14,525.14 SQUARE FEET, OTHERWISE KNOWN AS 9501 PRIVATE ROAD 215, MATHIS, TEXAS 78368.

FOR INFORMATIONAL PURPOSES ONLY, ALSO KNOWN AS:
9501 PRIVATE ROAD 215 MATHIS TX 78368 APN: 0075-2000-0002-000

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Gracie Alaniz-Gonzales

Gracie Alaniz-Gonzales, County Clerk
San Patricio, Texas

October 24, 2014 11:28:03 AM

FEE: \$82.00 JFRANCO
DT

641837

