

RECEIVED

OCT 15 2018

10 A M
GRACIE ALANIZ-GONZALES
COUNTY CLERK

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on the 22nd day of March, 2005, Manuel M. Rodriguez and Erlinda V. Rodriguez (the "Grantor"), executed a Deed of Trust conveying to F-T Service Corp., Trustee, the Property hereinafter described, to secure Speed Investments, Inc. in payment of the indebtedness therein described, said Deed of Trust was duly recorded in the Official Public Records of Real Property of San Patricio County, Texas; and

WHEREAS, the Note and Deed of Trust were assigned to Texas Funding Corporation; and

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

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 6th day of November, 2018, between the hours of 1:00 P.M. and 4:00 P.M., I will sell the Property to the highest bidder for cash, on the first floor of the Courthouse at the south entrance between the glass doors in the vestibule, where the Commissioners Court has designated such sales to take place. The courthouse is located at 400 W. Sinton Street, Sinton, Texas 78387.

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

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

Said Property is described as follows:

1. TRACT 18, EAST LAKE RANCH TRACTS, SAN PATRICIO COUNTY, TEXAS, AS MORE PARTICULARLY DESCRIBED ON THE PLAT THEREOF RECORDED AS PLAT NUMBER 460267 FILED AT ENVELOPE A-219, TUBE 30-4 OF THE REAL PROPERTY RECORDS OF SAN PATRICIO COUNTY, TEXAS.
2. ALL INTEREST OF GRANTOR IN AND TO THE IMPROVEMENTS NOW OR HEREAFTER ERECTED ON THE PROPERTY AS MORE SPECIFICALLY SET FORTH IN THE ABOVE REFERENCED DEED OF TRUST.

Witness my hand this the 15 day of October, 2018.

Address of Substitute Trustee:

Foreclosure Services, LLC
8101 Boat Club Road, Suite 320
Fort Worth, Texas 76179

By: 

Arnold Mendoza, Substitute Trustee

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

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

RECEIVED

OCT 15 2018

10:02 AM
GRACIE ALANIZ-GONZALES
COUNTY CLERK

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, LANCE C. ESSWEIN, AN UNMARRIED MAN delivered that one certain Deed of Trust dated JUNE 21, 2017, which is recorded in INSTRUMENT NO. 667945 of the real property records of SAN PATRICIO County, Texas, conveying to the Trustee(s) therein named the real property therein described, to secure the payment of a Promissory Note in the principal amount of \$271,616.00 payable to the order of GATEWAY MORTGAGE GROUP, LLC, to which reference is hereby made for a description of the Promissory Note, the terms and covenants of the Deed of Trust, and the property therein conveyed; and

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

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

WHEREAS, GATEWAY MORTGAGE GROUP, LLC, the Mortgagee, or the Mortgage Servicer, has instructed a Substitute Trustee(s) to sell real property described in the Deed of Trust in order to satisfy the indebtedness secured thereby.

NOTICE IS HEREBY GIVEN that on Tuesday, NOVEMBER 6, 2018, beginning at 1:00 PM, or not later than three (3) hours after that time, a Substitute Trustee(s) will sell, to the highest bidder submitting cashier's check, certified check or money order, the following described real property:

LOT FIVE (5), BLOCK NINETEEN (19), BAY RIDGE SUBDIVISION UNIT 7, A SUBDIVISION OF THE CITY OF PORTLAND, SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT THEREOF RECORDED IN ENVELOPE 1357-1358, TUBE 19-4, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR ALL PERTINENT PURPOSES.

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

NOTICE IS FURTHER GIVEN that the address of GATEWAY MORTGAGE GROUP, LLC, the Mortgagee or Mortgage Servicer, is P.O. BOX 1560, JENKS, OKLAHOMA 74037. Pursuant to the Texas Property Code, the Mortgage Servicer is authorized to administer a foreclosure sale. The name and address of a substitute trustee is Michael J. Schroeder, 3610 North Josey Lane, Suite 206, Carrollton, Texas 75007. A Substitute Trustee is authorized by the Texas Property Code to set reasonable conditions for the foreclosure sale.

Oated: OCTOBER 15, 2018.



SUBSTITUTE TRUSTEE(S)
MICHAEL J. SCHROEDER OR VICKI HAMMONDS OR
W.D. LAREW OR ARNOLD MENDOZA OR LESLYE
EVANS

FILE NO.: GMG-1832
PROPERTY: 307 CALLEY SPRINGS
PORTLAND, TEXAS 78374

LANCE C. ESSWEIN

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

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

RECEIVED

OCT 15 2018
10:03 AM
GRACIE ALANIZ-GONZALES
COUNTY CLERK

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

Date: November 06, 2018

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

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

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated August 27, 2003 and recorded in Document CLERK'S FILE NO. 522312 real property records of SAN PATRICIO County, Texas, with DARREN M BORNE AND RHONDA S BORNE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by DARREN M BORNE AND RHONDA S BORNE, securing the payment of the indebtednesses in the original principal amount of \$111,350.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

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



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

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

Certificate of Posting

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

Declarants Name: _____
Date: _____



EXHIBIT "A"

LOT TWENTY-ONE (21), BLOCK ONE (1), HILLCREST SUBDIVISION, CITY OF INGLESIDE, SAN PATRICIO COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN ENVELOPE A-341, TUBE 28-1, OF THE MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.



NOS0000007814866

the South entrance on the inside of the building of the San Patricio County Courthouse, First Floor, 400 W. Sinton Street, Sinton, Texas 78387.

The time of such sale will be between the hours of 10:00 a.m. and 4:00 p.m., but such sale shall not begin earlier than 10:00 a.m. and not later than three hours thereafter.

The Property shall be sold subject to prior liens of record, if any, and any rights of redemption, if any, which may be retained by the Internal Revenue Service.

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 is given that on the date of sale, the undersigned will offer the Property for sale at public auction at the place of sale, to the highest bidder for cash, "AS IS." The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of the 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. **THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PROPERTY IN THIS DISPOSITION.**

If the 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.

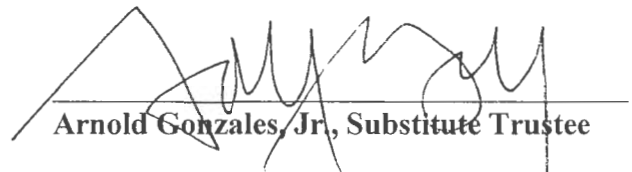
The foreclosure sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the foreclosure sale will necessarily be

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 the lender. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

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

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

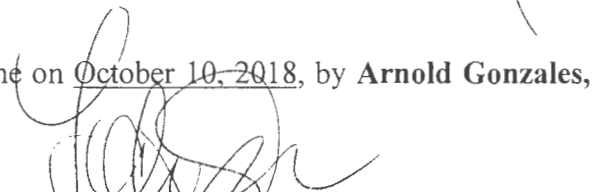
Executed on October 10, 2018.



Arnold Gonzales, Jr., Substitute Trustee

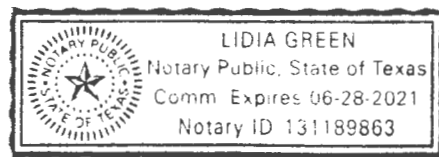
STATE OF TEXAS §
COUNTY OF NUECES §

This instrument was acknowledged before me on October 10, 2018, by **Arnold Gonzales, Jr.**, in his capacity as Substitute Trustee.



Notary Public in and for the State of TEXAS

AFTER RECORDING RETURN TO:
Arnold Gonzales, Jr.
Attorney & Counselor
5337 Yorktown Blvd., Suite 5-3
Corpus Christi, Texas 78413



NOTICE OF FORECLOSURE SALE

October 12, 2018

RECEIVED

OCT 12 2018

9:14 AM

GRACIE ALANIZ-GONZALES
COUNTY CLERK

DEED OF TRUST:

Dated: DECEMBER 6, 2011

Grantor: LUCY CASANOVA and husband, RICKY CASANOVA

Trustee: NATHAN A. EAST

Lender: MICHAEL L. FESSENDEN and wife, ANGELIA FESSENDEN

Recorded in: Clerk's File No. 613425 of the Official Public Records of San Patricio County, Texas recorded on December 7, 2011.

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

A tract of land 191.2 feet by 205.4 feet and being a portion of Lots Three (3) and Four (4), Block One (1), ORANGE GROVE ADDITION, an addition to the City of Sinton in San Patricio county, Texas, as shown by map or plat of same of record in Volume 1, Page 35 of the Map Records of San Patricio County, Texas, as described by metes and bounds as follows, to-wit:

BEGINNING at the Southeast corner of Lot Three (3), Block One (1) of said Addition for the Southwest corner hereof;

THENCE North along the East line of said Lot Three (3), a distance of 155.4 feet its Northeast corner, in all a distance of 205.4 feet to a point in the East line of Lot Four (4) for the Northeast corner of this tract;

THENCE West 50 feet North of and parallel with the South line of said Lot Four (4), a distance of 191.2 feet to a point and the Northwest corner hereof;

THENCE South at 50 feet the South line of said Lot Four (4), in all a distance of 205.4 feet to a point on the South line of said Lot three (3) and the Southwest corner hereof;

THENCE East along the South line of said Lot Three (3), a distance of 191.2 feet to the PLACE OF BEGINNING, otherwise know as 123 O'Neal, Sinton, Texas 78387

Foreclosure Sale:

Date: Tuesday, November 4, 2018

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

Place: On the front steps of the San Patricio County Courthouse located at 400 W. Sinton Street, Sinton, Texas on the South Side facing W. Sinton Street, as designated by the San Patricio County commissioners court for sales of property under Tex. Prop. Code § 51.002.

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.

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, 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.


Trustee NATHAN DEAST

RECEIVED

OCT 11 2018

3:56P

GRACIE ALANIZ-GONZALES
COUNTY CLERK

NOTICE OF FORECLOSURE SALE

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

1. Property to Be Sold. The property to be sold is described as follows: LOT THREE (3), BLOCK THREE (3), WHISPERING PALMS, A ADDITION OF THE TOWN OF ARANSAS PASS IN SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGE 16, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR ALL PERTINENT PURPOSES.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 06/27/2011 and recorded in Document 609632 real property records of San Patricio County, Texas.

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

Date: 11/06/2018

Time: 01:00 PM

Place: San Patricio County Courthouse, Texas at the following location: FIRST FLOOR OF THE COURTHOUSE AT THE SOUTH ENTRANCE BETWEEN THE GLASS DOORS IN THE VESTIBULE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.

5. Obligations Secured. The Deed of Trust executed by RANDALL L. JOHNSON AND VERONICA A. JOHNSON, provides that it secures the payment of the indebtedness in the original principal amount of \$114,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Navy Army Community Credit Union is the current mortgagee of the note and deed of trust and NAVY ARMY COMMUNITY CREDIT UNION is mortgage servicer. A servicing agreement between the mortgagee, whose address is Navy Army Community Credit Union c/o NAVY ARMY COMMUNITY CREDIT UNION, 1 Corporate Dr., Ste 360, Lake Zurich, IL 60047 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. Substitute Trustee(s) Appointed to Conduct Sale. In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint VICKI HAMMONDS, LESLYE EVANS, ARNOLD MENDOZA OR W.D. LAREW, Substitute Trustee to act under and by virtue of said Deed of Trust.

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

Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L. Keller Mackie, Attorney at Law
Lori Liane Long, Attorney at Law
Marissa Sibal, Attorney at Law
Parkway Office Center, Suite 900
14160 North Dallas Parkway
Dallas, TX 75254

VICKI HAMMONDS, LESLYE EVANS, ARNOLD MENDOZA OR W.D. LAREW
c/o AVT Title Services, LLC
1101 Ridge Rd. Suite 222
Rockwall, TX 75087

Certificate of Posting

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

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

Jim Rector, Denise Rector, Jo Woolsey, Bob Frisch,
Leslye Evans, Arnold Mendoza, Sandra Mendoza,
Marcia Chapa, Martha Boeta, Jim Rector, Barbara
Sandoval, Stacey Bennett, Amy Ortiz, Garrett Sanders,
Kim Hinshaw, Benjamin Griesinger, Vanessa McHaney
c/o Miller, Watson & George, P.C.
Choice Default Group
304 S. Jones Blvd. Suite 1120
Las Vegas, NV 89107
(800) 567-4735

RECEIVED
OCT 11 2018
12:46 P.M.
GRACIE ALANIZ-GONZALES
COUNTY CLERK
TO No 992528

TS No TX06000135-18-1

APN 49453

TO No 992528

NOTICE OF FORECLOSURE SALE

WHEREAS, on February 8, 2018, MICHAEL DOLE SHIRLEY AND LACY RENEE SHIRLEY, HUSBAND AND WIFE as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of DAN EADS as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as nominee for GREAT PLAINS NATIONAL BANK, its successors and assigns, as original Beneficiary, which Deed of Trust secures the payment of that certain Promissory Note of even date therewith in the original amount of \$310,884.00, payable to the order of FREEDOM MORTGAGE CORPORATION as current Beneficiary, which Deed of Trust recorded on February 19, 2018 as Document No. 674983 in San Patricio County, Texas. Deed of Trust covers all of the real property described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit: **SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

APN 49453

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 FREEDOM MORTGAGE CORPORATION, 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.

NOW THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, November 6, 2018 at 11:00 AM**, no later than three (3) hours after such time, being the first Tuesday of such month, the Substitute Trustee will sell the Property at a public venue to the highest bidder for cash. The sale will take place in San Patricio County, Texas, 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: **San Patricio County Courthouse, 400 West Sinton Street, Sinton, TX 78387.**

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

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. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition. Conveyance of the Property shall be made without any representations or warranties whatsoever, expressed or implied. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters and are advised to conduct an independent investigation of the nature and physical condition of the Property.

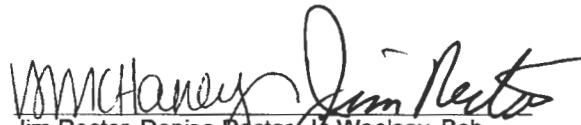
Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition, without any expressed or implied warranties, except as to the warranted.

In accordance with Texas Property Code Section 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint Choice Default Group and the named Substitute Trustee(s) below, Substitute Trustee to act under and by virtue of said Deed of Trust.

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



Miller, Watson & George, P.C.
Dustin George, Attorney at Law
Texas Bar #24065287



Jim Rector, Denise Rector, Jo Woolsey, Bob Frisch, Leslye Evans, Arnold Mendoza, Sandra Mendoza, Marcia Chapa, Martha Boeta, Jim Rector, Barbara Sandoval, Stacey Bennett, Amy Ortiz, Garrett Sanders, Kim Hinshaw, Benjamin Griesinger, Vanessa McHaney
Substitute Trustee(s)
c/o Choice Default Group
304 S. Jones Blvd. Suite 1120
Las Vegas, NV 89107

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.

**SALE INFORMATION CAN BE OBTAINED ON LINE AT www.Auction.com
FOR AUTOMATED SALES INFORMATION PLEASE CALL: Auction.com AT 800.280.2832**

FOR REINSTATEMENT / PAY OFF REQUESTS CONTACT: (800) 567-4735
THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

To the extent your original obligation was discharged, or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party retains rights under its security instrument, including the right to foreclose its lien.

TS No TX06000135-18-1

APN 49453

TO No 992528

EXHIBIT "A"

LOT FIVE (5), AND THE SOUTH HALF OF LOT FOUR (S/2 OF LOT 4), BLOCK TWO (2) OF BAYVIEW AT NORTH SHORE, UNIT 1A, AN ADDITION TO THE CITY OF PORTLAND IN SAN PATRICIO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 13, PAGE 98-99 OF THE MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS

Notice of Trustee's Sale

Date: **October 3rd, 2018**
Trustee: **Lee J. Schmitt**
Mortgagee: **Ocean Lots LLC, a Texas Limited Liability Company**
Note: **December 16, 2016, Principal Amount \$ 24,400.00**

RECEIVED

OCT - 5 2018

11:27 AM

**GRACIE ALANIZ-GONZALES
COUNTY CLERK**

Deed of Trust

Date: **December 16, 2016**
Grantor: **Jolue A. Diser**
Mortgagee: **Ocean Lots LLC, a Texas Limited Liability Company**
Recording information: **Deed of Trust and Promissory Note**

Property: **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, Texas 78336)**

County: **San Patricio County**
Trustee's/Substitute Trustee's Name: **Lee J. Schmitt**
Trustee's/Substitute Trustee's Address: **P.O. Box 865, Lancaster, Texas 75146**
Date of Sale (first Tuesday of month): **November 6, 2018**
Time of Sale: **10:00 am**
Place of Sale: **San Patricio County Courthouse**

Lee J. Schmitt is Trustee under the Deed of Trust/ Ocean Lots LLC, a Texas Limited Liability Company has appointed **Lee J. Schmitt** 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 **November 6, 2018**, Trustee will offer the Property for sale at public auction at the **San Patricio County Courthouse, Sinton, Texas**, to the highest bidder for cash, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The earliest time the sale will occur is the **10:00 AM**, and sale will be conducted no later than three hours thereafter.


Lee J. Schmitt, Trustee *10-3-18*

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Matter No.: 073453-TX

Date: October 2, 2018

County where Real Property is Located: San Patricio

ORIGINAL MORTGAGOR: ANGELE CHRETIEN, AN UNMARRIED WOMAN

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., SOLELY AS NOMINEE FOR QUICKEN LOANS INC., ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: QUICKEN LOANS INC.

MORTGAGE SERVICER: QUICKEN LOANS INC.

DEED OF TRUST DATED 3/22/2013, RECORDING INFORMATION: Recorded on 4/1/2013, as Instrument No. 626351

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): **LAND SITUATED IN THE CITY OF INGLESIDE IN THE COUNTY OF SAN PATRICIO IN THE STATE OF TX**

BEING 0.812 ACRES OF LAND OUT OF FARM LOT 16, LANDBLOCK 82, T. P. MCCAMPBELL SUBDIVISION, SAN PATRICIO COUNTY, TEXAS AND MORE COMPLETELY DESCRIBED IN ATTACHED EXHIBIT "A"

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **11/6/2018**, the foreclosure sale will be conducted in **San Patricio** County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than **11:00 AM**, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

QUICKEN LOANS INC. is acting as the Mortgage Servicer for QUICKEN LOANS INC. who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. QUICKEN LOANS INC., as Mortgage Servicer, is representing the Mortgagee, whose address is:

QUICKEN LOANS INC.
1050 Woodard Ave
Detroit, MI 48226-1906

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.

RECEIVED

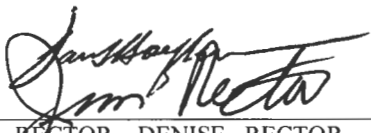
OCT -4 2018

11:04 AM
GRACIE ALANIZ-GONZALES
COUNTY CLERK



Matter No.: 073453-TX

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.

By:  Substitute Trustee
JIM RECTOR, DENISE RECTOR, JO WOOLSEY, BOB FRISCH, LESLYE EVANS, ARNOLD MENDOZA, SANDRA MENDOZA, MARCIA CHAPA, MARTHA BOETA, JIM RECTOR, BARBARA SANDOVAL, STACEY BENNETT, AMY ORTIZ, GARRETT SANDERS, KIM HINSHAW, BENJAMIN GRIESINGER, W.D. LAREW, VICKI HAMMONDS, JO WOOLSEY, PAUL A. HOEFKER, ROBERT L. NEGRIN

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

EXHIBIT "A"

Land Situated in the City of Ingleside in the County of San Patricio in the State of TX

Being 0.812 acres of land out of Farm Lot 16, Landblock 82, T. P. McCampbell Subdivision, San Patricio County, Texas, according to the Map or Plat thereof recorded in Volume 11, Pages 21 and 22, Map Records of San Patricio County, Texas, with said 0.812 acres of land being more particularly described as follows:

Begin at a 5/8" iron rod found in the East R.O.W. line of Texas Farm Road No. 1069, also known as Avenue "B" and North Main Street, for the Northwest corner of the John Billingsley Subdivision, according to the map recorded in Volume 5, Page 23, Map Records of San Patricio County, Texas, with said 5/8" iron rod being the Southwest corner and Place of Beginning of this survey;

Thence, North 34° 37' 00" East along and with the East R.O.W. line of said Texas Farm Road No. 1069 a distance of 122.02 feet to a point from whence a 3/8" square headed bolt found for reference, bears South 55° 18' 01" East a distance of 0.41 feet, with said point being the Northwest corner of this survey;

Thence, South 55° 18' 01" East a distance of 290.00 feet to a point in the common boundary line between Farmlots 15 and 16 and from whence a 5/8" iron rod found for reference, bears South 55° 18' 01" East a distance of 0.78 feet, with said point being the Northeast corner of this survey;

Thence, South 34° 37' 00" West along and with common boundary line between said Farmlots 15 and 16 a distance of 121.79 feet to an old rusted 5/8" iron rod found for the Northeast corner of said John Billingsley Subdivision, and being the Southeast corner of this survey;

Thence, North 55° 23' 00" West along and with the North boundary line of the John Billingsley Subdivision a distance of 290.00 feet to the Place of Beginning, and containing 0.812 acres of land more or less.

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

CONVENTIONAL
Firm File Number: 15-021072

NOTICE OF TRUSTEE'S SALE

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

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

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said Texas Home Equity Security Instrument; and

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, **November 6, 2018** between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, I will sell said Real Estate in the area designated by the Commissioners Court, of **San Patricio** county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (ncxt) to the location where this Notice of Trustee's Sale was posted.

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

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

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

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

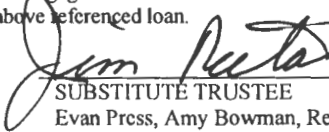
The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property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

RECEIVED

SEP 27 2018

11:45 AM

GRACIE ALANIZ-GONZALES
COUNTY CLERK


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

THE STATE OF TEXAS
COUNTY OF SAN PATRICIO

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

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

2018 GIVEN UNDER MY HAND AND SEAL OF OFFICE this 27 day of SEPT



Audrey Mae Owens
NOTARY PUBLIC in and for
SAN PATRICIO COUNTY,
My commission expires: 2-24-19
Type or Print Name of Notary
AUDREY MAE OWENS

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

NOTICE OF [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: November 06, 2018

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

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

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated January 24, 2014 and recorded in Document CLERK'S FILE NO. 634594; AS AFFECTED BY LOAN MODIFICATION AGREEMENT CLERK'S FILE NO. 659695 real property records of SAN PATRICIO County, Texas, with DERRICK ROBERT LANKFORD AND LAURA LANKFORD, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by DERRICK ROBERT LANKFORD AND LAURA LANKFORD, securing the payment of the indebtednesses in the original principal amount of \$213,493.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

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

RECEIVED

SEP 24 2018

11:55 AM

GRACIE ALANIZ-GONZALES
COUNTY CLERK

VICKI HAMMONDS, LESLYE EVANS, ARNOLD MENDOZA OR WILLIAM D. LAREW
Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Certificate of Posting

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

Declarants Name: _____
Date: _____



NOS00000007662067

EXHIBIT "A"

LOT SIXTEEN (16), BLOCK ELEVEN (11), BAY RIDGE SUBDIVISION UNIT 5, A SUBDIVISION IN THE CITY OF PORTLAND, SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY MAP OR PLAT THEREOF RECORDED IN ENVELOPE 1238 AND 1239, TUBE 23-3, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR ALL PERINENT PURPOSES.



NOS00000007662067

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: November 06, 2018

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

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

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated July 20, 2015 and recorded in Document CLERK'S FILE NO. 648874; REFILED IN CLERK'S FILE NO. 648982 real property records of SAN PATRICIO County, Texas, with ANTHONY MAHKOVIC, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by ANTHONY MAHKOVIC, securing the payment of the indebtednesses in the original principal amount of \$171,428.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

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

RECEIVED

SEP 24 2018

11:55A M
GRACIE ALANIZ-GONZALES
COUNTY CLERK

VICKI HAMMONDS, LESLYE EVANS, ARNOLD MENDOZA OR WILLIAM D. LAREW
Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Certificate of Posting

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

Declarants Name: _____
Date: _____



EXHIBIT "A"

BEING 2.423 ACRES OF LAND, MORE OR LESS, EMBRACING THE SOUTHEAST ONE-FOURTH OF FARMLOT NO. THIRTEEN (13), LAND BLOCK NO. TWO (2), T. P. MCCAMPBELL SUBDIVISION, SAN PATRICIO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 11, PAGES 21 AND 22, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS, WITH SAID 2.423 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGIN AT A 5/8" STEEL REBAR FOUND IN THE NORTH R.O.W. LINE OF MARSHALL LANE ALSO AS COUNTY ROAD NO. 1848 AND BEING THE ORIGINAL COMMON CORNER OF FARMLOT NOS. 12 AND 13 OF SAID LANDBLOCK NO. 2, AND BEING THE SOUTHEAST CORNER AND PLACE OF BEGINNING OF THIS SURVEY;

THENCE, NORTH 34 DEG. 23' 11" EAST ALONG AND WITH THE COMMON LINE BETWEEN FARMLOT NOS, 12 AND 13 OR SAID LANDBLOCK NO. 2 A DISTANCE OF 639.2 FEET TO A 1/2" STEEL REBAR FOUND FOR THE NORTHWEST CORNER OF THE SOUTHWEST ONE-QUARTER OF SAID FARMLOT NO 12 AND BEING THE NORTHEAST CORNER OF THIS SURVEY;

THENCE, NORTH 55 DEG. 27' 15" WEST ALONG AND WITH THE SOUTH LINE OF THE NORTH ONE-HALF OF FARMLOT NO. 13 A DISTANCE OF 165.35 FEET TO A 5/8" STEEL REBAR FOUND FOR THE NORTHEAST CORNER OF THE SOUTHWEST ONE- QUARTER OF FARMLOT 13 AND BEING THE NORTHWEST CORNER OF THIS SURVEY;

THENCE, SOUTH 34 DEG. 21' 25" WEST ALONG AND WITH THE EAST BOUNDARY OF THE SOUTHWEST ONE-QUARTER OF SAID FARMLOT NO. 13 AT 628.93 FEET PASS A 5/8" STEEL REBAR FOUND ON LINE FOR REFERENCE AND IN ALL A DISTANCE OF 638.93 FEET TO A POINT IN THE NORTH R.O.W. LINE OF SAID MARSHALL LANE AND BEING THE SOUTHWEST CORNER OF THIS SURVEY;

THENCE, SOUTH 55 DEG. 21' 36" EAST ALONG AND WITH THE NORTH R.O.W. LINE OF MARSHALL LANE A DISTANCE OF 165.02 FEET TO THE PLACE OF BEGINNING AND CONTAINING 2.423 ACRES OF LAND MORE OR LESS.



NOS00000007785439

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: November 06, 2018

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

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

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated July 24, 2017 and recorded in Document CLERK'S FILE NO. 668840 real property records of SAN PATRICIO County, Texas, with VICTOR AGUIRRE AND ASHLAY AGUIRRE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by VICTOR AGUIRRE AND ASHLAY AGUIRRE, securing the payment of the indebtednesses in the original principal amount of \$130,099.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. LAKEVIEW LOAN SERVICING LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

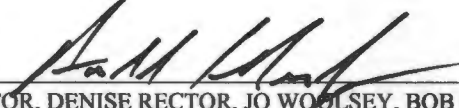
6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer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

c/o LOANCARE, LLC
3637 SENTARA WAY
VIRGINIA BEACH, VA 23452

RECEIVED

SEP 24 2018

11:55 AM
GRACIE ALANIZ-GONZALES
COUNTY CLERK



JIM RECTOR, DENISE RECTOR, JO WOOLSEY, BOB FRISCH, LESLYE EVANS, ARNOLD MENDOZA, SANDRA MENDOZA, MARCIA CHAPA, MARTHA BOETA, JIM RECTOR, BARBARA SANDOVAL, STACEY BENNETT, AMY ORTIZ, GARRETT SANDERS, KIM HINSHAW, BENJAMIN GRIESINGER OR VICKI HAMMONDS, LANNA LAREW,

Substitute Trustee

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

Certificate of Posting

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

Declarants Name: _____

Date: _____



EXHIBIT "A"

LOT FIFTEEN (15), BLOCK TWO-HUNDRED THIRTY (230), CITY OF ARANSAS PASS IN SAN PATRICIO COUNTY, TEXAS AS SHOWN BY MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 41, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.



NOS0000007808595

RECEIVED

SEP 21 2018

10:10 AM
GRACIE ALANIZ-GONZALES
COUNTY CLERK

NOTICE OF FORECLOSURE SALE

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

1. *Property to Be Sold.* The property to be sold is described as follows:

LOTS NO. TWENTY-SEVEN and TWENTY-EIGHT (27-28), BLOCK NO. FIVE (5), MESQUITE ACRES UNIT II, a subdivision in San Patricio County, Texas, as shown on plat recorded in Volume 6, Page 23 of the Map Records of San Patricio County, Texas, and being that same property described in deed dated July 14, 2014, from Michael James Gray and Jacqueline Elizabeth Gray to Charles Herbert Jernigan, Jr., as his sole and separate property, recorded under Clerk's File No. 643996, Official Public Records of San Patricio County, Texas, said deed and its record reference is here made for all pertinent purposes and being that property at 106 McGloin Boundary Lane, Lake City, Texas.

2. *Instruments to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust recorded as Document No. 659549 of the real property records of San Patricio County, Texas.

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

Date: NOVEMBER 6, 2018

Time: The sale will begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale will be completed by no later than 4:00 p.m.

Place: San Patricio County Courthouse, 400 West Sinton Street in Sinton, Texas, at the following location: ON THE FIRST FLOOR OF THE COURTHOUSE AT THE SOUTH ENTRANCE BETWEEN THE GLASS DOORS IN THE VESTIBULE at the San Patricio County Courthouse, 400 West Sinton Street in Sinton, Texas, or, if the preceding area is no longer the designated area, then at the area most recently designated by the San Patricio County Commissioner's Court.

The deed of trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust 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.

4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for

cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

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 nature and extent of such matters, if any.

Pursuant to the deed of trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

Pursuant to 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.

Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

5. *Type of Sale.* The sale is a nonjudicial deed-of-trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by **MICHAEL LEE AND ANGELA JENKINS**.

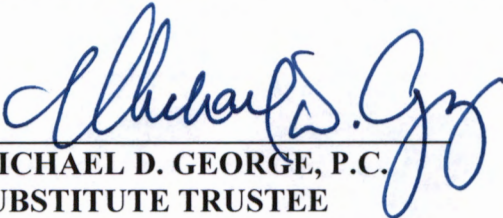
The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

6. *Obligations Secured.* The deed of trust provides that it secures the payment of the indebtednesses and obligations therein described (collectively, the "Obligations") including but not limited to (a) the promissory note in the original principal amount of \$50,000.00, executed by **MICHAEL LEE and ANGELA JENKINS**, and payable to the order of **CHARLES HERBERT JERNIGAN, JR.**; and (b) any and all present and future indebtednesses of **MICHAEL LEE and ANGELA JENKINS** to **CHARLES HERBERT JERNIGAN, JR.** **CHARLES HERBERT JERNIGAN, JR.** is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

Questions concerning the sale may be directed to the undersigned or to the mortgagee, **CHARLES HERBERT JERNIGAN, JR.**, c/o JESSE JERNIGAN, 301 KING ST., CORPUS CHRISTI, TEXAS 78410.


7. *Default and Request to Act.* Default has occurred under the deed of trust, and the beneficiary has requested me, as substitute trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

WITNESS MY HAND THIS 20th DAY OF SEPTEMBER, 2018.


MICHAEL D. GEORGE, P.C.
SUBSTITUTE TRUSTEE

STATE OF TEXAS *
 *
COUNTY OF NUECES *

This instrument was acknowledged before me on this the 20th day of **SEPTEMBER, 2018**, by **MICHAEL D. GEORGE, P.C., SUBSTITUTE TRUSTEE**, to which witness my hand and official seal of office.


SIGNATURE OF NOTARY PUBLIC

My commission expires: 11-26-2020



After recording return to:

Michael D. George, P.C.
Attorney At Law
902 Buffalo Street
Corpus Christi, Texas 78401

RECEIVED

TS No.: 2018-02305-TX
18-000528-673

SEP 11 2018
11:49 AM
GRACIE ALANIZ-GONZALES
COUNTY CLERK

Notice of [Substitute] Trustee Sale

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

1. Date, Time and Place of Sale.

Date: 11/06/2018

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

Place: **FIRST FLOOR OF THE COURTHOUSE AT THE SOUTH ENTRANCE BETWEEN THE GLASS DOORS IN THE VESTIBULE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS**

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

2. Terms of Sale: The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust. Any conveyance of the property is subject to all matters of record affecting the property.

3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 04/19/2006 and recorded 04/24/2006 in Document 556020, real property records of San Patricio County, Texas, with **David Estrada and wife Lydia Estrada** grantor(s) and OPTION ONE MORTGAGE CORPORATION, A CALIFORNIA CORPORATION as Lender, Deutsche Bank National Trust Company, as Trustee for Soundview Home Loan Trust 2006-OPT5, Asset-Backed Certificates, Series 2006-OPT5 as Beneficiary.

4. Appointment of Substitute Trustee: In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent for the mortgage servicer has named and appointed, and by these presents does name and appoint VICKI HAMMONDS, LESLYE EVANS, ARNOLD MENDOZA OR W.D. LAREW, Substitute Trustee to act under and by virtue of said Deed of Trust.

5. Obligation Secured: Deed of Trust or Contract Lien executed by **David Estrada and wife Lydia Estrada**, securing the payment of the indebtedness in the original principal amount of \$143,200.00, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **Deutsche Bank National Trust Company, as Trustee for Soundview Home Loan Trust 2006-OPT5, Asset-Backed Certificates, Series 2006-OPT5** is the current mortgagee of the note and deed of trust or contract lien.

Notice of [Substitute] Trustee Sale

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

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

LOT ONE (1), LAMAS ESTATES, AN ADDITION IN THE CITY OF INGLESIDE, SAN PATRICIO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN ENVELOPE 1245, TUBE 1-3 OF THE MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.

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

C/O Ocwen Loan Servicing, LLC

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

Phone: 1-800-746-2936

NOTICE OF TRUSTEE'S SALE

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

RECEIVED

Date of Security Instrument: June 11, 2003
Grantor(s): Omer Ramos and Delilah Delgado, both single persons
Original Trustee: R. Scott Heitkamp
Original Mortgagee: Coastal Bend Mortgage, Inc. D/B/A Global Mortgage Group
Recording Information: Clerk's File No. 519481; Correction Affidavit filed under Clerk's No. 629088, in the Official Public Records of SAN PATRICIO County, Texas.
Current Mortgagee: JPMorgan Chase Bank, National Association

SEP 11 2018

11:00 A M
**GRACIE ALANIZ-GONZALES
COUNTY CLERK**

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: 11/06/2018 **Earliest Time Sale Will Begin:** 11:00 AM

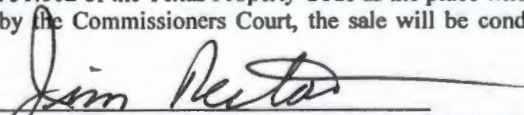
The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above, or within three (3) hours after that time.

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

Legal Description:
LOT SEVEN (7), BLOCK ONE (1), WEST CLIFF UNIT 4, AN ADDITION TO THE CITY OF PORTLAND, SAN PATRICIO COUNTY, TEXAS ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 9, PAGE 30, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS

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

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


Jim Rector as Substitute Trustee, Denise Rector as Successor Substitute Trustee, Jo Woolsey as Successor Substitute Trustee, W.D. Larew as Successor Substitute Trustee, Frederick Britton as Successor Substitute Trustee, Kristopher Holub as Successor Substitute Trustee, Vicki Hammonds as Successor Substitute Trustee, Evan Press as Successor Substitute Trustee, Amy Bowman as Successor Substitute Trustee, Reid Ruple as Successor Substitute Trustee, Carol Evangelisti as Successor Substitute Trustee, Marcia Chapa as Successor Substitute Trustee, Martha Boeta as Successor Substitute Trustee, Arnold Mendoza as Successor Substitute Trustee, Leslye Evans as Successor Substitute Trustee, or Thomas Delaney as Successor Substitute Trustee or Lisa Cockrell as Successor Substitute Trustee



4669634