

RECEIVED

AUG 13 2019

10:30 AM
GRACIE ALANIZ-GONZALES
COUNTY CLERK

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS *
*
COUNTY OF SAN PATRICIO *

KNOW ALL MEN BY THESE PRESENT

WHEREAS, by Deed of Trust, dated OCTOBER 24, 2018, filed for record with the County Clerk of SAN PATRICIO County, Texas, File #682689 of the Deed Records of SAN PATRICIO County, Texas, executed by TEXAS TOP DOLLAR, LLC, to CHARLES C. GUMM, III or CARRIE WAIBEL, Trustee, as Lender for FIRST FUNDING INVESTMENTS, INC., the property situated in the County of SAN PATRICIO, Texas, to wit:

AND FURTHER APPOINTED VICKI HAMMONDS, LESLYE EVANS, ARNOLD MENDOZA OR W.D. LAREW AS SUBSTITUTE TRUSTEES, OF NUECES COUNTY, TEXAS AS SUBSTITUTE TRUSTEE ON AUGUST 13, 2019, FILED ON AUGUST 13, 2019, BEEN RECORDED IN SAN PATRICIO COUNTY CLERK'S FILE # _____.

BEING LOT NO. FIVE (5), IN BLOCK THREE (3), OF EAST CLIFF ADDITION, AN ADDITION TO THE TOWN OF PORTLAND, TEXAS, AS SHOWN BY THE MAP OR PLAT THEREOF RECORDED IN VOLUME 4, PAGE 58, OF THE MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.
aka: 110 Maple Dr., Portland, Texas 78374.

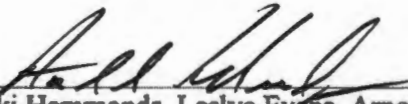
(herein the "Property") to secure the one certain Promissory Note therein described in the original principal amount of \$96,000.00 executed by Texas Top Dollar, LLC, and made payable to First Funding Investments, Inc.;

WHEREAS, the undersigned has been appointed as Substitute Trustee in the place and stead of VICKI HAMMONDS, LESLYE EVANS, ARNOLD MENDOZA OR W.D. LAREW, as Trustee, in the aforesaid Deed of Trust said appointment being in the manner authorized by the Deed of Trust; and

WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust, and the indebtedness evidenced herein is now wholly due, the owner and holder of said indebtedness has requested the undersigned to sell the property to satisfy same.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday the 3rd day of SEPTEMBER, 2019, between the hours of 10:00 o'clock a.m. and 4:00 o'clock p.m. I will sell said real estate at the area of the County Courthouse in SAN PATRICIO County for such sales, to the highest bidder for cash. Said sale will being at 1:00 o'clock p.m., or not later than three (3) hours thereafter.

WITNESS MY HAND this 13th day of AUGUST, 2019.



Vicki Hammonds, Leslye Evans, Arnold Mendoza,
or W.D. Larew as Substitute Trustee

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

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

RECEIVED

AUG 12 2019

9:22 AM

GENIE ALAN GONZALES
COUNTY CLERK

DEED OF TRUST INFORMATION:

Date: June 17, 1986
Grantor(s): Juan Trevino, Esmeralda M. Trevino
Original Mortgagee: Farmers Home Administration, United States Department of Agriculture
Original Principal: \$36,390.00
Recording Information: Instrument Number 350006
Property County: San Patricio
Property: Lot Four (4), Block Eighteen (18), George H. Paul Addition to the Town of Sinton, in San Patricio County, Texas, as shown by map or plat of same of record in Volume 1, Page 28, of the Map Records of San Patricio County, Texas.
Property Address: 412 Avenue B Street
Sinton, TX 78387

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: USDA Rural Development
Mortgage Servicer: USDA Rural Development
Mortgage Servicer: 4300 Goodfellow Blvd
Address: Bldg. 105F, FC 215
St. Louis, MO 63120

SALE INFORMATION:

Date of Sale: September 3, 2019
Time of Sale: 1:00 pm or within three hours thereafter.
Place of Sale: The first floor of the Courthouse at the south entrance between the glass doors in the vestibule or, if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.
Substitute Trustee: Arnold Mendoza, Jo Woolsey, Bob Frisch, Sandra Mendoza, Jodi Steen, Susan Sandoval, Leslye Evans, Vicki Hammonds, Janice Stoner, Mary Goldston, Alexis Mendoza or Alexander Wolfe, any to act
Substitute Trustee Address: 5501 East LBJ Frwy, Ste. 925
Dallas, TX 75240

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 are declared immediately due and payable.

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Arnold Mendoza, Jo Woolsey, Bob Frisch, Sandra Mendoza, Jodi Steen, Susan Sandoval, Leslye Evans, Vicki Hammonds, Janice Stoner, Mary Goldston, Alexis Mendoza or Alexander Wolfe, any to act, have been appointed as Substitute Trustees and authorized by the Mortgage Servicer to enforce the power of sale granted in the Deed of Trust; 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 is hereby accelerated, and all sums secured by the Deed of Trust are declared to be immediately due and payable.
2. Arnold Mendoza, Jo Woolsey, Bob Frisch, Sandra Mendoza, Jodi Steen, Susan Sandoval, Leslye Evans, Vicki Hammonds, Janice Stoner, Mary Goldston, Alexis Mendoza or Alexander Wolfe, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property 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 imposed by the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for the 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 sold "AS-IS", purchaser's 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 interest 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.
5. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, the Mortgagee's Attorney, or the duly appointed Substitute Trustee.

Padgett Law Group
6267 Old Water Oak Road
Suite 203
Tallahassee, FL 33213
(850) 422-2520



RECEIVED

AUG 12 2019

9:26 AM
GRACIE ALANIZ-GONZALES
COUNTY CLERK

0000008531758

2412 COUNTY RD 1942
ARANSAS PASS, TX 78336

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

1. Date, Time, and Place of Sale.

Date: September 03, 2019

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

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

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated September 28, 2007 and recorded in Document CLERK'S FILE NO. 573741 real property records of SAN PATRICIO County, Texas, with KELLY WELCH AND DEBY WELCH, grantor(s) and ABN AMRO MORTGAGE GROUP, INC., mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by KELLY WELCH AND DEBY WELCH, securing the payment of the indebtednesses in the original principal amount of \$163,183.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. NewRez LLC d/b/a Shellpoint Mortgage Servicing 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. NEWREZ LLC F/K/A NEW PENN FINANCIAL, LLC d/b/a SHELLPOINT MORTGAGE SERVICING, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o NEWREZ LLC F/K/A NEW PENN FINANCIAL, LLC d/b/a SHELLPOINT MORTGAGE SERVICING
55 BEATTIE PLACE
MAILSTOP 015
GREENVILLE, SC 29601



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

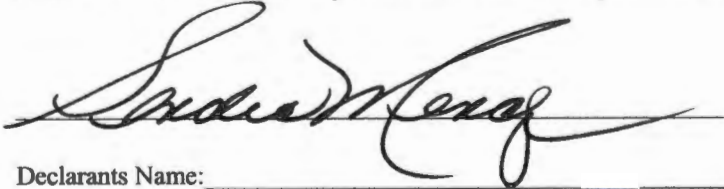
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead JO WOOLSEY, BOB FRISCH, ARNOLD MENDOZA, SANDRA MENDOZA, JODI STEEN, SUSAN SANDOVAL, LESLYE EVANS, VICKI HAMMONDS, ALEXIS MENDOZA,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



Shawnika Harris

Certificate of Posting

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



Declarants Name: _____

Date: _____

2412 COUNTY RD 1942
ARANSAS PASS, TX 78336

0000008531758

0000008531758

SAN PATRICIO

EXHIBIT "A"

LOT ONE (1), BLOCK ONE (1), WHISPERING OAKS ESTATES, A SUBDIVISION IN SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY MAP OR PLAT OF SAME OF RECORD IN VOLUME 12, PAGE 6-7 OF THE MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.

RECEIVED

307 Fetick Ave, Taft, TX 78390

AUG 12 2019

19-017703

9:24 AM
GRACIE ALANIZ-GONZALES
COUNTY CLERK

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

1. Date, Time, and Place of Sale.

Date: 09/03/2019
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 05/25/2004 and recorded in the real property records of San Patricio County, TX and is recorded under Clerk's File/Instrument Number, 532182 with ALONZO CANTU, JR. and JENNIFER CANTU (grantor(s)) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR FIRST MAGNUS FINANCIAL CORPORATION, AN ARIZONA CORPORATION mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by ALONZO CANTU, JR. and JENNIFER CANTU, securing the payment of the indebtedness in the original amount of \$74,213.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. PNC Bank, National Association is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. THE NORTH ONE-HALF N 1/2 OF LOT 18 AND ALL OF LOT 19, BLOCK 18, TOWN OF TAFT, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 3, OF THE MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.



4701982

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. PNC Bank, National Association, as Mortgage Servicer, is representing the current Mortgagee whose address is:

PNC Bank, National Association
3232 Newmark Drive
Miamisburg, OH 45342



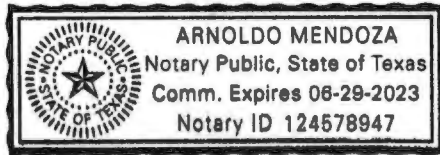
SUBSTITUTE TRUSTEE

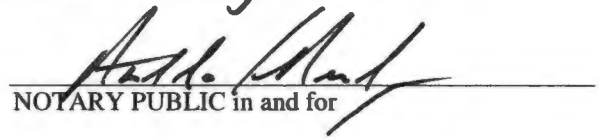
Arnold Mendoza, Sandra Mendoza, Alexis Mendoza, Susana Sandoval, whose address is 1320 Greenway Drive, Suite 300 Irving, TX 75038 OR Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Jodi Steen, Jamie Steen, Susan Sandoval, Leslye Evans, Vicki Hammonds, Alexis Mendoza, Barbara Sandoval, Martha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

STATE OF TEXAS
COUNTY OF NUBES

Before me, the undersigned authority, on this day personally appeared Sandra 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 12 day of August, 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 FORECLOSURE SALE

AUG 12 2019

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

9-22am

BRANCH M. SHEPPARD SANDRA MENDOZA COUNTY CLERK

1. Property to Be Sold. The property to be sold is described as follows:
LAND SITUATED IN THE CITY OF INGLESIDE IN THE COUITY OF SAN PATRICIO IN THE STATE OF TEXAS

LOT THIRTY-ONE (31), AMENDING PLAT OF LAKEVIEW GARDEN HOMES, AN ADDITION TO CITY OF INGLESIDE, SAN PATRICIO COUNTY, TEXAS, ACCORDING TO MAP OR PLAT RECORDED IN ENVELOPE A-226 & A-227, TUBE 27/4 OF THE MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated December 17, 2010, and recorded in real property records of San Patricio County, Texas as Document 605243.

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

Date: September 3, 2019

Time: 1:00 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.

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 § 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 QUINN and BARBARA ADAMS, provides that it secures the payment of the indebtedness in the original principal amount of \$150,000, 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. REVERSE MORTGAGE SOLUTIONS, INC. is the current mortgage servicer. A servicing agreement between the mortgagee, whose address is 14405 Walters Rd., Suite 200, Houston, Texas 77014, and the mortgage servicer exists. 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 § 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint Branch M. Sheppard, Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Jodi Steen, Susan Sandoval, Leslye Evans, Vicki Hammonds, Janice Stoner, Mary Goldston, or Alexis Mendoza as 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.

GALLOWAY, JOHNSON, TOMPKINS, BURR & SMITH,
A PROFESSIONAL LAW CORPORATION
Branch M. Sheppard, Attorney at Law
Sara A. Morton, Attorney at Law
1301 McKinney Drive, Suite 1400
Houston, Texas 77010
(713) 599-0700

BRANCH M. SHEPPARD, SANDRA MENDOZA,
JO WOOLSEY, BOB FRISCH, ARNOLD MENDOZA,
JODI STEEN, SUSAN SANDOVAL, LESLYE EVANS,
VICKI HAMMONDS, JANICE STONER, MARY
GOLDSTON, OR ALEXIS MENDOZA
c/o GALLOWAY, JOHNSON, TOMPKINS, BURR &
SMITH, A PLC
1301 McKinney Drive, Suite 1400
Houston, Texas 77010
(713) 599-0700

CERTIFICATE OF POSTING

I am _____ whose address is c/o GALLOWAY, JOHNSON, TOMPKINS, BURR & SMITH, A PLC, 1301 McKinney Drive, Suite 1400, Houston, TX 77010. I declare under penalty of perjury that on _____, 2019, 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.

RECEIVED

AUG 12 2019

19-02626

129 WOODHAVEN, INGLESIDE ON THE BAY, TX 78362

9:27 AM

NOTICE OF FORECLOSURE SALE PACIE ALANIZ-GONZALES
COUNTY CLERK

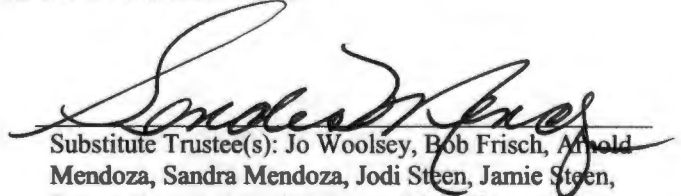
- Property:** The Property to be sold is described as follows:
- LOTS THIRTY FOUR (34), THIRTY FIVE (35), THIRTY SIX (36), AND THIRTY SEVEN (37), BLOCK FORTY SIX (46), INGLESIDE TOWNSITE, A SUBDIVISION IN THE CITY OF INGLESIDE ON THE BAY IN SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY MAP OR PLAT OF SAME OF RECORD IN VOLUME 5, PAGE 39 OF THE MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.
- Security Instrument:** Deed of Trust dated April 3, 2017 and recorded on April 3, 2017 at Instrument Number 665315 in the real property records of SAN PATRICIO County, Texas, which contains a power of sale.
- Sale Information:** October 1, 2019, at 1:00 PM, or not later than three hours thereafter, at the first floor of the San Patricio County Courthouse at the south entrance between the glass doors in the vestibule, or as designated by the County Commissioners Court.
- Terms of Sale:** Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.
- Obligation Secured:** The Deed of Trust executed by R J PETTINGILL secures the repayment of a Note dated April 3, 2017 in the amount of \$184,594.00. FREEDOM MORTGAGE CORPORATION, whose address is c/o Freedom Mortgage Corporation, 907 Pleasant Valley Avenue, Suite 3, Mt. Laurel, NJ 08054, is the current mortgagee of the Deed of Trust and Note and Freedom Mortgage Corporation is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.
- Substitute Trustee:** In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

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.

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.



Miller, Watson & George, P.C.
Dustin C. George, Attorney at Law
Tracey Midkiff, Attorney at Law
Jonathan Andring, Attorney at Law
5550 Granite Parkway, Suite 245
Plano, Texas 75024



Substitute Trustee(s): Jo Woolsey, Bob Frisch, Arnold
Mendoza, Sandra Mendoza, Jodi Steen, Jamie Steen,
Susana Sandoval, Leslye Evans, Vicki Hammonds,
Alexis Mendoza, Barbara Sandoval, Martha Boeta,
Raymond Perez, Garrett Sanders, Megan Yassi, John
Sisk, Vanessa McHaney
c/o Miller, Watson & George, P.C.
5550 Granite Parkway, Suite 245
Plano, Texas 75024

Certificate of Posting

I, _____, declare under penalty of perjury that on the _____ day of _____, 20____, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of SAN PATRICIO County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

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

DEED OF TRUST INFORMATION:

Date: **December 28, 1989**
Grantor(s): **Gary Harris, Jr., Paula C. Harris**
Original Mortgagee: **Farmers Home Administration, United States Department of Agriculture**
Original Principal: **\$19,000.00**
Recording Information: **Instrument Number 384633**
Property County: **San Patricio**
Property: **All of Lot Five (5) and the Northeast 12.5 feet of Lot Six (6), Block One (1), Harton Subdivision, an addition to the Town of Mathis, San Patricio County, Texas, as shown by map or plat of same of record in Volume 3, Page 16-A, Map Records, San Patricio County, Texas.**
Property Address: **269 Orange Street
Mathis, TX 78368**

RECEIVED

AUG 12 2019

9:22 AM

**GRACIE ALANIZ-GONZALES
COUNTY CLERK**

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: **USDA Rural Development**
Mortgage Servicer: **USDA Rural Development**
Mortgage Servicer Address: **4300 Goodfellow Blvd
Bldg. 105F, FC 215
St. Louis, MO 63120**

SALE INFORMATION:

Date of Sale: **September 3, 2019**
Time of Sale: **1:00 pm or within three hours thereafter.**
Place of Sale: **The first floor of the Courthouse at the south entrance between the glass doors in the vestibule or, if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.**
Substitute Trustee: **Arnold Mendoza, Jo Woolsey, Bob Frisch, Sandra Mendoza, Jodi Steen, Susan Sandoval, Leslye Evans, Vicki Hammonds, Janice Stoner, Mary Goldston, Alexis Mendoza or Alexander Wolfe, any to act**
Substitute Trustee Address: **5501 East LBJ Frwy, Ste. 925
Dallas, TX 75240**

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 are declared immediately due and payable.


WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Arnold Mendoza, Jo Woolsey, Bob Frisch, Sandra Mendoza, Jodi Steen, Susan Sandoval, Leslye Evans, Vicki Hammonds, Janice Stoner, Mary Goldston, Alexis Mendoza or Alexander Wolfe, any to act, have been appointed as Substitute Trustees and authorized by the Mortgage Servicer to enforce the power of sale granted in the Deed of Trust; 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 is hereby accelerated, and all sums secured by the Deed of Trust are declared to be immediately due and payable.
2. Arnold Mendoza, Jo Woolsey, Bob Frisch, Sandra Mendoza, Jodi Steen, Susan Sandoval, Leslye Evans, Vicki Hammonds, Janice Stoner, Mary Goldston, Alexis Mendoza or Alexander Wolfe, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property 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 imposed by the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for the 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 sold "AS-IS", purchaser's 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 interest 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.
5. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, the Mortgagee's Attorney, or the duly appointed Substitute Trustee.

Padgett Law Group
6267 Old Water Oak Road
Suite 203
Tallahassee, FL 33213
(850) 422-2520



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

VA 626261223100
Firm File Number: 19-033206

RECEIVED

AUG 12 2019

9:22A M
GRACIE ALANIZ-GONZALES
COUNTY CLERK

NOTICE OF TRUSTEE'S SALE

WHEREAS, on August 29, 2014, CARL A. KNAPPE, JOINED HEREIN PRO FORMA BY HIS WIFE AND CARLETTA REDELL KNAPPE, as Grantor(s), executed a Deed of Trust conveying to ALLAN B. POLUNSKY, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR WR STARKEY MORTGAGE, L.L.P. in payment of a debt therein described. The Deed of Trust was filed in the real property records of SAN PATRICIO COUNTY, TX and is recorded under Clerk's File/Instrument Number 640385, to which reference is herein made for all purposes.

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

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

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

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

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

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

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


SUBSTITUTE TRUSTEE

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, Jodi Steen, Susan Sandoval or Alexis Mendoza
or Janice Stoner or Mary Goldston, Janie Stoner, Ramon
Perez
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.

Our File Number: 19-07245

Name: THOMAS BRANDESKY AND SPOUSE, PRISCILLA BARDWELL

NOTICE OF TRUSTEE'S SALE

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

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

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, SEPTEMBER 3, 2019**, between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, I will sell said Real Estate at the County Courthouse in SAN PATRICIO COUNTY, TEXAS to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

Said Real Estate is described as follows:

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

Property Address: 2567 HEWLETT
INGLESIDE, TX 78362

Mortgage Servicer: LOANCARE, LLC

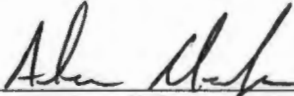
Noteholder: LAKEVIEW LOAN SERVICING, LLC
3637 SENTARA WAY, SUITE 303
VIRGINIA BEACH, VA 23452

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

ACTIVE MILITARY SERVICE NOTICE


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

WITNESS MY HAND this 8th day of August, 2019.


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

RECEIVED

AUG - 8 2019


GRACIE ALANIZ-GONZALES
COUNTY CLERK

Notice of Trustee's Sale

RECEIVED

AUG - 1 2019

1:34 P M
GRACIE ALANIZ-GONZALES
COUNTY CLERK

Date: August 1, 2019
Trustee: Michael A. McCauley
Trustee Address: 615 N. Upper Broadway, Ste 800
Corpus Christi, TX 78401
Lender: Bobby Lamb
Note: Note dated March 16, 2015 in the original principal amount of \$37,000.00 executed by Darren Lamb

Vendor's Lien

Date: March 16, 2015
Grantor: Darren Lamb
Lender: Bobby Lamb
Recording information: Document No. 645510 in the Official Public Records of San Patricio County, Texas
Property: Lot Twelve (12), Block Four (4), SINTON TOWNSITE, an addition to the City of Sinton, San Patricio County Texas as shown on the map recorded in the Official Public Records of San Patricio County, Texas reference to which is herein made for all purposes; also known as 221 E. Main St., Sinton , Texas 78387

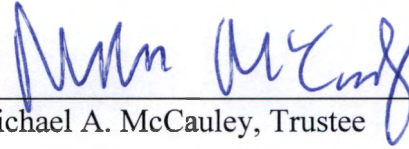
Date of Sale: September 3, 2019
Time of Sale: 1:00 p.m. (to begin no earlier than 1:00 p.m. or not later than three hours thereafter)
Place of Sale: San Patricio County Courthouse (at the area designated by the County Commissioner's Court for foreclosure/public auction sales)
Terms of Sale: To the highest bidder for cash.

Lender has appointed Michael A. McCauley as Substitute Trustee. Because there is a default in payment of the Note secured by the Vendor's Lien, Lender has instructed said Trustee

to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, said Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted not later than three hours thereafter.

The Property will be sold subject to all instruments recorded in the Official Public Records of San Patricio County, Texas.



Michael A. McCauley, Trustee

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
8/21/2001

Grantor(s)/Mortgagor(s):
RORY J BOURGEOIS, AND PERRIE
POURGEOIS, HUSBAND AND WIFE.
Current Beneficiary/Mortgagee:
BANK OF AMERICA, N.A.

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

RECEIVED

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 497700

Property County:
SAN PATRICIO

AUG - 1 2019

11:06A M
GRACIE ALANIZ-GONZALES
COUNTY CLERK

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

Mortgage Servicer's Address:
7105 Corporate Drive,
Plano, TX 75024

Legal Description: LOT FIVE (5), BLOCK NINE (9), REPLAT OF DRISCOLL ADDITION TO THE CITY
OF TAFT, SAN PATRICIO COUNTY TEXAS, ACCORDING TO MAP OR PLAT RECORDED IN VOLUME 7,
PAGE 9, OF THE MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.

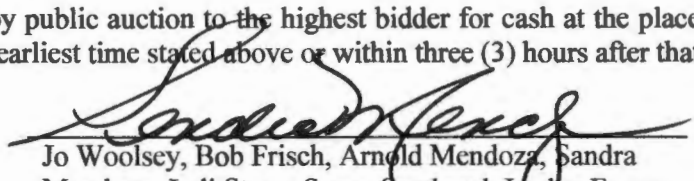
Date of Sale: 9/3/2019

Earliest Time Sale Will Begin: 1:00PM

Place of Sale of Property: San Patricio County Courthouse, 400 West Sinton Street, Sinton, TX 78387
OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION
51.002 OF THE TEXAS PROPERTY CODE.

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

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


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

service to the sender of this notice immediately.

MH File Number: TX-19-72828-POS
Loan Type: Conventional Residential

RECEIVED

JUL 15 2019

11:30 A.M.
GRACIE ALANIZ-GONZALES
COUNTY CLERK

0000008003907

1956 PACE AVENUE
INGLESIDE, TX 78362

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

1. Date, Time, and Place of Sale.

Date: September 03, 2019

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

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

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated November 06, 1998 and recorded in Document CLERK'S FILE NO. 467963 real property records of SAN PATRICIO County, Texas, with STEPHEN R. WHITNEY, grantor(s) and AMERICAN BANK, N.A., mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by STEPHEN R. WHITNEY, securing the payment of the indebtednesses in the original principal amount of \$50,255.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

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



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

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



Shawnika Harris

Certificate of Posting

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

Declarants Name: _____

Date: _____

1956 PACE AVENUE
INGLESIDE, TX 78362

0000008003907

0000008003907

SAN PATRICIO

EXHIBIT "A"

LOT NO. EIGHT (8) OF A REPLAT OF THE WEST ONE-HALF OF LOT NO. EIGHT (W/2 OF LOT 8). LAND BLOCK "Q" OF THE BURTON AND DANFORTH SUBDIVISION IN SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY MAP OR PLAT OF SAME OF RECORD IN VOLUME 10, PAGE 22 OF THE MAP RECORDS OF SAID COUNTY.

RECEIVED

JUN 27 2019

2:27 P.M.
GRACIE ALANIZ GONZALES
COUNTY CLERK

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
8/29/2016

Original Beneficiary/Mortgagee:
KLEBERG BANK, N.A.

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 659714

Mortgage Servicer:
Cenlar FSB is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

Grantor(s)/Mortgagor(s):
MATTHEW J. VILLARREAL AND WIFE,
MEAGAN D. VILLARREAL
Current Beneficiary/Mortgagee:
Citizens Bank, N.A.

Property County:
SAN PATRICIO

Mortgage Servicer's Address:
425 Phillips Blvd ,
Ewing, NJ 08618

Legal Description: SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

Date of Sale: 9/3/2019

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

service to the sender of this notice immediately.

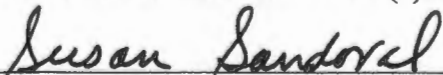

Jo Woolsey, Bob Frisch, Arnold Mendoza, ~~Sandra Mendoza, Jodi Steen, Jamie Steen,~~ Susan Sandoval, ~~Leslye Evans, Vicki Hammonds, Alexis Mendoza,~~ Barbara Sandoval, ~~Martha Boeta, Raymond Perez,~~ Garrett Sanders, ~~Megan Yassi, John Sick, Vicki Hammonds~~ or Alexis Mendoza or Thuy Frazier or Cindy Mendoza or Deanna Segovia, Substitute Trustee MCCARTHY & HOLTHUS, LLP 1255 WEST 15TH STREET, SUITE 1060 PLANO, TX 75075

EXHIBIT "A"

Field notes of a 3.98 acre tract of land (by survey), being the same tract described as 4.00 acres conveyed from Homer E. Mick to Frank Anderson, Jr., by Deed of Trust with Vendor's Lien dated December 1, 1981, and recorded in Volume 642, Page 475 of the Deed Records of San Patricio County, Texas;

Said 3.98 acre tract is out of Blocks 81 and 82, Section 1 of the George H. Paul Subdivision of the J. J. Welder Ranch, as shown on map recorded in Volume 1, Page 12 of the Map Records of San Patricio County, Texas;

Said 3.98 acre tract is comprised of a portion of the of the D. & J. O'Boyle Survey, Abstract 21, is situated in San Patricio County, Texas; approximately 1/2 mile south of the town of St. Paul, and is described by metes and bounds as follows:

Beginning at a point in the centerline of County Road 2349 (old County Road 39), the west line of said Block 82 and at the northwest corner of a 2.88 acre tract of land conveyed to Mary K. Bridges, et al, by Deed recorded in Clerk's File No. 462847 of the Real Property Records of San Patricio County, Texas; for the southwest corner of said 4.00 acre tract and the southwest corner of this tract; whence the southwest corner of said Block 82, bears S 00° 51' 32" W, a distance of 288.27 feet;

Thence N 00° 51' 32" E along the centerline of said County Road 2349 (old County Road 39), the west line of said Block 82, the west line of said 4.00 acre tract, and the west line of this tract, a distance of 204.69 feet to a point at the southwest corner of a 5.942 acre tract of land conveyed from Adan Amador to Annie M. Amador by Warranty Deed dated September 24, 1980, and recorded in Volume 625, Pages 667-668 of the Deed Records of San Patricio County, Texas; for the northwest corner of said 4.00 acre tract and the northwest corner of this tract;

Thence S 88° 45' 17" E along the south line of said 5.942 acre tract, the north line of said 4.00 acre tract, and the north line of this tract, at 33.5 feet pass a 5/8" iron rod with surveyor's cap stamped "RPLS 1907" found for a line marker, in all a distance of 837.18 feet to a 5/8" iron rod with surveyor's cap stamped "RPLS 1907" found in the northerly west line of a 4.203 acre tract of land conveyed to Alan S. Maclay, et ux, by deed recorded in Clerk's File No. 364910 of the Real Property Records of San Patricio County, Texas; and at the southeast corner of said 5.942 acre tract, for the northeast corner of said 4.00 acre tract and the northeast corner of this tract;

Thence S 02° 21' 46" W along the northerly west line of said 4.203 acre tract, the east line of said 4.00 acre tract, and the east line of this tract, a distance of 215.59 feet to a 5/8" iron rod with surveyor's cap stamped "RPLS 1907" found at an interior corner of said 4.203 acre tract, for the southeast corner of said 4.00 acre tract and the southeast corner of this tract;

Thence N 87° 26' 07" W along the westerly north line of said 4.203 acre tract, the south line of said 4.00 acre tract, and the south line of this tract, a distance of 230.52 feet to a 5/8" iron rod found at the westerly northwest corner of said 4.203 acre tract and the northeast corner of said 2.88 acre tract, for an angle corner of said 4.00 acre tract and an angle corner of this tract;

Thence N 87° 31' 16" W along the north line of said 2.88 acre tract, the south line of said 4.00 acre tract, and the south line of this tract, a distance of 178.19 feet to a 5/8" iron rod found for an interior corner of said 2.88 acre tract, an exterior corner of said 4.00 acre tract, and an exterior corner of this tract;

Thence N 00° 19' 44" E along an east line of said 2.88 acre tract, a west line of said 4.00 acre tract, and a west line of this tract, a distance of 1.11 feet to a 5/8" iron rod found, at an exterior corner of said 2.88 acre tract and an interior corner of said 4.00 acre tract, for an interior corner of this tract;

Thence N 88° 13' 15" W continuing along the north line of said 2.88 acre tract, the south line of said 4.00 acre tract, and the south line of this tract, a distance of 88.75 feet to a 5/8" iron

TX-19-72956-POS

rod with surveyor's cap stamped "RPLS 2138" found for an angle corner of said 2.88 acre tract, an angle corner of said 4.00 acre tract, and an angle corner of this tract,

Thence N 89° 34' 06" W continuing along the north line of said 2.88 acre tract, the south line of said 4.00 acre tract, and the south line of this tract, a distance of 92.30 feet to a 5/8" iron rod found for an angle corner of said 2.88 acre tract, an angle corner of said 4.00 acre tract, and an angle corner of this tract;

Thence N 88° 29' 46" W continuing along the north line of said 2.88 acre tract, the south line of said 4.00 acre tract, and the south line of this tract, at 204.95 feet pass a 5/8" iron rod found for a line marker, in all a distance of 241.94 feet to the place of beginning, containing 3.98 acres of land, more or less, subject to all easements of record.

RECEIVED

JUN 27 2019

Liz M
GRACIE ALAMIZ-GONZALES
COUNTY CLERK

0000008454605

1200 HAISLEY AVENUE
ODEM, TX 78370

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

1. Date, Time, and Place of Sale.

Date: September 03, 2019

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

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

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated January 15, 1997 and recorded in Document CLERK'S FILE NO. 448341 real property records of SAN PATRICIO County, Texas, with MICHAEL NINO AND BELINDA NINO, grantor(s) and NORTH AMERICAN MORTGAGE COMPANY, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by MICHAEL NINO AND BELINDA NINO, securing the payment of the indebtednesses in the original principal amount of \$57,464.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

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



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

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



Shawnika Harris

Certificate of Posting

My name is Alexis Mendoza, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on June 27, 2019 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: Alexis Mendoza

Date: 6-27-19

1200 HAISLEY AVENUE
ODEM, TX 78370

00000008454605

00000008454605

SAN PATRICIO

EXHIBIT "A"

LOTS ONE (1) AND TWO (2), BLOCK FOUR (4), COMPTON AND COOPER ADDITION TO THE TOWN OF ODEM IN SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY MAP OR PLAT OF SAME OF RECORD IN VOLUME 3, PAGE 14B OF THE MAP RECORDS OF SAID COUNTY.

RECEIVED

JUN 27 2019

2:22 PM
GRACIE ALANIZ-GONZALES
COUNTY CLERK

00000008457459

1117 AUSTIN ST
PORTLAND, TX 78374

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

1. Date, Time, and Place of Sale.

Date: September 03, 2019

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

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

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated January 22, 2004 and recorded in Document CLERK'S FILE NO. 527570 real property records of SAN PATRICIO County, Texas, with SANDRA PRUNEDA HERRERA AND ANTONIO HERRERA III, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by SANDRA PRUNEDA HERRERA AND ANTONIO HERRERA III, securing the payment of the indebtednesses in the original principal amount of \$64,389.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

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



NTSS00000008457459

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

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



Shawnika Harris

Certificate of Posting

My name is Alexis Mendoza, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on June 27, 2019 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: Alexis Mendoza

Date: 6-27-19

1117 AUSTIN ST
PORTLAND, TX 78374

0000008457459

0000008457459

SAN PATRICIO

EXHIBIT "A"

LOT FIVE (5), CROSBY, AN ADDITION TO THE TOWN OF PORTLAND IN SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY MAP OR PLAT OF SAME OF RECORD IN VOLUME 4, PAGE 59 OF THE MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.

RECEIVED

TS No.: 2019-00971-TX
19-000520-673

JUN 20 2019

12:23 PM
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: 09/03/2019

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: 412 NORTH AVENUE C, GREGORY, TX 78359

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 07/15/2008 and recorded 07/22/2008 in Document 582467 , real property records of San Patricio County, Texas, with **Christopher L. Garcia and wife, Crystal Blake Ramirez Garcia** grantor(s) and GMAC MORTGAGE, LLC F/K/A GMAC MORTGAGE CORPORATION 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 JO WOOLSEY, BOB FRISCH, ARNOLD MENDOZA, SANDRA MENDOZA, JODI STEEN, JAMIE STEEN, SUSAN SANDOVAL, ALEXIS MENDOZA, BARBARA SANDOVAL, MARTHA BOETA, RAYMOND PEREZ, GARRETT SANDERS, MEGAN YASSI, JOHN SISK, 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 **Christopher L. Garcia and wife, Crystal Blake Ramirez Garcia**, securing the payment of the indebtedness in the original principal amount of \$130,803.00, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **PHH MORTGAGE CORPORATION** is the current mortgagee of the note and deed of trust or contract lien.

TS No.: 2019-00971-TX
19-000520-673

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:

SEE EXHIBIT A

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. **PHH Mortgage Corporation**, as Mortgage Servicer, is representing the current mortgagee, whose address is:

C/O PHH Mortgage Corporation

**1 Mortgage Way
Mt. Laurel, NJ 08054**

Phone: 877-744-2506

TS No.: 2019-00971-TX
19-000520-673

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: June 18, 2019



Iman Walcott – 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



JO WOOLSEY, BOB FRISCH, ARNOLD MENDOZA, SANDRA MENDOZA, JODI STEEN,
JAMIE STEEN, SUSAN SANDOVAL, ALEXIS MENDOZA, BARBARA SANDOVAL,
MARTHA BOETA, RAYMOND PEREZ, GARRETT SANDERS, MEGAN YASSI, JOHN
SISK, LESLYE EVANS OR W.D. LAREW
- Substitute Trustee(s)

C/O AVT Title Services, LLC
5177 Richmond Avenue Suite 1230
Houston, TX 77056

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.

EXHIBIT "A"

Field notes of a 0.562 acre tract of land, being out of an 1.127 acre tract of land conveyed from Arturo M. Rodriguez, et ux, to Portland State Bank by Deed of Trust dated April 11, 1979, recorded in Volume 419, Page 293, of the Deed Records of San Patricio County, Texas;

Said 0.526 acre tract is part of Tract 4 of the M. K. Hunt Addition to the town of Gregory in San Patricio County, Texas; as shown on map recorded in Volume 3, Page 2, of the Map Records of San Patricio County, Texas;

Said 0.526 acre tract is comprised of a portion of the Geronimo Valdez Survey, Abstract 269, is situated inside the city limits of the town of Gregory, Texas; and is described by metes and bounds as follows:

Beginning at a point at the intersection of the original southeast right-of-way line of North Avenue C (F.M. Highway 3248) and the original southwest right-of-way line of 9th Street, the north corner of said 1.127 acre tract, and the north corner of said Tract 4, for the north corner of this tract;

Thence S 60° 00' 00" E along the southwest right-of-way line of said 9th Street, the northeast line of said 1.127 acre tract, the northeast line of said Tract 4, and the northeast line of this tract, at 10.00 feet pass a 5/8" iron rod with surveyor's cap stamped "RPLS 1907" set in the existing right-of-way line of said North Avenue C for a line marker, in all a distance of 122.75 feet to a 5/8" iron rod with surveyor's cap stamped "RPLS 1907" set for the east corner of this tract;

Thence S 30° 00' 00" W across said Tract 4 and said 1.127 acre tract, and along the southeast line of this tract, at 100.00 feet pass an 1/2" iron rod found for a line marker, in all a distance of 200.00 feet to an 1/2" iron rod found in the northeast line of Tract 5 of said M.K. Hunt Addition, and the southwest line of said Tract 4, for the south corner of this tract;

Thence N 60° 00' 00" W along the northeast line of said Tract 5, the southwest line of said Tract 4, the southwest line of said 1.127 acre tract, and the southwest line of this tract, at 112.75 feet pass an 1/2" iron rod found in the existing right-of-way line of said North Avenue C for a line marker, in all a distance of 122.75 feet to a point in the original southeast right-of-way line of said North Avenue C, at the north corner of said Tract 5, for the west corner of said Tract 4, the west corner of said 1.127 acre tract, and the west corner of this tract;

Thence N 30° 00' 00" E along the original southeast right-of-way line of said North Ave. C, the northwest line of said Tract 4, the northwest line of said 1.127 acre tract, and the northwest line of this tract, a distance of 200.00 feet to the point of beginning, containing 0.562 acres of land, more or less, subject to all easements of record.