

Notice of Trustee's Sale

RECEIVED

**Date:** June 14, 2016  
**Trustee:** Michael A. McCauley  
**Trustee Address:** 615 N. Upper Broadway, Ste 800  
Corpus Christi, TX 78401

JUN 14 2016  
3:46 PM  
GRACIE ALANIZ-GONZALES  
COUNTY CLERK

**Lender:** Gulf Coast Federal Credit Union

**Note:** Note dated August 24, 2012 in the original principal amount of \$43,271.14 executed by Todd Hall.

**Deed of Trust**

**Date:** August 24, 2012

**Grantor:** Todd Hall

**Lender:** Gulf Coast Federal Credit Union

**Recording information:** Document No. 626363 in the Official Public Records of San Patricio County, Texas

**Property:** the Southwest half (SW 1/2) of Lot Eleven (11) and all of Lot Twelve (12), Block One (1), PARK ADDITION, an addition to the Town of Mathis, San Patricio County, Texas, according to the map or plat recorded in Volume 3, Page 46, of the Map Records of San Patricio County, Texas

**Date of Sale:** July 5, 2016

**Time of Sale:** 1:00 p.m. (to begin no earlier than 1:00 p.m. or not later than three hours thereafter)

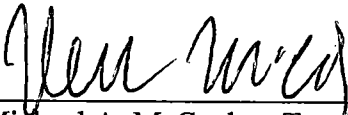
**Place of Sale:** San Patricio County Courthouse (at the area designated by the County Commissioner's Court for foreclosure/public auction sales)

**Terms of Sale:** To the highest bidder for cash.

Lender has appointed Michael A. McCauley as Substitute Trustee under the Deed of Trust. Because there is a default in payment of the Note secured by the Deed of Trust, 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

RECEIVED

SELECT PORTFOLIO SERVICING, INC. (SPS)  
ESPARZA, PEDRO M. AND JENNIFER  
21044 MCMURRAY LANE, MATHIS, TX 78368

CONVENTIONAL  
Our File Number: 16-023756

JUN 14 2016

10:10A M  
GRACIE ALANIZ-GONZALES  
COUNTY CLERK

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on April 24, 2007, PEDRO M. ESPARZA AND JENNIFER ESPARZA, as Grantor(s), executed a Deed of Trust conveying to ALLAN B. POLUNSKY, as Trustee, the Real Estate hereinafter described, to WASHINGTON MUTUAL BANK 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 568609, 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

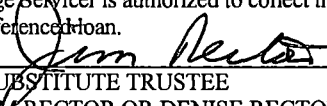
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, July 5, 2016 between ten o'clock AM and four o'clock PM and beginning not earlier than 11:00 AM or not later than three hours thereafter, I will sell said Real Estate in the area designated by the Commissioners Court, of San Patricio county, pursuant 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:

LOT TWENTY-THREE (23), GLEN ERIN ESTATES 2.0, A SUBDIVISION SITUATED IN SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT THEREOF RECORDED UNDER CLERK'S FILE NO. 527974, ENVELOPE A-375, TUBE 20-2, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR ALL PERTINENT PURPOSES.

Property Address: 21044 MCMURRAY LANE  
MATHIS, TX 78368  
Mortgage Servicer: SELECT PORTFOLIO SERVICING, INC.  
Noteholder: CITIBANK, N.A., AS TRUSTEE, IN TRUST FOR REGISTERED HOLDERS OF WAMU ASSET-BACKED CERTIFICATES WAMU SERIES 2007-HE4 TRUST  
3217 S. DECKER LAKE DR.  
SALT LAKE CITY, UTAH 84119

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  
JIM RECTOR OR DENISE RECTOR OR JO WOOLSEY  
OR BOB FRISCH OR VICKI HAMMONDS OR  
ARNOLD MENDOZA OR SANDRA MENDOZA OR  
JAMIE STEEN OR W.D. LAREW OR FREDERICK  
BRITTON OR JACK BURNS II OR PATRICIA  
SANDERS OR JUDY POST OR PAMELA THOMAS OR  
KRISTOPER HOLUB OR PATRICK ZWIERS OR  
AARTI PATEL OR MIKE HANLEY OR ISREAL  
CURTIS OR JASON SPENCE OR JOHN SISK OR  
TRAVIS KADDITZ  
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.**

# 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, 650 North Sam Houston Parkway East, Suite 450, Houston, Texas 77060**

**Date of Security Instrument:** October 17, 2012

**Grantor(s):** Dori Lynne Krolczyk, an unmarried woman

**Original Trustee:** Allan B. Polunsky

**Original Mortgagee:** Mortgage Electronic Registration Systems Inc. ("MERS"), solely as nominee for WR Starkey Mortgage, L.L.P., its successors and assigns

**Recording Information:** Clerk's File No. 622209, in the Official Public Records of SAN PATRICIO County, Texas.

**Current Mortgagee:** Freedom Mortgage Corporation

**Mortgage Servicer:** Freedom Mortgage Corporation, whose address is C/O 907 Pleasant Valley Ave, Suite 3 Mt. Laurel, NJ 08054 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:** 07/05/2016                      **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.**

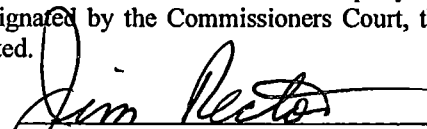
**Legal Description:**

**LOT NO. FOURTEEN (14), BLOCK NO. TWO HUNDRED TWENTY-TWO (222), CITY OF ARANSAS PASS, SAN PATRICIO COUNTY, TEXAS, AS SHOWN ON MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 41, 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.  
650 N. Sam Houston Parkway East  
Suite 450  
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, Martin Vacca as Successor Substitute Trustee, or Cathy Cagle as Successor Substitute Trustee  
c/o Servicelink Default Abstract Solutions  
1320 Greenway Drive, Suite 300  
Irving, TX 75038

**RECEIVED**

**JUN 14 2016**

*10:17 AM*  
GRACIE ALANIZ-GONZALES  
COUNTY CLERK



4579432

# 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, 650 North Sam Houston Parkway East, Suite 450, Houston, Texas 77060**

**RECEIVED**

**Date of Security Instrument:** October 29, 2009

**Grantor(s):** Ryan Paul Gonzalez, and Spouse, Marli Gonzalez

**Original Trustee:** Patricia A. Gustafson

**Original Mortgagee:** Mortgage Electronic Registration Systems Inc., as nominee for Hometrust Mortgage Company, its successors and assigns

**JUN 14 2016**  
*10:17 AM*  
GRACIE ALANIZ-GONZALES  
COUNTY CLERK

**Recording Information:** Clerk's File No. 595298, in the Official Public Records of SAN PATRICIO County, Texas.

**Current Mortgagee:** JPMorgan Chase Bank, National Association

**Mortgage Servicer:** JPMorgan Chase Bank, National Association, whose address is C/O 3415 Vision Drive Columbus, OH 43219-6009 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:** 07/05/2016      **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.**

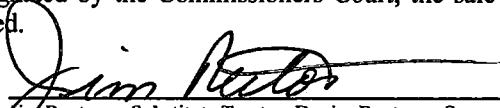
**Legal Description:**

**LOT TWENTY-FIVE (25), BLOCK ONE (1), NORTH SHORE UNIT 10B IN THE CITY OF PORTLAND, SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY MAP OR PLAT OF SAME OF RECORD UNDER COUNTY CLERK'S FILE NO. 490993 OF THE REAL PROPERTY RECORDS, AND IN ENVELOPE A-291,A-292 AND A-293 OF THE MAP RECORDS, ALL IN 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.  
650 N. Sam Houston Parkway East  
Suite 450  
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, Israel Curtis as Successor Substitute Trustee, John Sisk as Successor Substitute Trustee, Travis Kaddatz as Successor Substitute Trustee, Jason Spence as Successor Substitute Trustee, Frederick Britton as Successor Substitute Trustee, Patricia Sanders as Successor Substitute Trustee, Aarti Patel as Successor Substitute Trustee, Judy Post as Successor Substitute Trustee, Patrick Zwiers as Successor Substitute Trustee, Jack Burns II as Successor Substitute Trustee, Mike Hanley as Successor Substitute Trustee, Pamela Thomas as Successor Substitute Trustee, Kristopher Holub as Successor Substitute Trustee, Vicki Hammonds as Successor Substitute Trustee, Martin Vacca as Successor Substitute Trustee, or Cathy Cagle as Successor Substitute Trustee



4579436

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: July 05, 2016

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 13, 2014 and recorded in Document CLERK'S FILE NO. 641989 real property records of SAN PATRICIO County, Texas, with LEROY CARRANZA JR, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by LEROY CARRANZA JR, securing the payment of the indebtednesses in the original principal amount of \$56,530.00, 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.

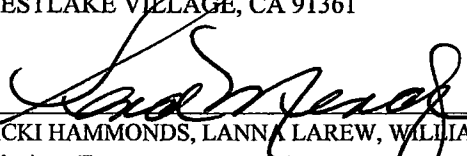
6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer 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

RECEIVED

JUN 13 2016

9:23 A.M.  
GRACIE ALANIZ-GONZALES  
COUNTY CLERK

  
VICKI HAMMONDS, LANN A 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 6. 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: \_\_\_\_\_

0000005867809

SAN PATRICIO

**EXHIBIT "A"**

LOT ELEVEN (11), BLOCK FOUR (4), RAMOZ, AN ADDITION TO THE TOWN OF SINTON IN SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY MAP OR PLAT OF SAME OF RECORD IN VOLUME 3, PAGE 1A OF THE MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.

**NOTICE OF TRUSTEE'S SALE**

**RECEIVED**

**Date:** June 10, 2016

**JUN 10 2016**

**Trustee:** R. BRYAN STONE

12:40 P M  
GRACIE ALANIZ-GONZALES  
COUNTY CLERK

**Trustee's Address:** Porter, Rogers, Dahlman & Gordon, P.C.  
800 N. Shoreline, Suite 800 S  
Corpus Christi, Texas 78401

**Mortgagee:** CACHE PRIVATE CAPITAL DIVERSIFIED FUND, LLC, a Nevada limited liability company

**Note:** Secured Promissory Note dated July 31, 2015 in the amount of \$2,250,000.00

**Second Position Deed of Trust**

**Date:** July 31, 2015

**Grantor:** LOU-TEX MEDICAL VENTURE, L.L.C., a Texas limited liability company

**Mortgagee:** CACHE PRIVATE CAPITAL DIVERSIFIED FUND, LLC, a Nevada limited liability company

**Recording information:** DT 649444 in the Official Public Records of San Patricio County, Texas

**Property:**

Address: 2286 HWY 361, Ingleside, Texas 78336

The NORTHWESTERLY THIRTY-THREE FEET (NW 33') OF LOT ELEVEN (11), and all of Lots TWELVE (12), THIRTEEN (13), and FOURTEEN (14), Tract ONE (1), DOWNTOWN INGLESIDE, an addition to the City of Ingleside, San Patricio County, Texas, according to the map or plat recorded in Envelope A-87, of the Map Records of San Patricio County, Texas.

SAVE AND EXCEPT therefrom the following tract of land:

The WEST SIXTY-ONE AND 33/100 FEET (61.33') of Lot FOURTEEN (14), Tract ONE (1), DOWNTOWN INGLESIDE, an addition to the City of Ingleside, San Patricio County, Texas, according to map or plat recorded in Envelope A-87, of the Map Records of San Patricio County, Texas, which was conveyed by Warranty Deed from N.O. SIMMONS & ASSOCIATES, INC., to FIRST CITY, TEXAS – CORPUS CHRISTI, dated December 30, 1990, recorded under Clerk's File No. 392440, Real Property Records, San Patricio County, Texas.



**County:** San Patricio County

**Date of Sale (first Tuesday of month):** July 5, 2016

**Time of Sale:** 1:00pm

**Place of Sale:** At the San Patricio County Courthouse in San Patricio County, Texas, on 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 Commissioner's Court.

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

Mortgagee has appointed R. Bryan Stone as Trustee under the Deed of Trust. Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE REAL AND PERSONAL PROPERTY IN THIS DISPOSITION. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.



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**R. BRYAN STONE, Trustee**

NOTICE OF TRUSTEE'S SALE

Date: June 5, 2016

Trustee: New Wave Properties

Lender: Private Investors Family, Limited partnership

Deed Of Trust

Date: October 21, 2013

Grantor: Charles A. Rodriguez and Rubi L. Rodriguez

Lender: Private Investors Family, Limited partnership

Property: Lot Seventeen (17), Block Two (2), SUTHERLAND ADDITION Unit 1, an addition in the City of Portland Texas, San Patricio County, . Otherwise known as 103 Sutherland.

County: San Patricio County, Texas

Date of Sale: July 5, 2016

Time of Sale: 10:00a.m. - 1:00 p.m.

Place of Sale: San Patricio county Texas on the courthouse steps at front entrance

Lender has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

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

Signed this 5<sup>th</sup> day of June, 2016

*Isabella Faith Rich*

Trustee

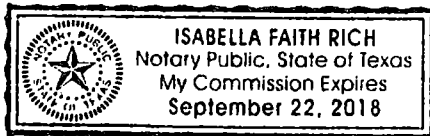
Isabella Faith Rich

New Wave Properties, Inc.

c/o Private Investors Family, Limited partnership

P.O. Box 489

Portland, TX 78374



**Regular First Class U.S. Mail and  
Certified Return Receipt Request  
7014 0150 0000 4537 1819  
Additional copy sent via regular**

RECEIVED

JUN - 9 2016

2:35 p.m.  
GRACIE ALANIE GONZALES  
COUNTY CLERK

RECEIVED

Loan No. 1035002

JUN - 7 2016

10:57 AM

GRACIE ALANIZ-GONZALES  
COUNTY CLERK

NOTICE OF SALE  
(Substitute Trustee)

STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS:

§

COUNTY OF SAN PATRICIO

§

WHEREAS, GARY DALE TAYLOR and ANN MARIE TAYLOR (the "Mortgagor") executed and delivered to Sid Ridlehuber, Trustee for Charter Bank, a Deed of Trust dated July 23, 2014, which instrument was filed of record August 11, 2014, under Clerk's File No. 639730 of the Official Public Records of San Patricio County, Texas, covering the hereinafter described property; and

WHEREAS, Charter Bank is the present owner and holder of said note and lien.

WHEREAS, the undersigned, whose address is 615 N. Upper Broadway, Suite 1100, Corpus Christi, Texas 78401-0748, has been duly appointed as Substitute Trustee under the said Deed of Trust;

WHEREAS, default has occurred in the payment of the indebtedness secured by the above-mentioned Deed of Trust, and Charter Bank, the present Beneficiary, has instructed the undersigned Substitute Trustee to enforce the provisions of said instrument;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN THAT after the posting of this Notice in accordance with the above-mentioned Deed of Trust and the law, and after giving such other notices as required by law, the undersigned Substitute Trustee, or any successor Substitute Trustee, will sell to the highest bidder for cash, or to the Beneficiary or any other holder of said indebtedness for credit, in accordance with the terms of said Deed of Trust the hereinafter described property at the County Courthouse of San Patricio County, Texas, on Tuesday, the 5th day of July, 2016, the same being the first Tuesday in such month, to-wit:

A 36.532 acre tract, more or less, out of Tract 8 of the John Pollan League, Abstract 23 in San Patricio County, Texas, as more fully described on Exhibit "A" attached hereto.

The earliest time at which the sale will occur will be 10:00 a.m., and the sale will be conducted not later than three hours after that time, such hours being between 10:00 a.m. and 1:00 p.m. Further, the sale will be held at the area at the Courthouse designated by the Commissioners Court of such County where sales are to take place pursuant to Section 51.002 of the Texas Property Code.

This sale shall be subject to those reservations, matters and exceptions, if any, set forth in the said Deed of Trust to the extent such are still in force and effect.

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

EXECUTED this 7th day of June, 2016.

F-T SERVICE CORP.  
Substitute Trustee  
615 N. Upper Broadway, Suite 1100  
Corpus Christi, Texas 78401-0748

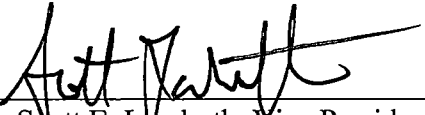
By:   
Scott E. Landreth, Vice President

EXHIBIT "A"  
LEGAL DESCRIPTION

Field notes of a 36.532 acre tract, more or less, being all of a 36.553 acre tract of land described in Release of Lien to Jimmy C. Adair, et ux recorded in Clerk's File No. 592550 of the Official Public Records of San Patricio County, Texas;

Said 36.532 acre tract is part of Tract 8 of the John Pollan League, Abstract 23, as shown on map recorded in Volume "U", Pages 14 & 15 of the Deed Records of San Patricio County, Texas, is situated in San Patricio County, Texas, approximately 2.5 miles northwest of the town of Sinton, and is described by metes and bounds as follows:

Beginning at a point in the centerline of County Road 2411 and the west line of a 101.76 acre tract of land conveyed to Tony Kunitz by Deed recorded in Volume 382, Page 294 of the Deed Records of San Patricio County, Texas; for the northeast corner of said Tract 8, the northeast corner of said 36.553 acre tract, and the northeast corner of this tract;

Thence S 01° 19' 25" E along the centerline of said County Road 2411, the west line of said 101.76 acre tract, the east line of said Tract 8, the east line of said 36.553 acre tract, and the east line of this tract, a distance of 1315.31 feet to a point at the northeast corner of a 22.78 acre tract of land out of a 73.9 acre tract of land conveyed to H. H. Webb by Deed recorded in Volume 203, Page 193 of the Deed Records of San Patricio County, Texas; for the southeast corner of said 36.553 acre tract and the southeast corner of this tract;

Thence S 89° 39' 05" W along the north line of said 22.78 acre tract, the south line of said 36.553 acre tract, and the south line of this tract, at 15.50 feet pass a 5/8" iron rod found for a line marker and at 1205.00 feet pass a 5/8" iron rod found for a line marker, in all a distance of 1209.52 feet to a 5/8" iron rod with surveyor's cap stamped "RPLS 1907" set at the northeast corner of a 23.09 acre tract of land conveyed to William G. Burnett by Deed recorded in Volume 367, Page 37 of the Deed Records of San Patricio County, Texas; and the southeast corner of a 37 acre tract of land conveyed to Frank E. Brandenburg, Jr., by Deed recorded in Clerk's File No. 423098 of the Real Property Records of San Patricio County, Texas; for the southwest corner of said 36.553 acre tract and the southwest corner of this tract;

Thence N 01° 19' 43" W along the east line of said 37 acre tract, the west line of said 36.553 acre tract, and the west line of this tract, a distance of 1316.32 feet to a 5/8" iron rod with surveyor's cap stamped "RPLS 1907" set in the north line of said Tract 8, at the northeast corner of said 37 acre tract, for the northwest corner of said 36.553 acre tract and the northwest corner of this tract;

Thence N 89° 41' 57" E along the north line of said Tract 8, the north line of said 36.553 acre tract, and the north line of this tract, at 1189.65 feet pass a 5/8" iron rod found in the west right-of-way line of said County Road 2411 for a line marker, in all a distance of 1209.65 feet to the point of beginning, containing 36.532 acres of land, more or less.

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: June 1, 2016

DEED OF TRUST:

Date: September 14, 2007  
Grantor: Jeannie W. Otwell  
Beneficiary: ValueBank Texas  
Trustee: R. Scott Heitkamp

**RECEIVED**

**JUN - 7 2016**  
**8:10A<sub>M</sub>**  
**GRACIE ALANIZ-GONZALES**  
**COUNTY CLERK**

Recording Information: File No. 573137, Official Public Records, San Patricio County, Texas

PROPERTY: Lot Five (5), RICHLAND MEADOWS, a Subdivision to the Town of Ingleside, in San Patricio County, Texas, as shown by map or plat of same recorded in Envelope A-244, Tube 24-2, Map Records of San Patricio County, Texas

NOTE:

Date: September 14, 2007  
Original Principal Amount: \$18,800.00  
Debtor: Jeannie W. Otwell  
Owner: ValueBank Texas

Substitute Trustee's Mailing Address (including county): 500 N. Shoreline, Suite901, Corpus Christi, Nueces County, Texas 78401.

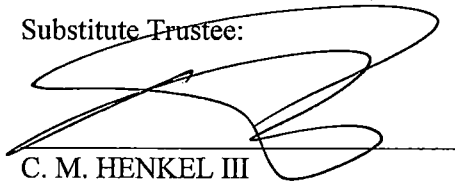
Grantor has failed to perform all of the obligations set out in the Deed of Trust, and in accordance with provisions of that instrument Owner requests that the Property it conveys be sold in a Trustee's sale. Owner hereby removes Trustee and all previously appointed Substitute Trustees (if any) and appoints Substitute Trustee to act in accordance with the Deed of Trust and to sell the Property.

**Date and Time of Sale of Property:** The sale shall begin at 10:00 a.m. on Tuesday, July 5, 2016, or no later than three hours after that time.

**Place of Sale of Property:** At the area of the San Patricio County Courthouse in Sinton, Texas, designated by the Commissioner's Court of San Patricio County, Texas, where foreclosures are to take place.

Because of default in performance of the obligations of the Deed of Trust, Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust. The sale will begin at the earliest time stated above or within three hours after that time.

Substitute Trustee:



C. M. HENKEL III

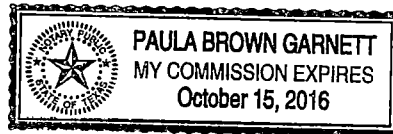
ACKNOWLEDGED, SUBSCRIBED AND SWORN TO BEFORE ME, by C. M. Henkel III on June 1, 2016.



Notary Public, State of Texas

Address of Substitute Trustee:

500 N. Shoreline, Suite 901  
Corpus Christi, Texas 78401



RECEIVED

NOTICE OF (SUBSTITUTE)TRUSTEE'S SALE

STATE OF TEXAS  
COUNTY OF SAN PATRICIO

JUN - 6 2016  
2:06P<sup>M</sup>  
GRACIE ALANIZ-GONZALES  
COUNTY CLERK

WHEREAS, on April 28,2008, Mickela M. Hernandez., executed that certain Real Estate Lien Note payable to the order of William L. Faucett (the "Note"), which Note is secured by the Deed of Trust dated April 28,2008, from Mickela M. Hernandez. to David E. Fast, Trustee, recorded under Document No. 579978 in the Official Public Records of San Patricio County, Texas (the "Deed of Trust") encumbering **LOT FIVE (5), BLOCK SIXTY-ONE(61) ORIGINAL TOWNSITE OF SINTON, San Patricio County, Texas according to map or plat thereof**  
**Recorded in Volume 1, Page 31, of the Map Records of San Patricito County, Texas, to which reference is made for all pertinent purposes.**

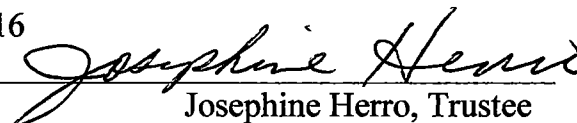
(the "Property"), and securing William L. Faucett in the payment of the indebtedness and performance of the obligations and liabilities described in the Deed of Trust (the "Secured Debt"); and

WHEREAS, default has occurred in the payment of the Secured Debt and in the performance of the obligations and liabilities described in and secured by the Deed of Trust, and the Secured Debt is now wholly due and payable; and

WHEREAS, William L. Faucett, as the owner and holder of the Secured Debt, has appointed the undersigned as Trustee to act under and by virtue of the Deed of Trust and has requested and instructed the undersigned to foreclose upon the Property and sell the Property in accordance with the terms of the Deed of Trust;

NOW, THEREFORE, notice is given that on **Tuesday July 5, 2016** acting as Trustee under the Deed of Trust, I will sell the Property at the covered area at the **First Floor at South entrance on inside of County Courthouse building at 400 W. Sinton Street, San Patricio County, Texas 78387,** to the highest bidder for cash, subject however to the title exceptions and matters set forth in the Deed of Trust. I will conduct the sale between 10:00 a.m. and 1:00 p.m., local time. However, the earliest time at which the sale will occur is 10:00 a.m. local time, and the sale will occur within three hours of such time.

DATED: June 6, 2016

  
Josephine Herro, Trustee

Address and Telephone Number of Trustee:

JOSEPHINE HERRO  
501 DEL MAR BLVD  
CORPUS CHRISTI, TX 78404 (361)882-8557



ORIGINAL

NOTICE OF TRUSTEE'S SALE

RECEIVED

Date: JUNE 1, 2016  
Deed of Trust:  
Date: APRIL 5, 2013  
Grantor: ELMA N. BARRERA  
Beneficiary: 729 MARKET LAND TRUST  
Trustee: MICHAEL J. SHELLY, P.C.  
Address: 5102 Holly Rd., Ste. A  
Corpus Christi, TX 78411

JUN - 3 2016  
9:43 AM  
GRACIE ALANIZ-GONZALES  
COUNTY CLERK

Recording Information: Deed of Trust recorded in Clerk's File No. 626654, Official Public Records of San Patricio County, Texas.

Property: Lot Eight (8), Block Three (3), WEST COURT ADDITION, an addition to the City of Sinton, San Patricio County, Texas, according to the map or plat recorded in Volume 1, Page 26, Map Records of San Patricio County, Texas.

Note Secured by Deed of Trust:

Date: APRIL 5, 2013  
Original Principal Amount: \$41,500.00  
Holder: 729 MARKET LAND TRUST

Date of Sale of Property: JULY 5, 2016

Earliest Time Sale of Property to Begin 10:00 a.m.

Place of Sale of Property:

First Floor of the Courthouse as the South entrance between the glass doors in the vestibule or as designated by the County Commissioner's Office.

Because of default in performance of the obligations of the deed of trust, Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the deed of trust. The sale will begin at the earliest time stated above or within three hours after that time.

As of June 1, 2016, there was owed to 729 Market Land Trust, \$47,071.23 on the Note, being principal \$40,741.75, Interest \$295.15 and Attorney's Fees \$6,034.33. Interest continues to accrue at the rate of \$11.16 per day.

**THE SALE OF THE PROPERTY IS "AS IS" AND "WHERE IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE TRUSTEE, EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. NEITHER THE HOLDER/BENEFICIARY NOR THE TRUSTEE MAKE ANY REPRESENTATIONS OR WARRANTIES WITH RESPECT TO COMPLIANCE WITH LAWS, RULES, AGREEMENTS OR SPECIFICATIONS, NOR WITH RESPECT TO CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH ARE EXPRESSLY WAIVED BY GRANTEE.**

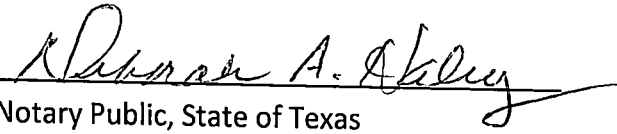
**MICHAEL J. SHELLY, P.C., Trustee**

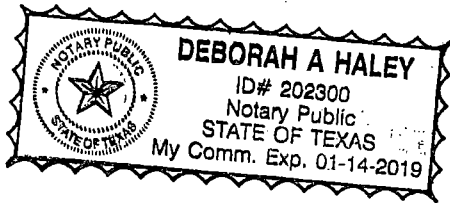
By: \_\_\_\_\_

**Michael J. Shelly, President**

STATE OF TEXAS  
COUNTY OF NUECES

This instrument was acknowledged before me on this the 1<sup>st</sup> day of June, 2016, by Michael J. Shelly, President of Michael J. Shelly, P.C., a professional corporation, on behalf of said corporation.

  
Notary Public, State of Texas



**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: July 05, 2016

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

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

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

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated November 16, 2005 and recorded in Document CLERK'S FILE NO. 551108; AS AFFECTED BY CLERK'S FILE NO. 552390 real property records of SAN PATRICIO County, Texas, with ROUMALDO J. PADILLA AND MICAELA EDWARDS-PADILLA, grantor(s) and FIRST COMMUNITY BANK, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by ROUMALDO J. PADILLA AND MICAELA EDWARDS-PADILLA, securing the payment of the indebtednesses in the original principal amount of \$72,427.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. BANK OF AMERICA, 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. CARRINGTON MORTGAGE SERVICES, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CARRINGTON MORTGAGE SERVICES, LLC  
1600 SOUTH DOUGLASS ROAD SUITE 200-A  
ANAHEIM, CA 92806



JIM RECTOR, DENISE RECTOR, JO WOOLSEY, W.D. LAREW, LESLYE EVANS, ARNOLD MENDOZA, FREDERICK BRITTON, JACK BURNS II, PATRICIA SANDERS, SHELIA BLAKE, PAMELA THOMAS, KRISTOPER HOLUB, PATRICK ZWIERS, AARTI PATEL, MIKE HANLEY, OR ISREAL CURTIS

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: \_\_\_\_\_

**RECEIVED**

**MAY 31 2016**

**9:43 A.M.**

**GRACIE ALANIZ-GONZALES**  
COUNTY CLERK

**EXHIBIT "A"**

LOT SEVEN (7) , BLOCK FOUR (4), THE HIGHLANDS, AN ADDITION TO THE TOWN OF ARANSAS PASS IN SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY MAP OR PLAT OF SAME OF RECORD IN VOLUME 13, PAGE 2 OF THE MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.

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: July 05, 2016

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

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

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

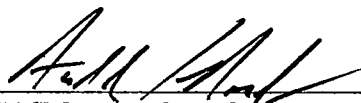
3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated November 12, 2007 and recorded in Document CLERK'S FILE NO. 575041 real property records of SAN PATRICIO County, Texas, with BELINDA SOLIZ, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee:

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by BELINDA SOLIZ, securing the payment of the indebtednesses in the original principal amount of \$76,518.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. JPMORGAN CHASE BANK, NATIONAL ASSOCIATION is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

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

  
\_\_\_\_\_  
JIM RECTOR, DENISE RECTOR, JO WOOLSEY, W.D. LAREW, LESLYE EVANS, ARNOLD MENDOZA, FREDERICK BRITTON, JACK BURNS II, PATRICIA SANDERS, SHELIA BLAKE, PAMELA THOMAS, KRISTOPER HOLUB, PATRICK ZWIERS, AARTI PATEL, MIKE HANLEY, OR ISREAL CURTIS  
Substitute Trustee

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

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

Certificate of Posting

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

Declarants Name: \_\_\_\_\_  
Date: \_\_\_\_\_

RECEIVED

0000006027163

SAN PATRICIO

**EXHIBIT "A"**

LOT FIFTEEN (15), CAMP BREEZE ON LAKE CORPUS CHRISTI, NEAR THE CITY OF MATHIS, SAN PATRICIO COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 10, PAGE 32 MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.

NOTICE OF FORECLOSURE SALE

May 26, 2016

RECEIVED

MAY 26 2016

8:124 M  
GRACIE ALANIZ-GONZALES  
COUNTY CLERK

Deed of Trust:

Dated: OCTOBER 29, 2010

Grantor: KENNETH RUSTY KENNEDY and wife, VICTORIA KENNEDY

Trustee: Nathan A. East

Lender: JUDY TREES

Recorded: November 2, 2010 under Clerk's File No. 604092, Official Public Records of San Patricio County, Texas

Secures: Promissory Note ("Note") dated October 29, 2010 in the original principal amount of \$105,000.00, executed by KENNETH RUSTY KENNEDY and wife, VICTORIA KENNEDY ("Borrower") and payable to the order of Lender

Original Property: The real property, improvements, and personal property described as follows:

Lot Twenty-Seven (27), Block Two (2), FRENCH VILLAGE #1, 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 60 of the Map Records of San Patricio County, Texas, otherwise known as 1202 Crosby, Portland, Texas 78374.

Trustee's Address: Suite F, One Cedar Place, 101 Cedar Drive, Portland, Texas 78374 and P. O. Box 1333, Portland, Texas 78374

Foreclosure Sale:

Date: Tuesday, July 5, 2016

Time: The sale of the Property will be held between the hours of 10:00 A.M. and three hours thereafter.



Place: Entrance of the San Patricio County Courthouse located at 400 W. Sinton Street, Sinton, Texas, as designated by the San Patricio County Commissioner's 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 Trustee to sell the Property.

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

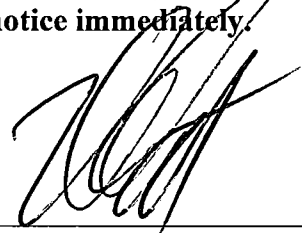
If Lender passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

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, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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



---

NATHAN A. EAST, Trustee

**ORIGINAL**

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**RECEIVED**

Date: MAY 23, 2016  
Deed of Trust:  
Date: MARCH 1, 2011  
Grantor: JOHNNY HERNANDEZ and wife, ROSALIA HERNANDEZ  
Beneficiary: S.S. SOLIS PROPERTIES  
Substitute Trustee: MICHAEL J. SHELLY, P.C.  
Address: 5102 Holly Rd., Ste. A  
Corpus Christi, TX 78411

MAY 24 2016  
9:58A M  
GRACIE ALANIZ-GONZALES  
COUNTY CLERK

Recording Information: Deed of Trust recorded in Clerk's File No. 606755, Official Public Records of San Patricio County, Texas.

Property: Lot Seventeen (17), Block Eighteen (18), J.F. HOUGHTON SECOND ADDITION, an addition to the City of Ingleside, Texas, as shown by the map or plat recorded in Volume 3, Page 14C, Map Records of San Patricio County, Texas. More commonly known as 2719 Houghton Ave., Ingleside, Texas.

Note Secured by Deed of Trust:

Date: MARCH 1, 2011

Original Principal Amount: \$74,500.00

Holder: JOHNNY HERNANDEZ and wife, ROSALIA HERNANDEZ

Date of Sale of Property: JULY 5, 2016

Earliest Time Sale of Property to Begin 10:00 a.m.

Place of Sale of Property:

First Floor of the Courthouse as the South entrance between the glass doors in the vestibule or as designated by the County Commissioner's Office.

Because of default in performance of the obligations of the deed of trust, Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the deed of trust. The sale will begin at the earliest time stated above or within three hours after that time.

As of May 20, 2016, there was owed to S.S. SOLIS PROPERTIES, \$62,258.45 on the Note, being principal \$59,315.38, Interest \$1,443.07, and Attorney's Fees \$1,500.00. Interest continues to accrue at the rate of \$13.00 per day.

**THE SALE OF THE PROPERTY IS "AS IS" AND "WHERE IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE TRUSTEE, EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. NEITHER THE HOLDER/BENEFICIARY NOR THE TRUSTEE MAKE ANY REPRESENTATIONS OR WARRANTIES WITH RESPECT TO COMPLIANCE WITH LAWS, RULES, AGREEMENTS OR SPECIFICATIONS, NOR WITH RESPECT TO CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH ARE EXPRESSLY WAIVED BY GRANTEE.**

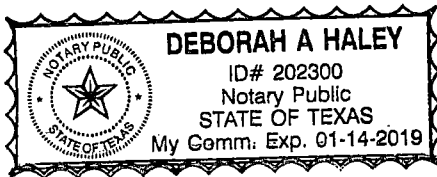
**MICHAEL J. SHELLY, P.C., Substitute  
Trustee**

By: \_\_\_\_\_

**Michael J. Shelly, President**

STATE OF TEXAS  
COUNTY OF NUECES

This instrument was acknowledged before me on this the 23rd day of May, 2016, by Michael J. Shelly, President of Michael J. Shelly, P.C., a professional corporation, on behalf of said corporation, as Substitute Trustee.



*Deborah A. Haley*  
\_\_\_\_\_  
Notary Public, State of Texas

NOTICE OF FORECLOSURE SALE

May 19, 2016

RECEIVED

MAY 19 2016

S.A.M.  
GRACIE ALANIZ-GONZALES  
COUNTY CLERK

Deed of Trust:

Dated: JULY 10, 2013

Grantor: CLIFFORD JOHNS and wife, MANDY JOHNS

Trustee: CHANNING SLUSHER

Lender: BIANCA BORDES a/k/a LEILIE BIANCA BORDES

Recorded: July 12, 2013 under Clerk's File No. 629464, Official Public Records of San Patricio County, Texas

Secures: Promissory Note ("Note") dated July 10, 2013 in the original principal amount of \$72,000.00, executed by CLIFFORD JOHNS and wife, MANDY JOHNS ("Borrower") and payable to the order of Lender

Original Property: The real property, improvements, and personal property described as follows:

Lot 13-B, Block E, Burton & Danforth Subdivision, City of Ingleside, according to the PLAT recorded in Envelope 1568, Tube 33-S, Map Records of San Patricio County, Texas.

Substitute Trustee: NATHAN A. EAST

Substitute Trustee's Address: Suite F, One Cedar Place, 101 Cedar Drive, Portland, Texas 78374 and P. O. Box 1333, Portland, Texas 78374

Foreclosure Sale:

Date: Tuesday, July 5, 2016

Time: The sale of the Property will be held between the hours of 10:00 A.M. and three hours thereafter.

Place: Entrance of the San Patricio County Courthouse located at 400 W. Sinton Street, Sinton, Texas, as designated by the San Patricio County Commissioner's 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 Substitute Trustee to sell the Property.

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

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

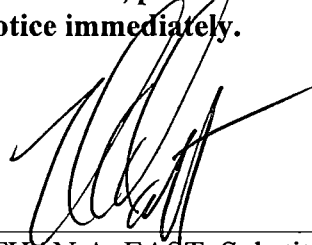
If Lender passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

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, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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



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NATHAN A. EAST, Substitute Trustee