

NOTICE OF TRUSTEE'S SALE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Sender is: Codilis & Stawiarski, PC, 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060

RECEIVED

Date of Security Instrument: December 16, 2015

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

MAR 13 2018

Original Trustee: Scott Everett

10:58 AM
GRACIE ALANIZ-GONZALES
COUNTY CLERK

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

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

Current Mortgagee: AmeriHome Mortgage Company, LLC

Mortgage Servicer: Cenlar FSB, whose address is C/O Attn: FC or BK Department
425 Phillips Blvd Ewing, NJ 08618 Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property.

Date of Sale: 04/03/2018

Earliest Time Sale Will Begin: 11:00 AM

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

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

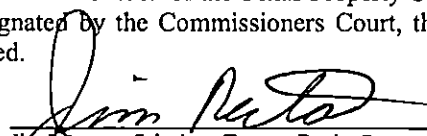
Legal Description:

LOT TWENTY-ONE (21), BLOCK ONE (1), LOMA VISTA ESTATES, A SUBDIVISION TO THE TOWN OF ODEM, SAN PATRICIO COUNTY, TEXAS, ACCORDING TO MAP OR PLAT RECORDED IN VOLUME 13, PAGE 7 OF THE MAP RECORDS OF SAN PATRICIO COUNTY TEXAS.

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

For Information:

Codilis & Stawiarski, P.C.
400 N. Sam Houston Pkwy E, Suite
900A
Houston, TX 77060
(281) 925-5200


Jim Rector as Substitute Trustee, Denise Rector as Successor Substitute Trustee, Jo Woolsey as Successor Substitute Trustee, W.D. Larew as Successor Substitute Trustee, Vicki Hammonds as Successor Substitute Trustee, Arnold Mendoza as Successor Substitute Trustee, Leslye Evans as Successor Substitute Trustee, or Thomas Delancy as Successor Substitute Trustee or Lisa Cockrell as Successor Substitute Trustee
c/o Servicelink Default Abstract Solutions
1320 Greenway Drive, Suite 300
Irving, TX 75038



4650371

Marcus R. Soliz and Margaret C. Soliz
210 Pecos St.
Portland, Texas 78374
Our file #1015,074E

RECEIVED

MAR 13 2018

10:57A M
GRACIE ALANIZ-GONZALES
COUNTY CLERK

NOTICE OF TRUSTEE'S SALE

ATTENT 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 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, or if you have recently been discharged from active military duty, please send written notice of the active duty military service to the sender of this notice immediately.

WHEREAS, on July 26, 2006, Marcus R. Soliz and Margaret C. Soliz executed a Deed of Trust conveying to General American Corporation, a Trustee, the Real Estate hereinafter described, to secure Nationstar Mortgage, LLC F/K/A Centex Home Equity Company, LLC in the payment of a debt therein described, said Deed of Trust being recorded in Instrument Number 559238 in the Real Property Records of San Patricio County, Texas; and

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, the street address for the substitute trustees is 1126 W. Gray, Houston, Texas 77019; 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 said property to satisfy said indebtedness.

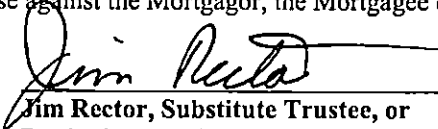
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, April 3, 2018, the foreclosure sale will be conducted in San Patricio County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 11:00 AM and must be concluded within three hours of such starting time. Said sale shall be to the highest bidder for cash.

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

LOT THIRTY-SEVEN (37), BLOCK SIX (6), EAST CLIFF NO. 5, CITY OF PORTLAND, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGE 5 OF THE MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS

Nationstar Mortgage LLC, d/b/a Mr. Cooper is the mortgage servicer for the mortgagee of the Deed of Trust. Nationstar Mortgage LLC, d/b/a Mr. Cooper and the mortgagee have entered into an agreement granting Nationstar Mortgage LLC, d/b/a Mr. Cooper authority to service the mortgage. Nationstar Mortgage LLC, d/b/a Mr. Cooper, as mortgage servicer, is representing the Mortgagee under a servicing agreement with the Mortgagee (the "Servicing Agreement"). The name of the Mortgagee is U.S. Bank National Association, As Trustee For Asset Backed Securities Corporation Home Equity Loan Trust, Series MO 2006-HE6, Asset Backed Pass-Through Certificates, Series MO 2006-HE6. Pursuant to the Servicing Agreement, Nationstar Mortgage LLC, d/b/a Mr. Cooper is granted authority to collect and service the debt associated with the Deed of Trust. Under Section 51.0025 of the Texas Property Code, Nationstar Mortgage LLC, d/b/a Mr. Cooper, as mortgage servicer, is authorized to administer any resulting foreclosure of the property covered by the Deed of Trust on behalf of the Mortgagee. The Mortgagee's address is c/o the mortgage servicer, Nationstar Mortgage LLC, d/b/a Mr. Cooper, 8950 Cypress Waters Blvd., Coppell, TX 75019.

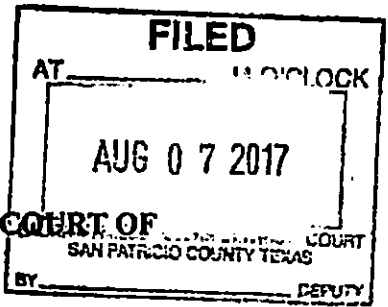
If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.



Jim Rector, Substitute Trustee, or
Denise Rector, Successor Substitute Trustee, or
Jo Woolsey, Successor Substitute Trustee, or
Bob Frisch, Successor Substitute Trustee, or
Vicki Hammonds, Successor Substitute Trustee, or
Arnold Mendoza, Successor Substitute Trustee, or
Sandra Mendoza, Successor Substitute Trustee, or
Jamie Steen, Successor Substitute Trustee, or
Jim Rector, Successor Substitute Trustee, or

Notice sent by:
HARVEY LAW GROUP
P.O. Box 131407
Houston, Texas 77219
Tel.: (832) 922-4000
Fax: (832) 922-6262

**Denise Rector, Successor Substitute Trustee, or
W.D. Larew, Successor Substitute Trustee, or
Vicki Hammonds, Successor Substitute Trustee, or
Leslye Evans, Successor Substitute Trustee, or
Jo Woolsey, Successor Substitute Trustee, or
Arnold Mendoza, Successor Substitute Trustee, or
Bob Frisch, Successor Substitute Trustee, or
Sandra Mendoza, Successor Substitute Trustee, or
Jamie Steen, Successor Substitute Trustee**



CAUSE NO. S-17-5364CV-A

IN RE ORDER FOR FORECLOSURE
CONCERNING

210 PECOS ST.,
PORTLAND, TEXAS 78374

UNDER TEX. R. CIV. PROC. 736

§
§
§
§
§
§
§

IN THE DISTRICT COURT OF

SAN PATRICIO COUNTY, TEXAS

36th JUDICIAL DISTRICT

**ORDER TO PROCEED WITH NOTICE OF FORECLOSURE SALE
AND FORECLOSURE**

Came on for consideration the Application for Order Allowing Foreclosure filed by U.S. Bank National Association, As Trustee For Asset Backed Securities Corporation Home Equity Loan Trust, Series MO 2006-HE6, Asset Backed Pass-Through Certificates, Series MO 2006-HE6 ("Petitioner"), for Order for Foreclosure pursuant to Rule 736 of the Texas Rules of Civil Procedure. The Court is of the opinion that said application should be GRANTED.

The Court finds that the return of service has been on file for at least 10 days and that this is an *in rem* proceeding.

Pursuant to Rule 736.8(b), the Court further finds that the Petitioner has established the basis for the foreclosure and that:

(1) the material facts establishing the basis for foreclosure are as follows:

- a monetary default of the subject Note exists;
- on September 11, 2015, the Applicant gave the Respondent(s) proper Notice of Default;
- the default was not cured and the Note was accelerated on October 16, 2015; and
- the loan is due for the August 1, 2012 payment and all subsequent payments.

(2) The property to be foreclosed is commonly known as 210 Pecos St., Portland, Texas 78374 (the "Property") which has the following legal description:

LOT THIRTY-SEVEN (37), BLOCK SIX (6), EAST CLIFF NO. 5, CITY OF PORTLAND, ACCORDING TO MAP OR PLAT THEREOF

RECORDED IN VOLUME 8, PAGE 5 OF THE MAP RECORDS OF
SAN PATRICIO COUNTY, TEXAS

(3) The name and last known address of each respondent subject to this Order is/are:

- Marcus R. Soliz, 210 Pecos St., Portland, Texas 78374
- Margaret C. Soliz, 210 Pecos St., Portland, Texas 78374

(4) The Security Instrument to be foreclosed is recorded or indexed under Instrument
Number 559238 of the real property records of San Patricio County, Texas.

IT IS THEREFORE ORDERED that the Applicant may proceed with foreclosure of the
Property pursuant to TEX. PROP. CODE § 51.002 and the subject Security Instrument.

SIGNED this 7 day of August, 2017.

1st Joel Johnson
JUDGE PRESIDING

Approved As To Form And Entry Requested:

HARVEY LAW GROUP

By: Jerry W. Mason

Kelly J. Harvey

SBN: 09180150

Kelly@kellyharvey.com

Jerry W. Mason

SBN: 24081794

Jerry@kellyharvey.com

Margaret Ann Noles

mitzi@kellyharvey.com

SBN: 24004840

P.O. Box 131407

Houston, Texas 77219

Tel. (832) 922-4000

Fax. (832) 922-6262

ATTORNEYS FOR PETITIONER

RECEIVED

CALIBER HOME LOANS, INC. (CIH)
RODRIGUEZ, GILBERT
526 EAST BAYLOR, ODEM, TX 78370

CONVENTIONAL
Firm File Number: 15-021072

MAR 13 2018

10:55 A M
GRACIE ALANIZ-GONZALES
COUNTY CLERK

NOTICE OF TRUSTEE'S SALE

WHEREAS, on November 20, 2002, GILBERT GONZALES RODRIGUEZ, NOT STATED (SARA RODRIGUEZ ALSO SIGNED THE DEED OF TRUST), as Grantor(s), executed a Texas Home Equity Security Instrument conveying to TRACE K. ROBBINS, as Trustee, the Real Estate hereinafter described, to BENEFICIAL TEXAS INC. in payment of a debt therein described. The Texas Home Equity Security Instrument was filed in the real property records of SAN PATRICIO COUNTY, TX and is recorded under Clerk's File/Instrument Number 512957, 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 Texas Home Equity Security Instrument; and

WHEREAS, an Order to Proceed with Notice of Foreclosure Sale and Foreclosure Sale was entered on December 6, 2017 under Cause No. S-17-5200CV-B in the Judicial District Court of Live Oak COUNTY, TEXAS.;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, April 3, 2018 between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM 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.

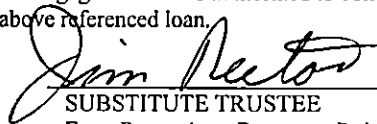
Said Real Estate is described as follows: In the County of San Patricio, State of Texas:

A TRACT, PIECE OR PARCEL OF LAND SITUATED IN THE COUNTY OF SAN PATRICIO, STATE OF TEXAS, DESCRIBED AS FOLLOWS, TO WIT:

LOTS FOURTEEN (14) AND FIFTEEN (15) IN BLOCK FOUR (4) OF THE MARCUS ADDITION TO THE TOWN OF ODEM, TEXAS, ACCORDING TO THE MAP OR PLAT OF SAID ADDITION OF RECORD IN THE OFFICE OF THE COUNTY CLERK OF SAN PATRICIO COUNTY, TEXAS; AS CONVEYED BY THAT CERTAIN WARRANTY DEED DATED OCTOBER 13, 1949, AND RECORDED UNDER FILE NUMBER 70157 IN THE DEED RECORDS OF SAN PATRICIO COUNTY, TEXAS. TAX MAP OR PARCEL ID NO.:
081600040014002

Property Address: 526 EAST BAYLOR
ODEM, TX 78370
Mortgage Servicer: CALIBER HOME LOANS, INC.
Noteholder: U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST
3701 REGENT BLVD
IRVING, TEXAS 75063

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.



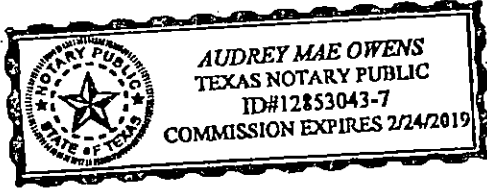
SUBSTITUTE TRUSTEE
Evan Press, Amy Bowman, Reid Ruple, Carol Evangelisti,
Marcia Chapa, Martha Boeta, Frederick Britton, Kristopher
Holub, Jim Rector, Denise Rector, Jo Woolsey, W.D.
Larew, Leslyc Evans, Arnold Mendoza, Bob Frisch, Sandra
Mendoza or Jamie Steeen
c/o Shapiro Schwartz, LLP
13105 Northwest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

THE STATE OF TEXAS
COUNTY OF SAN PATRICIO

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared JIM RECTOR, Substitute Trustee, known to me to be the person and officer whose name

is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, in the capacity therein stated.

20 18 GIVEN UNDER MY HAND AND SEAL OF OFFICE this 13 day of MARCH



Audrey Mae Owens
NOTARY PUBLIC in and for
SAN PATRICIO COUNTY,
My commission expires: 2019
Type or Print Name of Notary
AUDREY MAE OWENS

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.

NOTICE OF TRUSTEE'S SALE

RECEIVED

MAR 13 2018

GRACIE ALANIZ-GONZALES
COUNTY CLERK

DEED OF TRUST INFORMATION:

Grantor(s)	Pamela A. Farias and Jose F. Farias	Deed of Trust Date	October 24, 2004
Original Mortgagee	The Laredo National Bank	Original Principal	\$55,000.00
Recording Information	Instrument #: 525259 in San Patricio County, Texas	Original Trustee	Eduardo Castane
Property Address	73 Commons Way South, Portland, TX 78374	Property County	San Patricio

MORTGAGE SERVICER INFORMATION:

Current Mortgagee	COMPASS BANK, an Alabama banking corporation, authorized to do business as BBVA COMPASS as successor by merger to The Laredo National Bank	Mortgage Servicer	BBVA Compass
Current Beneficiary	COMPASS BANK, an Alabama banking corporation, authorized to do business as BBVA COMPASS as successor by merger to The Laredo National Bank	Mortgage Servicer Address	401 West Valley Avenue, Homewood, AL 35209

SALE INFORMATION:

Date of Sale	04/03/2018
Time of Sale	11:00 AM or no later than 3 hours thereafter
Place of Sale	On the first floor of the Courthouse at the South Entrance between the glass doors in the vestibule County Courthouse in San Patricio County, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the San Patricio County Commissioner's Court.
Substitute Trustees	Jim Rector, Denise Rector, Jo Woolsey, Bob Frisch, Vicki Hammonds, Arnold Mendoza, Sandra Mendoza, Jamie Steen, W.D. Larew, Leslye Evans, Selim Taherzadeh, Mo Taherzadeh, or Michael Linke, any to act
Substitute Trustees' Address	5001 Spring Valley Road, Suite 1020W, Dallas, Texas 75244

PROPERTY INFORMATION:

Legal Description as per the Deed of Trust:
LOT SEVENTY THREE (73), BLOCK ONE (1), LANG NORTH SUBDIVISION, UNIT 1, SITUATED IN THE CITY OF PORTLAND, SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY MAP OR PLAT THEREOF RECORDED IN VOLUME 11, PAGE 36, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.

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

Default has occurred under the Deed of Trust and all sums secured by the Deed of Trust were declared immediately due and payable. The Beneficiary has, or caused another to, removed the Original Trustee and appointed Substitute Trustees. On behalf of the Mortgagee, Mortgage Servicer, and Substitute Trustees, the undersigned is providing this Notice of Trustee's Sale.

The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the Beneficiary thereunder to have the bid credited to the Note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

NOTICE OF TRUSTEE'S SALE

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all other matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. The sale shall not cover any part of the property that has been released from the lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the Deed of Trust, the Beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

Pursuant to 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. Purchasers will buy the property "at the purchaser's own risk" and "at his/her peril", and no representation is made concerning the quality of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property.

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

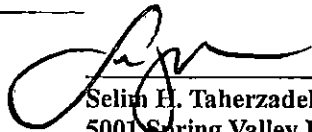
The Deed of Trust permits the Beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee, or any subsequently appointed Trustee, need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiled may be after the date originally scheduled for this sale.

Interested parties are encouraged to consult counsel of their choice prior to participating in the sale of the property.

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.

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.

Dated March 7, 2018.



Selim H. Taherzadeh
5001 Spring Valley Road
Suite 1020W
Dallas, TX 75244
(469) 729-6800

Return to: TAHERZADEH, PLLC
5001 Spring Valley Road, Suite 1020W, Dallas, TX 75244

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: April 03, 2018

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

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

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated October 27, 2008 and recorded in Document CLERK'S FILE NO. 585815 real property records of SAN PATRICIO County, Texas, with JULIO SUAREZ JALOMO, JR., grantor(s) and BANK OF AMERICA, N.A, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by JULIO SUAREZ JALOMO, JR., securing the payment of the indebtednesses in the original principal amount of \$139,500.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. NATIONSTAR MORTGAGE LLC DBA CHAMPION MORTGAGE COMPANY is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

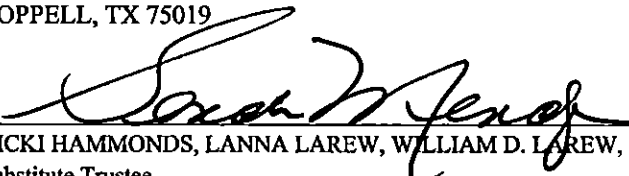
c/o CHAMPION MORTGAGE COMPANY
8950 CYPRESS WATERS BLVD.
COPPELL, TX 75019

RECEIVED

MAR 12 2018

8:22 AM

GRACIE ALANIZ-GONZALES
COUNTY CLERK


VICKI HAMMONDS, LANNA LAREW, WILLIAM D. LAREW, OR SANDRA MENDOZA
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 FOUR (4), BLOCK TWO (2), WOODLAWN ADDITION, A SUBDIVISION IN THE CITY OF SINTON, SAN PATRICIO COUNTY, TEXAS, AS PER MAP OR PLAT RECORDED IN VOLUME 4, PAGE 80, MAP RECORDS OF SAN PATRICIO, TEXAS.



NOS0000006787998

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: April 03, 2018

Time: The sale will begin at 11:00AM or not later than three hours after that time.

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

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated September 19, 2014 and recorded in Document CLERK'S FILE NO. 641043 real property records of SAN PATRICIO County, Texas, with JASON DANIEL BROWN AND BRANDY BROWN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS") AS NOMINEE FOR 360 MORTGAGE GROUP, LLC, mortgagee.

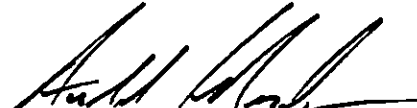
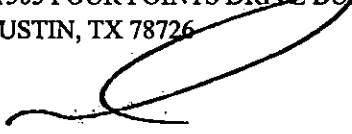
4. Obligations Secured. Deed of Trust or Contract Lien executed by JASON DANIEL BROWN AND BRANDY BROWN, securing the payment of the indebtednesses in the original principal amount of \$142,237.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. 360 MORTGAGE GROUP, 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. 360 MORTGAGE GROUP, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

RECEIVED
MAR 12 2018
8:22 AM
GRACIE ALANIZ-GONZALES
COUNTY CLERK

c/o 360 MORTGAGE GROUP, LLC
11305 FOUR POINTS DRIVE BUILDING 1, SUITE 200
AUSTIN, TX 78726



JIM RECTOR, DENISE RECTOR, W.D. LAREW, VICKI HAMMONDS, LESLYE EVANS, JO WOOLSEY OR ARNOLD MENDOZA

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 TWELVE (12), BLOCK ELEVEN (11), PARKSIDE TERRACE UNIT FOUR (4), A SUBDIVISION IN THE CITY OF INGLESIDE, SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY MAP OR PLAT THEREOF, RECORDED IN ENVELOPE A-221, TUBE 16-3, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR ALL PERTINENT PURPOSES.



NOS0000007391345

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: MARCH 9, 2018

NOTE: Note, as renewed, modified, or extended, described as follows:

Date: August 29, 2007
Maker: Melissa A. Gonzales
Payee: EquiFirst Corporation
Original Principal Amount: \$130,295.00

RECEIVED
MAR 12 2018
8:20 AM
GRACIE ALANIZ-GONZALES
COUNTY CLERK

DEED OF TRUST: Deed of Trust described as follows:

Date: August 29, 2007
Grantor: Melissa A. Gonzales & Arnulfo Gonzales
Trustee: Calvin C. Mann, Jr.
Beneficiary: Mortgage Electronic Registration Systems, Inc. solely as nominee for Payee and Payee's successors and assigns
Recorded: Document No. 572720, Real Property Records, San Patricio County, Texas

LENDER: Wilmington Savings Fund Society, FSB, D/B/A Christiana Trust as Owner Trustee of the Residential Credit Opportunities Trust III

BORROWER: Melissa A. Gonzales & Arnulfo Gonzales

PROPERTY: The real property described as follows:

Commonly known as: 132 SUNSET, INGLESIDE, TEXAS 78362

Legally described as: LOT EIGHT (8), NINE (9) AND TEN (10), BLOCK FORTY-FOUR (44) 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, together with all buildings, structures, fixtures and improvements thereon and any and all appurtenances and rights thereto, **SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE DEED OF TRUST.**

SUBSTITUTE TRUSTEE: VICKI HAMMONDS, LESLYE EVANS, ARNOLD MENDOZA, W.D. LAREW

Substitute Trustee's Mailing Address:

c/o 8080 Park Ln., Ste. 700
Dallas, Texas 75231

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

APRIL 3, 2018, the first Tuesday of the month, to commence at 1:00 PM, or within three (3) hours after that time.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

In SAN PATRICIO County, Texas, in the area designated by the Commissioners Court of such County, pursuant to Section 51.002 of the Texas Property Code (if no such place is designated, then the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

RECITALS

Default has occurred in the payment of the Note and/or in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code Section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law.

Formal notice is now given of Lender's election to proceed against and sell the real property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and applicable law.

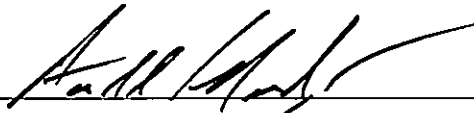
Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, as Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the

Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

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

EXECUTED effective as of MARCH 9, 2018.

SUBSTITUTE TRUSTEE

Sign: 

Print: Arnold Mendoza

RECEIVED

TS No.: 2018-00498-TX
18-000528-673

MAR - 8 2018
9:45 AM
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: 04/03/2018

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: 1833 4th St, Ingleside, TX 78362-6522

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 04/19/2006 and recorded 04/24/2006 in Document 556020 , real property records of San Patricio County, Texas, with **David Estrada and wife Lydia Estrada** grantor(s) and OPTION ONE MORTGAGE CORPORATION, A CALIFORNIA CORPORATION as Lender, Deutsche Bank National Trust Company, as Trustee for Soundview Home Loan Trust 2006-OPT5, Asset-Backed Certificates, Series 2006-OPT5 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 VICKI HAMMONDS, LESLYE EVANS, ARNOLD MENDOZA 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 **David Estrada and wife Lydia Estrada**, securing the payment of the indebtedness in the original principal amount of **\$143,200.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **Deutsche Bank National Trust Company, as Trustee for Soundview Home Loan Trust 2006-OPT5, Asset-Backed Certificates, Series 2006-OPT5** 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 ONE (1), LAMAS ESTATES, AN ADDITION IN THE CITY OF INGLESIDE, SAN PATRICIO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN ENVELOPE 1245, TUBE 1-3 OF THE MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.

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**

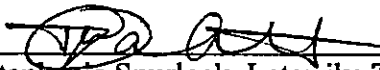
Phone: 1-800-746-2936

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.

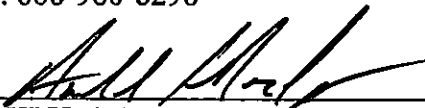
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

Date: March 1, 2018



Stephanie Spurlock, Laterrika Thompkins, Camisha Scott, Melisa Jones, 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



VICKI HAMMONDS, LESLYE EVANS, ARNOLD MENDOZA 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 FORECLOSURE SALE

March 2, 2018

RECEIVED

MAR - 2 2018
9:48 AM
GRACIE ALANIZ-GONZALES
COUNTY CLERK

Deed of Trust:

Dated: April 26, 2013

Grantor: Cynthia A Garcia

Trustee: Charles Dougherty

Lender: Verde Vista, Ltd.

Recorded in: Document No. 627354 of the real property records of San Patricio County, Texas.

Secures: Note in the original principal amount of \$19,752.00, executed by Cynthia A Garcia ("Borrower") and payable to the order of Lender.

Property: Lots 17, 18, Block 2 Verde Vista, Section one, A subdivision of record in San Patricio County, Texas, according to the map or plat records in file 511644, envelope A339-A340, tube 29-3 of the plat records of San Patricio County, Texas.

Foreclosure Sale:

Date: Tuesday, April 3, 2018

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10 am.

Place: San Patricio County Courthouse

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Verde Vista, Ltd.'s bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Verde Vista, Ltd., the owner and holder of the Note, has requested Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Verde Vista, Ltd.'s election to proceed against and sell both the real property and any personal property

described in the Deed of Trust in accordance with Verde Vista, Ltd.'s rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

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

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

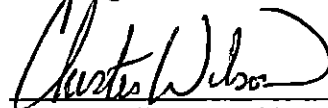
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain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

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

Pursuant to section 51.0075(a) of the Texas Property Code, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee.

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

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



Chester Wilson, President of CRW Consulting, LLC

NOTICE OF FORECLOSURE SALE

March 2, 2018

RECEIVED

Deed of Trust:

Dated: March 14, 2017

Grantor: Roberto Clemente Flores

Trustee: Chester Wilson

Lender: Verde Vista, Ltd.

Recorded in: Document No. 665649 of the real property records of San Patricio County, Texas.

Secures: Note in the original principal amount of \$19,201.00, executed by Roberto Clemente Flores ("Borrower") and payable to the order of Lender.

Property: Lots 15, 16, Block 6 Verde Vista, Section one, A subdivision of record in San Patricio County, Texas, according to the map or plat records in file 511644, envelope A339-A340, tube 29-3 of the plat records of San Patricio County, Texas.

MAR - 2 2018
9:48A M
GRACIE ALANIZ-GONZALES
COUNTY CLERK

Foreclosure Sale:

Date: Tuesday, April 3, 2018

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10 am.

Place: San Patricio County Courthouse

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Verde Vista, Ltd.'s bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Verde Vista, Ltd., the owner and holder of the Note, has requested Trustee to sell the Property.

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

of Verde Vista, Ltd.'s election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Verde Vista, Ltd.'s rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

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

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

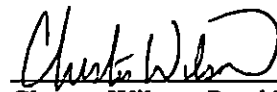
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain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

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

Pursuant to section 51.0075(a) of the Texas Property Code, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee.

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

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



Chester Wilson, President of CRW Consulting, LLC

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

RECEIVED

FEB 28 2018

11:09 AM
GRACIE ALANIZ-GONZALES
COUNTY CLERK

DEED OF TRUST INFORMATION:

Date: 10/16/2000
Grantor(s): ELIAS ESCAMILLA AND WIFE, CELIA ESCAMILLA
Original Mortgagee: FIRST UNION NATIONAL BANK OF DELAWARE
Original Principal: \$42,000.00
Recording Information: Instrument 488986
Property County: San Patricio
Property:

A TRACT OF LAND SITUATED IN SAN PATRICIO COUNTY TEXAS NORTH OF COUNTY RD # 26 (POLLY LANE) AND APPROXIMATELY 2.5 MILES NORTHEAST OF THE TOWN OF MATHIS, TEXAS ON HILLTOP RD CONTAINING 1.0 ACRES, MORE OR LESS, BEING DESIGNATED AS LOT 7 OF HILLSIDE ACRES, AN UNRECORDED PLAT OUT OF THE ALFRED EDGE 64.28 ACRE TRACT DESCRIBED IN DEED IN V 654 PG 193 DEED RECORDS OF SAN PATRICIO COUNTY TEXAS SAID 1 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED TO-WIT: BEGINNING AT A 5/8 INCH IRON ROD, FOUND, IN THE NORTHERLY BOUNDARY LINE OF SAID 64.28 ACRE TRACT WHERE THE NE CORNER OF SAID 64.28 ACRE TRACT BEARS S 51 DEG 37' 20" E A DISTANCE OF 607.81 FEET, FOR THE NE CORNER OF THIS TRACT, ALSO BEING THE NW CORNER OF LOT 6 OF SAID HILLSIDE ACRES; THENCE S 59 DEG 53' 49" W, ALONG THE COMMON LINE BETWEEN SAID LOT 7 AND LOT 6 A DISTANCE OF 354.59 FT TO A 5/8 INCH IRON ROD FOUND IN THE NORTHERLY BOUNDARY LINE OF THE R-O-W OF SAID HILLSIDE ROAD, FOR THE SE CORNER OF THIS LOT ALSO BEING THE SW CORNER OF SAID LOT 6;
THENCE N 30 DEG 12' 24" W ALONG THE NORTHERLY BOUNDARY LINE OF THE R-O-W OF SAID HILLSIDE ROAD, A DISTANCE OF 29.96 FT TO THE BEGINNING POINT OF A CURVE TO THE LEFT WHOSE RADIUS IS 1495.33 FT, WHOSE CENTRAL ANGLE IS 03-DEG A DISTANCE OF 81.34 FT TO THE END OF SAID CURVE, AS MARKED BY A 5/8 INCH IRON ROD, FOR A SOUTHERLY CORNER OF SAID LOT 7;
THENCE N 33 DEG 19' 22" W ON THE NORTHERLY BOUNDARY LINE OF THE ROW OF SAID HILLTOP RD, A DISTANCE OF 25.0 FT TO A 5/8 INCH IRON ROD FOUND FOR THE SW CORNER OF SAID LOT 7 ALSO BEING THE SW CORNER OF LOT 6 OF HILLSIDE ACRES;
THENCE N 62 DEG 52' 02" E ALONG THE COMMON LINE BETWEEN SAID LOT 7 AND 8 A DISTANCE OF 309.07 FT TO A 5/8 INCH IRON FOUND IN THE NORTHERLY BOUNDARY LINE OF SAID 64.29 ACRE TRACT FOR THE NW CORNER OF SAID LOT 7 ALSO BEING THE NE CORNER OF SAID LOT 8; THENCE S 51 DEG 37' 20" E ALONG THE NORTHERLY BOUNDARY LINE OF SAID 64.29 ACRE TRACT A DISTANCE OF 135.0 FT TO THE POINT OF BEGINNING AND CONTAINING 1.0 ACRES OF LAND MORE OR LESS.

Reported Address: 113 HILLTOP ROAD, MATHIS, TX 78368

MORTGAGE SERVICING INFORMATION:

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

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

SALE INFORMATION:

Date of Sale: Tuesday, the 3rd day of April, 2018
Time of Sale: 11:00AM or within three hours thereafter.
Place of Sale:

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

Substitute Trustee(s): Jim Rector, Denise Rector, Michael Burns, Elizabeth Hayes, Michael Hupf, Marilyn Jones, Suzanne Suarez, or Alexander Wolfe, any to act

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

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

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

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Jim Rector, Denise Rector, Michael Burns, Elizabeth Hayes, Michael Hupf, Marilyn Jones, Suzanne Suarez, or Alexander Wolfe, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

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

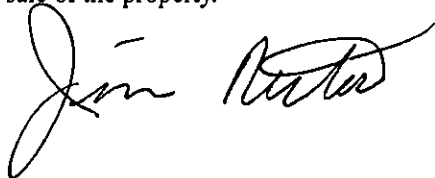
NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Jim Rector, Denise Rector, Michael Burns, Elizabeth Hayes, Michael Hupf, Marilyn Jones, Suzanne Suarez, 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 and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Very truly yours,

Bonial & Associates, P.C.

A handwritten signature in black ink, appearing to read "Jon Butler". The signature is written in a cursive style with a large, looping initial "J".

CAUSE NO. S-17-5661CV-A

IN RE: ORDER FOR FORECLOSURE
CONCERNING 113 HILLTOP ROAD,
MATHIS, TX 78368 UNDER TEX. R.
CIV. PROC. 736

IN THE DISTRICT COURT

PETITIONER:

WELLS FARGO BANK, N.A.

SAN PATRICIO COUNTY, TEXAS

RESPONDENT(S):

CELIA ESCAMILLA, ELIAS
ESCAMILLA

36TH DISTRICT COURT

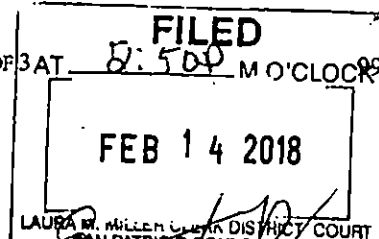
DEFAULT ORDER ALLOWING FORECLOSURE

1. On this day, the Court considered Petitioner's motion for a default order granting its application for an expedited order under Rule 736. Petitioner's application complies with the requirements of Texas Rule of Civil Procedure 736.1.
2. The name and last known address of each Respondent subject to this order is Celia Escamilla, whose last known address is 21388 Pvt Road 628, Mathis, TX 78368 and Elias Escamilla, whose last known address is 21388 Pvt Road 628, Mathis, TX 78368. Each Respondent was properly served with the citation, but none filed a response within the time required by law. The return of service for each Respondent has been on file with the court for at least ten days.
3. The property that is the subject of this foreclosure proceeding is commonly known as 113 Hilltop Road, Mathis, TX 78368 with the following legal description:

A TRACT OF LAND SITUATED IN SAN PATRICIO COUNTY TEXAS NORTH OF COUNTY RD # 26 (POLLY LANE) AND APPROXIMATELY 2.5 MILES NORTHEAST OF THE TOWN OF MATHIS, TEXAS ON HILLTOP RD CONTAINING 1.0 ACRES,

DEFAULT ORDER ALLOWING FORECLOSURE

PAGE 1 OF 3 AT 8:50 P M O'CLOCK 9980-3965



MORE OR LESS, BEING DESIGNATED AS LOT 7 OF HILLSIDE ACRES, AN UNRECORDED PLAT OUT OF THE ALFRED EDGE 64.28 ACRE TRACT DESCRIBED IN DEED IN V 654 PG 193 DEED RECORDS OF SAN PATRICIO COUNTY TEXAS SAID 1 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED TO-WIT: BEGINNING AT A 5/8 INCH IRON ROD, FOUND, IN THE NORTHERLY BOUNDARY LINE OF SAID 64.28 ACRE TRACT WHERE THE NE CORNER OF SAID 64.28 ACRE TRACT BEARS S 51 DEG 37' 20" E A DISTANCE OF 607.81 FEET, FOR THE NE CORNER OF THIS TRACT, ALSO BEING THE NW CORNER OF LOT 6 OF SAID HILLSIDE ACRES; THENCE S 59 DEG 53' 49" W, ALONG THE COMMON LINE BETWEEN SAID LOT 7 AND LOT 6 A DISTANCE OF 354.59 FT TO A 5/8 INCH IRON ROD FOUND IN THE NORTHERLY BOUNDARY LINE OF THE R-O-W OF SAID HILLSIDE ROAD, FOR THE SE CORNER OF THIS LOT ALSO BEING THE SW CORNER OF SAID LOT 6; THENCE N 30 DEG 12' 24" W ALONG THE NORTHERLY BOUNDARY LINE OF THE R-O-W OF SAID HILLSIDE ROAD, A DISTANCE OF 29.96 FT TO THE BEGINNING POINT OF A CURVE TO THE LEFT WHOSE RADIUS IS 1495.33 FT, WHOSE CENTRAL ANGLE IS 03 DEG A DISTANCE OF 81.34 FT TO THE END OF SAID CURVE, AS MARKED BY A 5/8 INCH IRON ROD, FOR A SOUTHERLY CORNER OF SAID LOT 7; THENCE N 33 DEG 19' 22" W ON THE NORTHERLY BOUNDARY LINE OF THE ROW OF SAID HILLTOP RD, A DISTANCE OF 25.0 FT TO A 5/8 INCH IRON ROD FOUND FOR THE SW CORNER OF SAID LOT 7 ALSO BEING THE SW CORNER OF LOT 6 OF HILLSIDE ACRES; THENCE N 62 DEG 52' 02" E ALONG THE COMMON LINE BETWEEN SAID LOT 7 AND 8 A DISTANCE OF 309.07 FT TO A 5/8 INCH IRON FOUND IN THE NORTHERLY BOUNDARY LINE OF SAID 64.29 ACRE TRACT FOR THE NW CORNER OF SAID LOT 7 ALSO BEING THE NE CORNER OF SAID LOT 8; THENCE S 51 DEG 37' 20" E ALONG THE NORTHERLY BOUNDARY LINE OF SAID 64.29 ACRE TRACT A DISTANCE OF 135.0 FT TO THE POINT OF BEGINNING AND CONTAINING 1.0 ACRES OF LAND MORE OR LESS.

4. The lien to be foreclosed is indexed or recorded at Instrument Number: 488986 and recorded in the real property records of San Patricio County, Texas.
5. The material facts establishing Respondent's default are alleged in Petitioner's application and the supporting affidavit. Those facts are adopted by the court and incorporated by reference in this order.

6. Based on the affidavit of Petitioner, no Respondent subject to this order is protected from foreclosure by the Servicemembers Civil Relief Act, 50 U.S.C. App. § 501 et seq.
7. Therefore, the Court grants Petitioner's motion for a default order under Texas Rules of Civil Procedure 736.7 and 736.8. Petitioner may proceed with foreclosure of the property described above in accordance with applicable law and the loan agreement, contract, or lien sought to be foreclosed.
8. This order is not subject to a motion for rehearing, a new trial, a bill of review, or an appeal. Any challenge to this order must be made in a separate, original proceeding filed in accordance with Texas Rule of Civil Procedure 736.11.

SIGNED this 14 day of July, 2018.



JUDGE PRESIDING

Starr Boldrick Bauer

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: April 03, 2018

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

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

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 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.
ONE HOME CAMPUS
DES MOINES, IA 50328

RECEIVED

FEB 26 2018

9:20 AM
GRACIE ALANIZ-GONZALES
COUNTY CLERK


VICKI HAMMONDS, LANNA LAREW, WILLIAM D. LAREW, OR SANDRA MENDOZA
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: _____



NOS0000006348635

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 COLEMEN 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 AN 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

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: April 03, 2018

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

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

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated October 12, 1995 and recorded in Document CLERK'S FILE NO. 435947 real property records of SAN PATRICIO County, Texas, with GILBERT PEREZ, JR, grantor(s) and CTX MORTGAGE COMPANY, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by GILBERT PEREZ, JR, securing the payment of the indebtednesses in the original principal amount of \$83,430.00, 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

RECEIVED

FEB 26 2018

9:20 AM
GRACIE ALANIZ GONZALES
COUNTY CLERK


VICKI HAMMONDS, LANNA LAREW, WILLIAM D. LAREW, OR SANDRA MENDOZA
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 THIRTY ONE (31), BLOCK SIX (6), EAST CLIFF NO. 5, AN ADDITION TO THE TOWN OF PORTLAND IN SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY MAP OR PLAT OF SAME OF RECORD IN VOLUME 8, PAGE 5, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.



NOS0000006442172

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: April 03, 2018

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

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

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated May 23, 2014 and recorded in Document CLERKS FILE NO. 637880 real property records of SAN PATRICIO County, Texas, with MARGARITO JESUS ZUNIGA AND JAYCE ZUNIGA, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by MARGARITO JESUS ZUNIGA AND JAYCE ZUNIGA, securing the payment of the indebtednesses in the original principal amount of \$206,939.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. PENNYMAC LOAN SERVICES, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

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

VICKI HAMMONDS, LANNA LAREW, WILLIAM D. LAREW, OR SANDRA MENDOZA
Substitute Trustee

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

RECEIVED

FEB 26 2018

9:20 AM

GRACIE ALANIZ-GONZALES
COUNTY CLERK

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 ONE (1), AMYS SUBDIVISION, AN ADDITION IN THE CITY OF INGLESIDE, SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY MAP OR PLAT THEREOF RECORDED IN ENEVELOPE 1324, TUBE 24-2, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.



NOS00000006521967

RECEIVED

FEB 22 2018

1:57p M
GRACIE ALANIZ-GONZALES
COUNTY CLERK

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

SAN PATRICIO County
Deed of Trust Dated: December 17, 2007
Amount: \$300,240.00
Grantor(s): DELORES JUREK and FRANK J. JUREK

Original Mortgagee: FINANCIAL FREEDOM SENIOR FUNDING CORPORATION, A SUBSIDIARY OF INDY MAC BANK, F.S.B.
Current Mortgagee: THE BANK OF NEW YORK MELLON, NOT INDIVIDUALLY BUT SOLELY AS CO-TRUSTEE FOR RML TRUST 2013-2

Mortgagee Servicer and Address: c/o REVERSE MORTGAGE SOLUTIONS, INC., 14405 WALTERS ROAD, SUITE 200, HOUSTON, TX 77014

Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property

Recording Information: Document No. 576050

Legal Description: THE SURFACE ESTATE ONLY OF LOT 1 AND LOT 2, BLOCK 1, BRADSHAW CIRCLE, A SUBDIVISION IN SAN PATRICIO COUNTY TEXAS, AS SHOWN BY MAP OR PLAT THEREOF, RECORDED IN VOLUME 13, PAGE 19, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS, TOGETHER WITH CERTIAN RESTRICTIONS THERETO ALSO SHOWN OF RECORD IN SAID SAN PATRICIO, TEXAS.

WHEREAS FRANK J. JUREK is deceased.

WHEREAS DELORES JUREK is deceased.

Date of Sale: April 3, 2018 between the hours of 11:00 AM and 2:00 PM.

Earliest Time Sale Will Begin: 11:00 AM

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

JIM RECTOR OR DENISE RECTOR, JO WOOLSEY, W.D. LAREW, LESLYE EVANS, ARNOLD MENDOZA, CAROL EVANGELISTI, MARCIA CHAPA, MARTHA BOETA, JIM RECTOR, BOB FRISCH, VICKI HAMMONDS, SANDRA MENDOZA, JAMIE STEEN OR LANNA LAREW have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust.

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

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

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

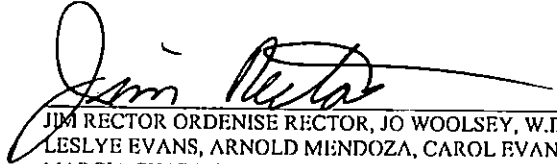
A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. Assert and protect your rights as a member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

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



Aaron Espinoza, Attorney at Law

HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2017-003519



JIM RECTOR ORDENISE RECTOR, JO WOOLSEY, W.D. LAREW,
LESLYE EVANS, ARNOLD MENDOZA, CAROL EVANGELISTI,
MARCIA CHAPA, MARTHA BOETA, JIM RECTOR, BOB
FRISCH, VICKI HAMMONDS, SANDRA MENDOZA, JAMIE
STEEN OR LANNA LAREW
c/o Tejas Trustee Services
14800 Landmark Blvd, Suite 850
Addison, TX 75254

RECEIVED

TS No.: 2018-00393-TX
18-000436-673

FEB 22 2018

1:15 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: 04/03/2018

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: 2573 Alana Ln, Ingleside, TX 78362-6501

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 04/18/2006 and recorded 04/19/2006 in Document 555864, real property records of San Patricio County, Texas, with **Pedro Moreno Jr and wife Sandra L Moreno** grantor(s) and **OPTION ONE MORTGAGE CORPORATION, A CALIFORNIA CORPORATION** as Lender, **DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST 2006-OPT5, ASSET-BACKED CERTIFICATES, SERIES 2006-OPT5** 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 **VICKI HAMMONDS, LESLYE EVANS, ARNOLD MENDOZA 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 **Pedro Moreno Jr and wife Sandra L Moreno**, securing the payment of the indebtedness in the original principal amount of **\$71,250.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST 2006-OPT5, ASSET-BACKED CERTIFICATES, SERIES 2006-OPT5** 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 TWENTY EIGHT (28), BLOCK ONE (1), VISTA HERMOSA SUBDIVISION, IN SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY MAP OR PLAT OF SAME OF RECORD IN VOLUME 5, PAGE 9-10 OF THE MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.

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**

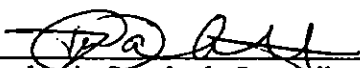
Phone: 1-800-746-2936

Notice of [Substitute] Trustee Sale

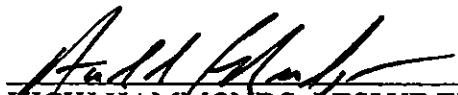
9. Limitation of Damages: If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's attorney.

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: February 21, 2018


Stephanie Spurlock, Laterika Thompkins, Camisha Scott, Melisa Jones, 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


VICKI HAMMONDS, LESLYE EVANS, ARNOLD MENDOZA 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.

RECEIVED

FEB - 9 2018

1:28 P

M
GRACIE ALANIZ-GONZALES
COUNTY CLERK

Notice of Foreclosure Sale

January 9, 2018

Deed of Trust, Security Agreement & Financing Statement ("Deed of Trust"):

Dated: July 1, 2009

Grantor: Roy L. Robinette and Sandra S. Robinette

Trustee: Kevin M. Maraist

Lender: First Community Bank

Recorded in: Document No. 592068 of the official public records of San Patricio County, Texas.

Secures: Promissory Note ("Note") in the original principal amount of \$341,122.67, executed by Roy L. Robinette and Sandra S. Robinette ("Borrower") and payable to the order of Lender.

Property: The real property, improvements, and personal property described in and mortgaged in the Deed of Trust, including the real property described as follows, and all rights and appurtenances thereto:

That land located in San Patricio County, Texas more particularly described as follows: See **Exhibit "A"** hereto attached (the "Property").

Trustee's Address: Anderson, Lehrman, Barre & Maraist, LLP
Gaslight Square
1001 Third Street, Ste. 1
Corpus Christi, TX 78404

Foreclosure Sale:

Date: Tuesday, April 3, 2018

Time: The sale of the Property will be held between the hours of 10:00 a.m. and 4:00 p.m. local time; **the earliest time at which the Foreclosure Sale will begin is 1:00 p.m.**

Place: San Patricio County Courthouse in Sinton, Texas, at the following location: at 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 San Patricio County Commissioners Court.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Lender's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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

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

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


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

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

Pursuant to section 51.0075(a) of the Texas Property Code, the Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the Trustee.

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

Dated: February 9, 2018.


Kevin M. Maraist, Trustee
1001 Third St., Ste. 1
Corpus Christi, TX 78404
361-884-4981
361-884-1286 (fax)

Mortgagee:

First Community Bank
416 N. Water Street
Corpus Christi, TX 78401

EXHIBIT "A"

Field notes of a 4.60 acre tract of land, being out of a tract of land described as 22.9057 acres conveyed from James H. Dean to Stanley G. Newsome Jr., by Warranty Deed recorded in Clerk's File No. 413720 of the Real Property Records of San Patricio County, Texas; also being out of a 35.7495 acre tract of land conveyed to Chester B. Brittain to James H. Dean, et al, by General Warranty Deed with Vendor's Lien dated March 20, 1980 and recorded in Volume 619, Page 287 of the Deed Records of San Patricio County, Texas.

Said 4.60 acre tract is comprised of a portion of the Theo Carroll Survey, Abstract 93 and the T.T. Williamson Survey, Abstract 151, is situated in San Patricio County, Texas, approximately 7 miles East of the Town of Sinton, and is described by metes and bounds as follows:

Beginning at a point in the Northwest line of said 35.7495 acre tract, at the Southwest corner of Lost Creek Estate Subdivision, as shown on map recorded in Volume 13, Page 51' of the Map Records of San Patricio County, Texas, for the Northwest corner of this tract;

THENCE, South 84° 38' 42" East along the South line of said Lost Creek Estates Subdivision and the North line of this tract, a distance of 31.17 feet to a 5/8" iron rod with surveyor's cap stamped "RPLS 1907" set for the Westerly Northeast corner of this tract;

THENCE, South 20° 55' 02" West along a Southeast line of this tract, a distance of 155.35 feet to a 5/8" iron rod with surveyor's cap stamped "RPLS 1907" set for an angle corner of this tract;

THENCE, South 27° 54' 58" West continuing along the Southeast line of this tract, a distance of 222.77 feet to a 5/8" iron rod with surveyor's cap stamped "RPLS 1907" set for an interior corner of this tract;

THENCE, South 62° 03' 53" East along a Northeast line of this tract, a distance of 382.92 feet to a 5/8" iron rod with surveyor's cap stamped "RPLS 1907" set for the Easterly Northeast corner of this tract;

THENCE, South 46° 03' 59" West along a Southerly southeast line of this tract, a distance of 373.48 feet to a 5/8" iron rod with surveyor's cap stamped "RPLS 1907" set for an angle corner of this tract;

THENCE, South 09° 11' 30" West continuing along a Southerly Southeast line of this tract, a distance of 129.09 feet to a point for the southeast corner of this tract;

THENCE, North 87° 57' 57" West along the South line of this tract, at 34.74 feet pass a 5/8" iron rod with surveyor's cap stamped "RPLS 1907" set for a line marker, in all a distance of 360.15 feet to a 5/8" iron rod with surveyor's cap stamped "RPLS 1907" set for an interior corner of said 35.7495 acre tract and the Southwest corner of this tract;

THENCE, North 26° 02' 57" East along the Northwest line of said 35.7495 acre tract and the Northwest line of this tract, a distance of 430.70 feet to a 5/8" iron rod with surveyor's cap stamped "RPLS 1907" set for an angle corner of said 35.7495 acre tract and an angle corner of this tract;

THENCE, North 27° 54' 53" East continuing along the Northwest line of said 35.7495 acre tract and the Northwest line of this tract, a distance of 425.09 feet to a 5/8" iron rod with surveyor's cap stamped "RPLS 1907" set for an angle corner of said 35.7495 acre tract and an angle corner this tract;

THENCE, North 20° 55' 02" East continuing along the Northwest line of said 35.7495 acre tract and the Northwest line of this tract, a distance of 145.02 feet to the POINT OF BEGINNING, containing 4.60 acres of land, more or less.