

RECEIVED

DEC 14 2020

3:49 P

M
GRACIE ALANIZ-GONZALES
COUNTY CLERK

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard on 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.

STATE OF TEXAS §

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated February 17, 2014, Rolando R. Escobedo and Mary C. Escobedo conveyed to Tim Williams, as Trustee, the property situated in San Patricio County, Texas, to wit:

Property: See Exhibits "A" and "B" attached hereto; as well as a 2014 Oak Creek "Oak Manor 394" manufactured home, Serial Number OC011426033; HUD Label/Seal Number NTA1620994, together with all furnishings, equipment, appliances, and accessories included at the time of purchase.

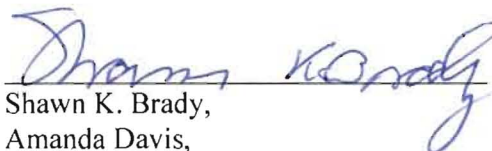
To secure that certain Note executed by Rolando R. Escobedo and Mary C. Escobedo and made payable to 21st Mortgage Corporation (hereinafter the "Note"), which such Deed of Trust filed and recorded on March 5, 2014 under Document/Instrument No. 635475 in the Official Public Records of San Patricio County, Texas (hereinafter "Deed of Trust"); and

WHEREAS, the undersigned is the Substitute Trustee as appointed in the aforesaid Deed of Trust by a substitution, said appointment being in the manner authorized by the Deed of Trust; and

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

NOW, THEREFORE, notice is hereby given that on Tuesday, the 5th day of January, 2021, the Property will be sold at auction at the earliest of 10:00 a.m. or no later than three (3) hours after that time on first floor of the Courthouse at the south entrance between the glass doors in the vestibule, 400 West Sinton Street, Sinton, San Patricio County, Texas, or as designated by the County Commissioners, to the highest bidder for cash. The Trustee's sale will occur between the earliest time to begin the sale as specified above, and 1:00 p.m.

Witness my hand this the 14th day of December, 2020.



Shawn K. Brady,
Amanda Davis,
Kylie Hancock,
Sonya Wade, and/or
Kelli Owens,
Substitute Trustee

c/o BRADY LAW FIRM, PLLC
6351 Preston Road, Suite 160
Frisco, Texas 75034
(972) 424-7200 Telephone
(972) 424-7244 Facsimile

GRANTEE'S MAILING ADDRESS:

21st Mortgage Corporation
620 Market Street
One Center Square
Knoxville, Tennessee 37902

EXHIBIT "A"

Field notes of a 5.00 acre tract, being a part of a 274.54 acre tract conveyed by Delores T. Smith and husband Jack Smith, Jr. and James Thomas Touchstone III and wife Hazel Touchstone to Murphy Walker and John Cummins and John Saunders by general warranty deed dated June 29, 1977, recorded in Volume 559, Page 270, Deed Records of San Patricio County, Texas, and being also a part of Fractional Section 32 of the Cubage and Miller Subdivision of the O'Connor Ranch as shown on plat recorded in Volume 2, Page 36B of the Plat Records of San Patricio County, Texas;

Said 5.00 acre tract, which is comprised of a portion of the A. Minton Survey, Abstract 198, is situated in San Patricio County, Texas, about 5 miles west of the town of Sinton and being described by metes and bounds as follows:

Beginning at a point in the approximate center of F M Highway 630 at the southwest corner of the fractional north half of Fractional Section 32 of said Cubage and Miller Subdivision and southwest corner of said 274.54 acre tract;

Thence N 09° 30' 33" E, along the west line of fractional north half of said Fractional Section 32 and with the west line of said 274.54 acre tract, a distance of 1133.22 feet to a point;

Thence S 80° 25' E, a distance of 1192.38 feet to the BEGINNING POINT and southwest corner of this tract in the center of a 40 ft. private road;

Thence N 09° 30' 33" E, at 20.00 feet set a 1/2" iron rod for a reference point, in all a distance of 1099.11 feet to a 1/2" iron rod set for the northwest corner of this tract;

Thence S 80° 42' 15" E, a distance of 186.24 feet to a 1/2" iron rod set for the northeast corner of this tract;

Thence S 17° 48' 16" E, a distance of 26.06 feet to a 1/2" iron rod set for the lower northeast corner of this tract;

Thence S 09° 30' 33" W, at 1056.90 feet set a 1/2" iron rod for reference point, in all a distance of 1076.90 feet to the southeast corner of this tract;

Thence N 80° 25' W, a distance of 198.20 feet to the BEGINNING POINT of this tract containing 5.00 acres, more or less.

EXHIBIT "B"

Field notes of a 40 ft. road easement, being a part of a 274.54 acre tract conveyed by Dolores T. Smith and husband Jack Smith, Jr., and James Thomas Touchstone, III and wife, Hazel Touchstone, to Murphy Walker, John Cummins and John Saunders by general warranty deed dated June 29, 1977, recorded in Volume 559, Page 270, Deed Records of San Patricio County, Texas, and being also a part of Fractional Section 32 of the Cubage and Miller Subdivision of the O'Connor Ranch as shown on plat recorded in Volume 2, Page 36B of the Plat Records of San Patricio County, Texas;

Said 40 ft. road easement, which is comprised of a portion of the A. Minton Survey, Abstract 198, is situated in San Patricio County, Texas, about 5 miles west of the town of Sinton and being described by metes and bounds as follow, to wit:-

Beginning at a point in the approximate center of FM Highway 630 at the southwest corner of the fractional north half of Section 32 of said Cubage and Miller Subdivision;

Thence N 09° 30' 33" E along the west line of said 274.54 acre tract, a distance of 40.00 feet to a point in the north line of F M Highway 630;

Thence S 80° 25' E along the north line of said F M Highway 630, a distance of 179.3 feet to the BEGINNING POINT and southwest corner of said 40 ft. road easement;

Thence N 09° 30' 33" E, parallel and 179.3 feet S 80° 29' 27" E from the west line of said 274.54 acre tract, a distance of 1113.22 feet to a point;

Thence S 80° 25' E, parallel and 1113.2 feet N 09° 35' E from the north line of said F M Highway 630, a distance of 1527.21 feet to a point;

Thence S 09° 30' 33" W, a distance of 40.00 feet to a point;

Thence N 80° 25' W, a distance of 1487.21 feet to a point;

Thence S 09° 30' 33" W, a distance of 1073.22 feet to a point in the north line of FM Highway 630

Thence N 80° 25' W along the north line of said F. M. Highway 630, a distance of 40.00 feet to the place of beginning.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**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.**

San Patricio County Texas Home Equity Security Instrument

RECEIVED

Date of Security Instrument: July 31, 2008
Amount: \$52,012.05
Grantor(s): ERIC VILLARREAL, A SINGLE MAN, HERMINIA VILLAREAL, A SINGLE WOMAN
Original Mortgagee: CITIFINANCIAL, INC.
Current Mortgagee: WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST A
Original Trustee: B BEARDSLEY
Mortgage Servicer and Address: Carrington Mortgage Services, LLC
1600 South Douglass Road, Suite 200-A
Anaheim, California 92806
Recording Information: Recorded on 8/7/2008, as Instrument No. 582975 San Patricio County, Texas
Legal Description: LOT SIX (6), BLOCK ONE (1), WEST CLIFF UNIT NUMBER 4, AN ADDITION TO THE CITY OF PORTLAND, SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT THEREOF RECORDED IN VOLUME 9, PAGE 30, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.
Date of Sale: 1/5/2021
Earliest Time Sale Will Begin: 1:00 PM

DEC 14 2020
3:44 P
M
GRACIE ALANIZ-GONZALES
COUNTY CLERK

Place of Sale: 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 foreclosures 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.

WHEREAS, an Default Order was entered on 9/18/2020, under Cause No. S-19-5542CV-B, in the 156th Judicial District Judicial District Court of San Patricio County, Texas;

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE ARNOLD MENDOZA, SANDRA MENDOZA, ALEXIS MENDOZA, SUSANA SANDOVAL, PAUL A. HOEFKER, ROBERT L. NEGRIN** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Aldridge Pite, LLP, 701 N. Post Oak Road, Suite 205, Houston, TX 77024. (713) 293-3618.



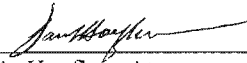
4728343

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 state above or within three (3) hours after that time.

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

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

EXECUTED in multiple originals on 12/1/2020.

By: 
Paul A. Hoefker, Attorney
Robert L. Negrin, Attorney
Aldridge Pite, LLP
701 N. Post Oak Road, Suite 205
Houston, TX 77024

Return to:
ALDRIDGE PITE, LLP
4375 JUTLAND DR., SUITE 200
P.O. BOX 17935
SAN DIEGO, CA 92177-0935
FAX #: 619-590-1385
866-931-0036

COMPLAINTS REGARDING THE SERVICING OF YOUR MORTGAGE SHOULD BE SENT TO THE DEPARTMENT OF SAVINGS AND MORTGAGE LENDING, 2601 NORTH LAMAR, SUITE 201, AUSTIN, TX 78705. A TOLL-FREE CONSUMER HOTLINE IS AVAILABLE AT 877-276-5550

RECEIVED

DEC 10 2020

10:34 AM
GRACIE ALANIZ-GONZALES
COUNTY CLERK

**APPOINTMENT OF SUBSTITUTE TRUSTEE AND
NOTICE OF SUBSTITUTE TRUSTEE SALE**

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 AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

**APPOINTMENT OF
SUBSTITUTE TRUSTEE:**

WHEREAS, in my capacity as the attorney for the Mortgagee and/or its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I hereby name, appoint and designate Jack O'Boyle, Chris Ferguson, Travis Gray, Arnold Mendoza, Sandra Mendoza, Alexis Mendoza, Susana Sandoval, Travis Gray, Chris Ferguson, or Jack O'Boyle, each as Substitute Trustee, to act under and by virtue of said Deed of Trust, including posting and filing the public notice required under Section 51.002 Texas Property Code as amended, and to proceed with a foreclosure of the Deed of Trust lien securing the payment of the Note.

**SUBSTITUTE TRUSTEE'S
ADDRESS:**

c/o JACK O'BOYLE & ASSOCIATES, Mailing Address: P.O. Box 815369, Dallas, Texas 75381;
Physical Address: 12300 Ford Road, Suite 212, Dallas, TX 75234.

**NOTICE OF SUBSTITUTE
TRUSTEE SALE:**

WHEREAS, default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on January 05, 2021 between the hours of 1pm-4pm the Substitute Trustee will sell said real property at the place hereinafter set out and pursuant to the terms herein described. The sale will begin at the earliest time stated above or within three (3) hours after that time.

LOCATION OF SALE:

The place of the sale shall be: 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 County Commissioner's Court in SAN PATRICIO County, Texas or as designated by the County Commissioners.

**INSTRUMENT TO BE
FORECLOSED:**

Deed of Trust or Contract Lien dated 04/28/2004 and recorded under Volume, Page or Clerk's File No. FILE NO. 531167 in the real property records of San Patricio County Texas, with ELLOY CANTU AND WIFE, NANCY BUTLER CANTU as Grantor(s) and FULL SPECTRUM LENDING, INC. as Original Mortgagee.

OBLIGATIONS SECURED:

Deed of Trust or Contract Lien executed by ELLOY CANTU AND WIFE, NANCY BUTLER CANTU securing the payment of the indebtedness in the original principal amount of \$117,000.00 and obligations therein described including but not limited to the promissory note and all the modifications, renewals and extensions of the promissory note (the "Note") executed by ELLOY CANTU. THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK AS TRUSTEE FOR REGISTERED HOLDERS OF CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2004-5 is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

**MORTGAGE SERVICING
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 property securing the above referenced loan. CARRINGTON MORTGAGE SERVICES, LLC is acting as the Mortgage Servicer for THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK AS TRUSTEE FOR REGISTERED HOLDERS OF CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2004-5 who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. CARRINGTON MORTGAGE SERVICES, LLC, as Mortgage Servicer, is representing the Mortgagee, whose address is:



4728229

THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK
AS TRUSTEE FOR REGISTERED HOLDERS OF CWABS, INC., ASSET-
BACKED CERTIFICATES, SERIES 2004-5
c/o CARRINGTON MORTGAGE SERVICES, LLC
1600 SOUTH DOUGLASS ROAD, SUITE 200-A
ANAHEIM, CA 92806

**LEGAL DESCRIPTION OF
PROPERTY TO BE SOLD:**

BEGIN AT A 5/8" STEEL REBAR FOUND IN THE NORTH ROW LINE OF TEXAS F.M. ROAD NO. 3089, AND BEING THE LOWER SOUTHEAST CORNER SAID 49 702 ACRE TRACT AND BEING ALSO THE SOUTHEAST CORNER OF A 50 ACRE TRACT DESCRIBED UNDER CLERK'S FILE NO 400347, REAL PROPERTY RECORDS OF SAN PATRICIO COUNTY, TEXAS, FROM WHENCE THE SOUTHWEST CORNER OF SECTION NO 50, OF THE GEORGE H. PAUL SUBDIVISION OF THE JJ WELDER RANCH BEARS SOUTH 00 DEGREES 00 MINUTES 45 SECONDS EAST A DISTANCE OF 50.0 FEET AND NORTH 89 DEGREES 58 MINUTES 14 SECONDS WEST A DISTANCE OF 1942.00 FEET, WITH SAID 5/8" STEEL REBAR BEING THE SOUTHEAST CORNER AND PLACE OF BEGINNING OF THIS SURVEY.
THENCE, NORTH 89 DEGREES 50 MINUTES 14 SECONDS WEST ALONG AND WITH THE NORTH ROW LINE OF TEXAS FM ROAD NO. 3089 A DISTANCE OF 29 & FEET TO A 5/8" STEEL REBAR FOUND FOR THE SOUTHWEST CORNER OF THIS SURVEY.
THENCE, NORTH 00 DEGREES 00 MINUTES 45 SECONDS WEST ALONG A LINE PARALLEL AND 29 8 FEET WEST OF THE LOWER EAST LINE OF SAID 49 702 ACRE TRACT A DISTANCE OF 1020.26 FEET TO A 5/8" STEEL REBAR FOUND FOR A CORNER OF THIS SURVEY;
THENCE, NORTH 23 DEGREES 20 MINUTES 10 SECONDS EAST A DISTANCE OF 96 85 FEET TO A 5/8" STEEL REBAR SET FOR AN INTERIOR CORNER OF THIS SURVEY.
THENCE, NORTH 00 DEGREES 00 MINUTES 45 SECONDS WEST A DISTANCE OF 486 09 FEET TO A 5/8" STEEL REBAR SET FOR THE NORTHWEST CORNER OF THIS SURVEY.
THENCE, SOUTH 86 DEGREES 47 MINUTES 14 SECONDS EAST A DISTANCE OF 270.25 FEET TO A 5/8" STEEL KEBAR SET FOR THE NORTHEAST CORNER OF THIS SURVEY.
THENCE, SOUTH 01 DEGREES 40 MINUTES 00 SECONDS EAST A DISTANCE OF 323.21 FEET TO A 5/8"STEEL REBAR FOR AN EXTERIOR CORNER OF THIS SURVEY.
THENCE, NORTH 89 DEGREES 56 MINUTES 34 SECONDS WEST A DISTANCE OF 249 15 FEET TO A 5/8" STEEL REBAR FOUND FOR AN INTERIOR CORNER OF THIS SURVEY.
THENCE, SOUTH 00 DEGREES 02 MINUTES 06 SECONDS WEST A DISTANCE OF 238.71 FEET TO A 5/8" STEEL REBAR FOUND IN THE COMMON LINE BETWEEN LOT NOS 4 AND 9 OF SAID SECTION NO 59 AND BEING AN EXTERIOR CORNER OF THIS SURVEY;
THENCE, NORTH 89 DEGREES 50 MINUTES 14 SECONDS WEST A DISTANCE OF 39 10 FEET TO A 5/8" STEEL REBAR FOUND FOR AN INTERIOR CORNER OF THIS SURVEY.
THENCE, SOUTH 00 DEGREES 00 MINUTES 45 SECONDS EAST ALONG AND WITH THE EAST BOUNDARY OF SAID 50 ACRE TRACT A DISTANCE OF 1020.28 FEET TO THE PLACE OF BEGINNING AND CONTAINING 2 98 ACRES OF LAND MORE OR LESS. (the "Property")

**REPORTED PROPERTY
ADDRESS:**

15256 FM 3089, SINTON, TX 78387

TERMS OF SALE: The Substitute Trustee will sell the Property by public auction at the place and date specified herein.

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. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property and the priority of the lien being foreclosed.

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 Mortgagee and/or Mortgage Servicer 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.

Those desiring to purchase the property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

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 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. The sale shall not cover any part of the property that has been released

of public record from the lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the priority, nature and extent of such matters, if any.

In the event of a defect or other problem with the foreclosure process is discovered that may invalidate the sale, the consideration paid will be returned to the purchaser as the sole and absolute remedy. In the event of any claim or action brought by any person including the purchaser requiring or resulting in the invalidation of the sale and rescission of the Trustee's Deed or Substitute Trustee's Deed, purchaser's damages resulting therefrom are limited to the consideration paid to the Trustee or Substitute Trustee and the sole and absolute remedy shall be the return to purchaser of the consideration paid. The purchaser shall have no further recourse against the Trustee, Substitute Trustee, Mortgagee and/or Mortgage Servicer, or its attorney(s).

The Deed of Trust permits the Mortgagee and/or Mortgage Servicer to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee under the Deed of Trust or Substitute Trustee appointed herein 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.

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.

Signed on the 3 day of December, 2020

Respectfully,

JACK O'BOYLE & ASSOCIATES, PLLC


____ Jack O'Boyle | SBN: 15185300
jack@jackoboyle.com

____ Travis H. Gray | SBN: 24044965
travis@jackoboyle.com

____ Chris S. Ferguson | SBN: 24069714
chris@jackoboyle.com

P.O. Box 815369


Dallas, Texas 75381

P: 972.247.0653 | F: 972.247.0642

ATTORNEYS FOR MORTGAGEE AND/OR ITS MORTGAGE
SERVICER

CERTIFICATE OF POSTING

My name is Arnold Mendoza, and my address is c/o 12300 Ford Rd, Ste. 212, Dallas, TX 75234. I declare under the penalty of perjury that on 12.10.20 filed at the office of the San Patricio County Clerk and caused to be posted at the San Patricio County courthouse (or other designated place) this notice of sale.

Signed: 

Declarant's Name: Arnold Mendoza

Date: 12.10.20

RECEIVED

DEC 10 2020

10:33 AM
GRACIE ALANIZ-GONZALES
COUNTY CLERK

00000009069469

1221 MEADOWBROOK DRIVE
PORTLAND, TX 78374

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

1. Date, Time, and Place of Sale.

Date: January 05, 2021

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

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

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated August 11, 2005 and recorded in Document CLERK'S FILE NO. 547688 real property records of SAN PATRICIO County, Texas, with RAMIRO MORENO AND SANDRA MORENO, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by RAMIRO MORENO AND SANDRA MORENO, securing the payment of the indebtednesses in the original principal amount of \$155,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. NRZ PASS-THROUGH TRUST X, U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE 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. FAY SERVICING LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o FAY SERVICING LLC
425 S. FINANCIAL PLACE
SUITE 2000
CHICAGO, IL 60605



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

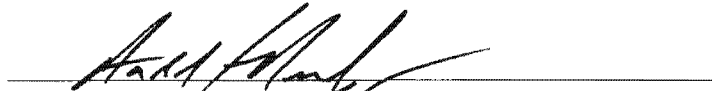
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead SANDRA MENDOZA, ARNOLD MENDOZA, ALEXIS MENDOZA, SUSAN SANDOVAL, LESLYE EVANS OR WILLIAM D. LAREW whose address is c/o BARRETT DAFFIN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



Israel Saucedo

Certificate of Posting

My name is Arnold Mendoza, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 12.10.20 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: Arnold Mendoza

Date: 12.10.20

1221 MEADOWBROOK DRIVE
PORTLAND, TX 78374

00000009069469

00000009069469

SAN PATRICIO

EXHIBIT "A"

LOT SEVENTEEN (17), BLOCK THREE (3), 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. 490903 OF THE REAL PROPERTY RECORDS, AND IN ENVELOPE A-291, A-292, A-293 OF THE MAP RECORDS, ALL IN SAN PATRICIO COUNTY, TEXAS.

RECEIVED

DEC - 9 2020

1:37 PM

GRACIE ALANIZ-GONZALES
COUNTY CLERK

NOTICE OF TRUSTEE'S SALE

THE STATE OF TEXAS §
 §
COUNTY OF SAN PATRICIO §

KNOW ALL PERSONS BY THESE PRESENTS:

THAT, WHEREAS, on or about **December 16, 2016** **Jolue A. Diser** ("**Borrower**"), executed and delivered to **Lee J. Schmitt**, Trustee whose address is **P O Box 870 Lancaster, Texas 75146**, for the benefit of **NEXTLOTS NOW, LLC**, a Texas limited liability company ("**Lender**"), that certain (the "**Deed of Trust**"), recorded in as **Instrument# 662963** of the Official Records of **San Patricio County, Texas**, to secure payment of that certain **OF THE PROMISSORY NOTE** in the original principal amount of **\$24,400.00**, dated **December 16, 2016**, and the other indebtedness, liabilities, and obligations described in the Deed of Trust (collectively, the "**Indebtedness**");

WHEREAS, pursuant to and in accordance with the terms and conditions of the Deed of Trust, Lender hereby appoints **Lee J. Schmitt** an individual ("**Trustee**"), whose address is **P O Box 870 Lancaster, Texas 75146**, to succeed to all of the rights, powers, and estates granted and delegated in the Deed of Trust to the Original Trustee and any subsequent trustee; and

WHEREAS, the Deed of Trust creates liens on certain real property situated in **San Patricio County, Texas** more particularly described on **Exhibit A** attached hereto and made a part hereof (the "**Land**"), including any improvements located thereon (the "**Improvements**", and collectively with the Land, the "**Mortgaged Property**"); and

WHEREAS, Lender has made demand upon Borrower to pay to Lender the Indebtedness, but Lender has not been paid; and

WHEREAS, Lender has accelerated the Indebtedness and the Indebtedness is now due and payable; and

WHEREAS, Lender as owner of the Indebtedness has requested Trustee to sell the Mortgaged Property to satisfy, in whole or in part, the Indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, **January 5, 2021**, at **10:00 A.M.** or no later than three hours after that time, Trustee, or a subsequently appointed successor substitute trustee, will commence the sale of the Mortgaged Property, in parcels or as a unit, at public auction to the highest bidder for cash; such sale will be held at the area designated for such sales by Resolutions of the Commissioner's Court of **San Patricio County, Texas**, SUBJECT, HOWEVER, to all liens, exceptions to title, easements, restrictions, and encumbrances affecting any of the Mortgaged Property or title thereto which are equal or prior to the liens and security interests created by the Deed of Trust.

To the extent that any of the Mortgaged Property has been released from the lien of the Deed of Trust, this notice is not intended to cover such property, and such property will not be part of the property conveyed to the purchaser hereunder.

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.

If such sales do not result in full satisfaction of all of the Indebtedness, the liens and security interests of the Deed of Trust shall remain in full force and effect with respect to any of the Mortgaged Property not so sold and any and all items and types of real and personal property covered by the Deed of Trust and not described herein.

LENDER: NEXTLOTS NOW, LLC,
a Texas limited liability company

By: *Bea Flores*
Name: Bea Flores, Manager

EXECUTED effective as of December 8, 2020

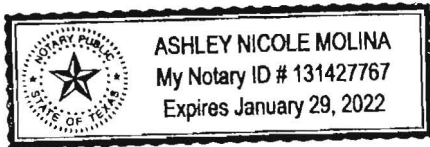
[Signature]
Lee J. Schmitt, Trustee

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on December 8 2020, by

Lee J. Schmitt, in the capacity therein stated.

[SEAL]



[Signature]
Notary Public in and for the State of Texas

Exhibit A

Legal Description of the Land

Acct No. 0250-0002-0001-008, Lots 4,5,6,19,20, Block 2, Felket Addition, City Of Aransas Pass, San Patricio County, Texas, According To Map Or Plat Thereof Recorded In Volume 2, Page 3, Map Records Of San Patricio County, Texas

(Address: Lamont St. (Lots 4,5,6, 19, & 20) Aransas Pass, San Patricio County, Texas 78336)

RECEIVED

DEC - 7 2020

3:07 P.M.

GRACIE ALANIZ-GONZALES
COUNTY CLERK

Notice of Foreclosure Sale

December 7, 2020

Deed of Trust ("Deed of Trust"):

Dated: August 12, 2005

Grantor: Frank Michael Campbell and Susan Jane Campbell

Trustee: Thomas F. Vettters

Lender: Option One Mortgage Corporation

Recorded in: File # 547753 of the real property records of San Patricio County, Texas

Legal Description: Lot Twenty-Two (22), Block One (1), OAK HARBOR SUBDIVISION UNIT 2, a subdivision of the City of Aransas Pass, San Patricio County, Texas

Secures: Promissory note ("Note") in the original principal amount of \$90,560.00, executed by Frank Michael Campbell and Susan Jane Campbell ("Borrower") and payable to the order of Lender

Assignment: The Note and the liens and security interests of the Deed of Trust were transferred and assigned to Venteurs, LLC ("Beneficiary") by an instrument dated June 26, 2012, recorded in File # 619827 of the real property records of San Patricio County, Texas

Substitute Trustee: Marvin J. Wanner

Substitute Trustee's Address: 1001 Third Street, Suite 1, Corpus Christi, TX, 78404

Foreclosure Sale:

Date: Tuesday, January 5, 2021

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 10:00 A.M. and not later than three hours thereafter.

Place: 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 Truste

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 Venteurs, LLC'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, Venteurs, LLC, 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 Venteurs, LLC's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Venteurs, LLC'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 Venteurs, LLC 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 Venteurs, LLC. 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.

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.



Marvin J. Wanner
1001 Third Street, Suite 1
Corpus Christi, TX 78404
Telephone (361) 884-4981
Telecopier (361) 884-9618

Carrington Foreclosure Services, LLC
P.O. Box 3309
Anaheim, California 92803
For Sale Information: (888) 313-1969
For Reinstatement Requests: 1-866-874-5860
Pay Off Requests: 1-800-561-4567
TS#: 17-19046

FILED
AT 11:55 AM O'CLOCK

OCT 29 2020

GRACIE ALANIZ-GONZALES County Clerk
San Patricio County, Texas
BY [Signature] DEPUTY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 8/20/2004, JOE DAVIS AND WIFE, SANDRA DAVIS, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of ELDON L. YOUNGBLOOD, as Trustee, NEW CENTURY MORTGAGE CORPORATION, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$281,000.00, payable to the order of NEW CENTURY MORTGAGE CORPORATION, which Deed of Trust is Recorded on 9/7/2004 as Volume 535698, Book , Page , in San Patricio County, Texas, Deed of Trust covers all of the real property, personal property, and fixtures described therein, including , but not limited to, all the following described property, rights and interests (the "Property"), to-wit;

See attached exhibit "A" attached hereto and made a part hereof

Commonly known as: **4774 FARM ROAD 2986, GREGORY, TX 78359**

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

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Carrington Mortgage Services, LLC whose address is 1600 Douglass Road, Suite 200 A, Anaheim, CA 92806 is acting as the mortgage servicer for **Deutsche Bank National Trust Company, as Indenture Trustee for New Century Home Equity Loan Trust 2004-3**, which is the mortgagee of the Note and Deed of Trust or mortgage and the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust. Carrington Mortgage Services, LLC is authorized to represent the mortgagee by virtue of a written servicing agreement with the mortgagee. Pursuant to that agreement and Texas Property Code Section 51.0025, Carrington Mortgage Services, LLC is authorized to administer the foreclosure referenced herein.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on **1/5/2021 at 1:00 PM**, or no later than three (3) hours after such time, in **San Patricio** County, Texas, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: **On the first floor of the San Patricio County Courthouse at the south entrance between the glass doors in the vestibule, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court**

NOTICE IS FURTHER GIVEN that , except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied.

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

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



4727575

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

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

WITNESS, my hand this 10/28/2020

WITNESS, my hand this Oct. 29, 2020

F Ojeda

By: Francesca Ojeda, Trustee Sale Specialist, Team
Lead
Carrington Foreclosure Services, LLC as
authorized agent for Mortgagee or Mortgage
Servicer
1500 South Douglass Road, Suite 150
Anaheim, CA 92806

Sandra Mendoza

By: Substitute Trustee(s)
Arnold Mendoza, Sandra Mendoza, Alexis
Mendoza, Susana Sandoval,
C/O Carrington Foreclosure Services, LLC
1500 South Douglass Road, Suite 150
Anaheim, CA 92806

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

TRACT 1:

FIELD NOTES OF AN 6.00 ACRE TRACT OF LAND BEING PART OF TRACT 1 (12.277 ACRES) OF THE WILDCAT COUNTRY RANCH ESTATES, AS SHON ON MAP RECORDED IN CLERK'S FILE NO. 498657 OF THE REAL PROPERTY RECORDS OF SAN PATRICIO COUNTY, TEXAS; SAID 6.00 ACRE TRACT IS COMPRISED OF A PORTION OF THE J M SWISHER SURVEY, ABSTRACT 394, IS SITUATED IN SAN PATRICIO COUNTY, TEXAS, APPROXIMATELY 1 MILE WEST OF THE TOWN OF GREGORY, AND IS DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT A 5/8" IRON ROD FOUND IN THE EAST RIGHT-OF-WAY LINE OF F M HIGHWAY 2986, OF THE NORTHWEST CORNER OF LOT 1, BLOCK 2 OF THE WILDCAT COUNTRY ESTATES, AS SHOWN ON MAP RECORDED N CLERK'S FILE NO 454395 OF THE REAL PROPERTY RECORDS OF SAN PATRICIO COUNTY, TEXAS, AND THE SOUTHWEST CORNER OF AN 1.140 ACRE ACCESS EASEMENT JUST SURVEYED, FOR THE WESTERLY SOUTHWEST CORNER OF SAID TRACT 1 (12.277 ACRES), AND THE WESTERLY SOUTHWEST CORNER OF THIS TRACT; THENCE N 30° 04' 26" E ALONG THE EAST RIGHT-OF-WAY LINE OF SAID F M HIGHWAY 2986 THE WESTERLY WEST LINE OF SAID 1.140 ACRE ACCESS EASEMENT, THE MIDDLE WEST LINE OF SAID TRACT 1 (12.277 ACRES) AND THE MIDDLE WEST LINE OF THIS TRACT, A DISTANCE OF 59394 FEET TO A 5/8" IRON ROD FOUND AT THE SOUTHWEST CORNER OF LOT 3, BLOCK 1, OF SAID WILDCAT COUNTRY ESTATES, FOR THE WESTERLY NORTHWEST CORNER OF THIS TRACT THENCE, S 59° 58' 19" E ALONG THE SOUTH LINE OF SAID LOT 3, BLOCK 1, THE WESTERLY NORTH LINE OF TRACT 1 (12.277 ACRES), THE WESTERLY NORTH LINE OF SAID 1.140 ACRE ACCESS EASEMENT, AND THE WESTERLY NORTH LINE OF THIS TRACT, A DISTANCE OF 692.08 FEET TO A 5/8" IRON ROD WITH SURVEYOR'S CAP STAMPED "RPLS 1907" SET AT THE SOUTHEAST CORNER OF SAID LOT 3, BLOCK 1, FOR AN INTERIOR CORNER OF SAID TRACT 1 (12.277 NOTES) AN INTERIOR CORNER OF SAID 1.140 ACRE ACCESS EASEMENT AND AN INTERIOR CORNER OF THIS TRACT, THENCE, N 30° 04' 23" E ALONG THE EAST LINE OF SAID LOT 3, BLOCK 1, THE NORTHERLY WEST LINE OF SAID TRACT 1 (12.277 ACRES), THE EASTERLY WEST THE OF SAID 1.140 ACRE ACCESS EASEMENT AND

THE NORTHERLY WEST LINE OF THIS TRACT, A DISTANCE OF 28.79 FEET TO A 5/8" IRON ROD WITH SURVEYORS CAP STAMPED "RPLS 1907" SET AT THE SOUTHWEST CORNER OF A 6.277 ACRE TRACT OF LAND JUST SURVEYED, FOR THE EASTERLY NORTHWEST CORNER OF SAID 1.140 ACRE ACCESS EASEMENT AND THE EASTERLY NORTHWEST CORNER OF THIS TRACT THENCE S 59° 55' 17" E ACROSS SAID TRACT 1 (12.277 ACRES), ALONG THE SOUTH LINE OF SAID 6.277 ACRE TRACT, THE EASTERLY NORTH LINE OF SAID 1.140 ACRE ACCESS EASEMENT AND THE EASTERLY NORTH LINE OF THIS TRACT AT 166.36 FEET PASS A 5/8" IRON ROD WITH SURVEYOR'S ROD STAMPED "RPLS 1907" SET AT THE EAST CORNER OF SAID 1.140 ACRE ACCESS EASEMENT, IN ALL A DISTANCE OF 617.77 FEET TO A 5/8" IRON ROD WITH SURVEYORS CAP STAMPED "RPLS 1907" SET IN THE WEST LINE OF TRACT 2 (8.131 ACRES) OF SAID WILDCAT COUNTRY RANCH ESTATES, THE EAST LINE OF SAID TRACT 1 (12.277 ACRES), AND THE SOUTHEAST CORNER OF SAID 6.277 ACRE TRACT FOR THE NORTHEAST CORNER OF THIS TRACT THENCE S 30° 03' 35" W ALONG THE WEST LINE OF SAID TRACT 2 (8.131 ACRES), THE EAST LINE OF SAID TRACT 1 (12.277 ACRES), AND THE EAST LINE OF THIS TRACT, A DISTANCE OF 355.57 FEET TO A 5/8" IRON ROD FOUND IN THE NORTH LINE OF LOT 10, BLOCK 2 OF SAID WILDCAT COUNTRY ESTATES AND AT THE SOUTHWEST CORNER OF THIS TRACT THENCE, N 60° 01' 02" W ALONG THE NORTH LINE OF LOTS 10, 9, 8, AND 7, BLOCK 2, OF SAID WILDCAT COUNTRY ESTATES, THE EASTERLY SOUTH LINE OF SAID TRACT 1 (12.277 ACRES) AND THE EASTERLY SOUTH LINE OF THIS TRACT, A DISTANCE OF 617.66 FEET TO A 5/8" IRON ROD FOUND IN THE EAST LINE OF LOT 2, BLOCK 2 OF SAID WILDCAT COUNTRY ESTATES, FOR THE EASTERLY SOUTHWEST CORNER OF SAID TRACT 1 (12.277 ACRES) AND THE EASTERLY SOUTHWEST CORNER OF THIS TRACT, THENCE N 30° 01' 43" E ALONG THE EAST LINE OF LOTS 2 AND 1, BLOCK 2, THE SOUTHERLY WEST LINE OF SAID TRACT 2 (12.277 ACRES), AND THE SOUTHERLY WEST LINE OF THIS TRACT, A DISTANCE OF 267.76 FEET TO A 5/8" IRON ROD WITH SURVEYORS CAP STAMPED "RPLS 1907" SET IN THE SOUTH LINE

OF SAID 1.140 ACRE ACCESS EASEMENT AND AT THE NORTHEAST CORNER OF SAID LOT 1, FOR AN INTERIOR CORNER OF SAID TRACT 1 (12.277 ACRES) AND AN INTERIOR CORNER OF THIS TRACT, THENCE N 59° 57' 47" W ALONG THE NORTH LINE OF SAID LOT 1, BLOCK 2, THE WESTERLY SOUTH LINE OF SAID THIS TRACT, A DISTANCE OF 692.07 FEET TO THE PLACE OF BEGINNING, CONTAINING 6.00 ACRES OF LAND MORE OR LESS SUBJECT TO ALL EASEMENTS OF RECORD BEARINGS IN THIS DESCRIPTION WERE DETERMINED FROM A GPS SURVEY, NAD 27 TEXAS SOUTH ZONE EASEMENT ESTATE ONLY:

TRACT 2:
EASEMENT ESTATE ONLY FIELD NOTES OF AN 1.140 ACRE ACCESS EASEMENT, BEING IN PART OF TRACT 1 (12.277 ACRES) OF THE WILDCAT COUNTRY RANCH ESTATES, AS SHOWN ON MAP RECORDED IN CLERK'S FILE NO 498657 OF THE REAL PROPERTY RECORDS OF SAN PATRICIO COUNTY, TEXAS, SAID 1.140 ACRE ACCESS EASEMENT IS COMPRISED OF A PORTION OF THE J M SWISHER SURVEY ABSTRACT 394 IS SITUATED IN SAN PATRICIO COUNTY, TEXAS, APPROXIMATELY 1 MILE WEST OF TOWN OF GREGORY, AND IS DESCRIBED BY METES AND BOUNDS AS FOLLOWS BEGINNING AT A 5/8" IRON ROD FOUND IN THE EAST RIGHT-OF-WAY LINE OF F M HIGHWAY 2986, AT THE NORTHWEST CORNER OF LOT 1, BLOCK 2 OF THE WILDCAT COUNTRY ESTATES AS SHOWN ON MAP RECORDED IN CLERK'S FILE NO 454395 OF THE REAL PROPERTY RECORDS OF SAN PATRICIO COUNTY, TEXAS, THE WESTERLY SOUTHWEST CORNER OF SAID TRACT 1 (12.227 ACRES), AND THE WESTERLY SOUTHWEST CORNER OF A 6.00 ACRE TRACT OF LAND JUST SURVEYED FOR THE SOUTHWEST CORNER OF THIS EASEMENT; THENCE N 30° 04' 26" E ALONG THE EAST RIGHT-OF-WAY OF SAID F M HIGHWAY 2986, THE MIDDLE WEST LINE OF SAID TRACT 1 (12.277 ACES), THE MIDDLE WEST LINE OF SAID 6.00 ACRE TRACT, AND THE WESTERLY WEST LINE OF THIS EASEMENT, A DISTANCE OF 59.94 FEET TO A 5/8" IRON ROD FOUND AT THE SOUTHWEST CORNER OF LOT 3, BLOCK 1 OF SAID WILDCAT COUNTRY ESTATES, FOR THE WESTERLY NORTHWEST CORNER OF SAID TRACT 1 (12.277 ACRES), THE WESTERLY NORTHWEST

CORNER OF SAID 6.00 ACRE TRACT, AND THE WESTERLY NORTHWEST CORNER OF THIS EASEMENT, THENCE S 59° 58' 19" E ALONG THE SOUTH LINE OF SAID LOT 3, BLOCK 1, THE WESTERLY NORTH LINE OF SAID TRACT 1 (12.277 ACRES), THE WESTERLY NORTH LINE OF SAID 6.00 ACRE TRACT, AND THE WESTERLY NORTH LINE OF THIS EASEMENT, A DISTANCE OF 692.08 FEET TO A 5/8" IRON ROD WITH SURVEYOR'S CAP STAMPED "RPLS 1907" SET AT THE SOUTHEAST CORNER OF SAID LOT 3, BLOCK 1, FOR AN INTERIOR CORNER OF SAID TRACT 1 (12.277 ACRES), AN INTERIOR CORNER OF SAID 6.00 ACRE TRACT, AND AN INTERIOR CORNER OF THIS EASEMENT; THENCE N 30° 04' 23" E ALONG THE EAST LINE OF SAID LOT 3, BLOCK 1, THE EASTERLY WEST LINE OF SAID TRACT 1 (12.277 ACRES), THE EASTERLY WEST LINE OF SAID 6.00 ACRE TRACT, AND THE EASTERLY WEST LINE OF THIS EASEMENT A DISTANCE OF 28.79 FEET TO A 5/8" IRON ROD WITH SURVEYORS CAP STAMPED "RPLS 1907" SET AT THE SOUTHWEST CORNER OF A 6.277 ACRE TRACT OF LAND JUST SURVEYED FOR THE EASTERLY NORTHWEST CORNER OF SAID 6.00 ACRE TRACT AND THE EASTERLY NORTHWEST CORNER OF THIS EASEMENT, THENCE S 59° 55' 17" E ALONG THE SOUTH LINE OF SAID 6.277 ACRE TRACT, THE EASTERLY NORTH LINE OF SAID 6.00 ACRE TRACT, AND THE EASTERLY NORTH LINE OF THIS EASEMENT, A DISTANCE OF 166.36 FEET TO A 5/8" IRON ROD WITH SURVEYOR'S CAP STAMPED "RPLS 1907" SET FOR THE EAST CORNER OF THIS EASEMENT, THENCE S 89° 26' 35" W ALONG THE SOUTHEAST LINE OF THIS EASEMENT, A DISTANCE OF 174.31 TO A 5/8" IRON ROD WITH SURVEYOR'S CAP STAMPED "RPLS 1907" SET FOR AN ANGLE CORNER OF THIS EASEMENT, THENCE N 59° 57' 47" W ALONG THE SOUTH LINE OF THIS EASEMENT, AT 16.38 FEET PASS A 5/8" IRON ROD WITH SURVEYOR'S CAP STAMPED "RPLS 1907" SET AT THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 2, AN INTERIOR CORNER OF SAID TRACT 1 (12.277 ACRES), AND AN INTERIOR CORNER OF SAID 6.00 ACRE TRACT, IN ALL A DISTANCE OF 708.45 FEET TO THE PLACE OF BEGINNING, CONTAINING 1.140 ACRES OF LAND, MORE OR LESS, SUBJECT TO ALL EASEMENTS OF RECORD BEARINGS IN THIS DESCRIPTION WERE DETERMINED FROM A GPS SURVEY, NAD 27 TEXAS SOUTH ZONE