

VIA CERTIFIED MAIL RR# 7017 1450 0000 3370 7027

NOTICE OF TRUSTEE'S SALE

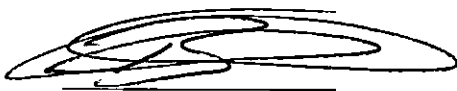
You, Antonio Lopez and Abigail Lopez, are hereby notified that on Tuesday May 1<sup>st</sup> 2018, between the hours of 2:00 P.M. and 3:00 P.M., at the courthouse door located at 400 West Sinton St, in the city of Sinton, County of San Patricio, State of Texas, I, the undersigned, will sell at public auction to the highest bidder for cash the following real property: Lot 8 Block 3, Wilson Addition, City of Mathis, San Patricio, County Texas. According to map and plat thereof recorded in Volume 4, Page 49, of the Map Records of San Patricio County

Also known as: 718 Copano, Mathis, TX 78393 .

This sale will be made to satisfy the debt evidenced by the promissory note dated April 10<sup>th</sup> 2015, in the original principal sum of \$52,000.00, executed by you as Maker to Rafter D Investments, Inc. as payee, and secured by and pursuant to the power of sale conferred in the Deed of Trust dated January 16<sup>th</sup> 2017 (referred to in this notice as the Deed of Trust). The Deed of Trust was executed by you as Grantor to Bryan DiCaro as Trustee for the benefit of Rafter D Investments, Inc., and was recorded in document # 665495, in the deed of trust records of San Patricio County, Texas. Rafter D Investments, Inc. has requested me, the undersigned, to enforce this trust by selling the real property because you are in default in the payment of the note described in the Deed of Trust.

Your debt has been accelerated, and the entire unpaid balance of your note is now due and payable. You now owe us the sum of \$ 51,761.11. Your debt has been accelerated because you failed to cure the default as was requested in the Notice that Debt has been Accelerated sent to you on March 20<sup>th</sup> 2018, namely, you failed to make the overdue payment(s) totaling \$2,503.40 including unpaid taxes and insurance on or before April 3<sup>rd</sup> 2018

Dated: April 4<sup>th</sup> 2018



Bryan DiCaro, Trustee

RECEIVED

APR 10 2018

2:36 PM  
GRACIE ALANIZ-GONZALES  
COUNTY CLERK

**NOTICE OF TRUSTEE'S SALE**

Date: April 9, 2018

Trustee: Coastal Properties

Lender: PRIVATE INVESTORS FAMILY LIMITED PARTNERSHIP

Deed Of Trust

Date: September 1, 2013

Grantor: Justin Machost & Codie Weber

Lender: PRIVATE INVESTORS FAMILY LIMITED PARTNERSHIP

Property: Lot Twenty Five (25), Block One (1), Portland Oak Ridge Unit #6, an Addition to the City of Portland, in San Patricio County, Texas as shown on the Map Records of San Patricio County Texas. Otherwise known as 316 Timber Trail.

County: San Patricio County, Texas

Date of Sale: May 1, 2018

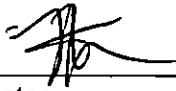
Time of Sale: 10:00a.m. - 1:00 p.m.

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

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

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

Signed this 9<sup>th</sup> day of April, 2018

  
\_\_\_\_\_  
Trustee  
Coastal Properties, Fred Rich (Agent)  
c/o Private Investors Family Limited Partnership  
203 Lang Rd.  
Portland, TX 78374

**Regular First Class U.S. Mail and  
Certified Return Receipt Request**

**RECEIVED**

APR - 9 2018  
3:50 P M  
GRACIE ALANIZ-GONZALES  
COUNTY CLERK

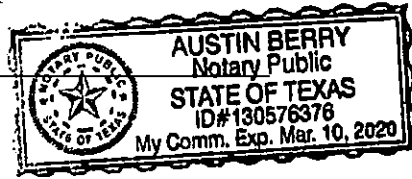
THE STATE OF TEXAS

COUNTY OF San Patricio

The foregoing instrument was acknowledged before me on this 9 day of April, 2018  
by Fred Rich.

*Austin Berry*

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS



*Austin Berry*

\_\_\_\_\_  
PRINTED NAME OF NOTARY

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

APR - 9 2018  
2:52 P M  
GRACIE ALANIZ-GONZALES  
COUNTY CLERK

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

Date: May 01, 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.

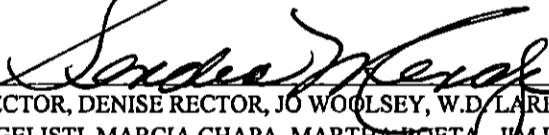
3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated May 01, 2013 and recorded in Document CLERK'S FILE NO. 627476 real property records of SAN PATRICIO County, Texas, with BRENT WARREN MCNUTT, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE FOR AMERICAN BANK, N.A., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by BRENT WARREN MCNUTT, securing the payment of the indebtednesses in the original principal amount of \$69,714.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. U.S. BANK NATIONAL ASSOCIATION is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

c/o U.S. BANK NATIONAL ASSOCIATION  
4801 FREDERICA ST  
OWENSBORO, KY 42301

  
JIM RECTOR, DENISE RECTOR, JO WOOLSEY, W.D. LAREW, LESLYE EVANS, ARNOLD MENDOZA, CAROL EVANGELISTI, MARCIA CHAPA, MARTHA BOETA, JIM RECTOR, BOB FRISCH, VICKI HAMMONDS, SANDRA MENDOZA, JAMIE STEEN, OR LANNA LAREW  
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 SIXTEEN (16), BLOCK TWO (2), EAST CLIFF, AN ADDITION TO THE TOWN OF PORTLAND, SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT THEREOF RECORDED IN VOLUME 4, PAGE 58, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.



NOS0000007422181

**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: 05/01/2018

Time: Between 11am-2pm and beginning not earlier than 11am-2pm or not later than three hours thereafter.

Place: The area designated by the Commissioners Court of San Patricio County, pursuant to §51.002 of the Texas Property Code as amended: if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

**2. Terms of Sale.** Highest bidder for cash.

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 11/26/2013 and recorded in the real property records of San Patricio County, TX and is recorded under Clerk's File/Instrument Number, 633370 with Ramon M Garza and Maria Garza, husband and wife (grantor(s)) and Bank of America, N.A. mortgagee to which reference is herein made for all purposes.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by Ramon M Garza and Maria Garza, husband and wife, securing the payment of the indebtedness in the original amount of \$85,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Bank Of America, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to be Sold.** LOT EIGHT (8), BLOCK FOURTEEN (14), PARKSIDE TERRACE UNIT 5, AN ADDITION TO THE CITY OF INGLESIDE, SAN PATRICIO COUNTY, TEXAS, ACCORDING TO MAP OR PLAT RECORDED IN ENVELOPE A-256, TUBE 30-5, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.

**RECEIVED**

APR - 5 2018

10:55 AM

GRACIE ALANIZ-GONZALES  
COUNTY CLERK



6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Bank Of America, N.A., as Mortgage Servicer, is representing the current Mortgagee whose address is:

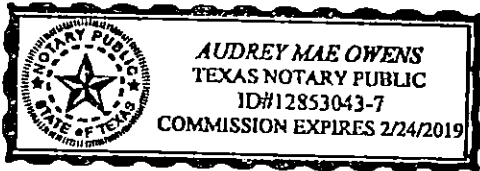
Bank of America, N.A.  
9000 Southside Boulevard, Building 400  
Jacksonville, FL 32256

Jim Rector  
**SUBSTITUTE TRUSTEE**  
Cory Jacocks, Esq., Jennifer A. Hooper, Esq., Jim Rector, Denise Rector, Jo Woolsey, W.D. Larew, Vicki Hammonds, Leslye Evans, Arnold Mendoza  
1320 Greenway Drive, Suite 300 Irving, TX 75038  
OR 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 whose address is 1 Mauchly, Irvine, CA 92618

STATE OF TEXAS  
COUNTY OF SAN PATRICIO

Before me, the undersigned authority, on this day personally appeared Jim Rector, as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 5 day of APRIL, 2018.



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

**CERTIFICATE OF POSTING**

My name is Jim Rector, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on 4-5-18 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.

Jim Rector  
Declarants Name: Jim Rector  
Date: 4-5-18

MAR 29 2018

3:14P M  
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 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: MAY 1, 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 KAREN LOGUE, 3511 FLOYD ST., CORPUS CHRISTI, TEXAS 78411.**

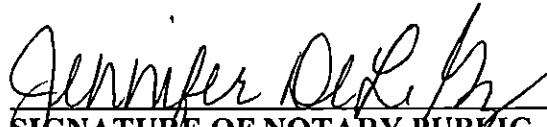
7. *Default and Request to Act.* Default has occurred under the deed of trust, and the beneficiary has requested me, as substitute trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

WITNESS MY HAND THIS 29 DAY OF MARCH, 2018.

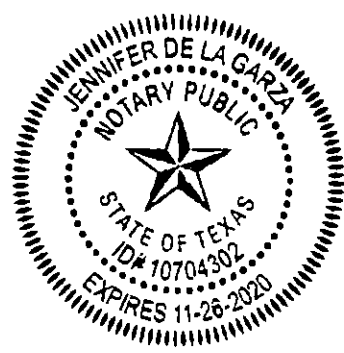
  
\_\_\_\_\_  
**MICHAEL D. GEORGE, P.C.**  
**SUBSTITUTE TRUSTEE**

STATE OF TEXAS                   \*  
   \*  
COUNTY OF NUECES            \*

This instrument was acknowledged before me on this the 29<sup>th</sup> day of **MARCH, 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

MAR 29 2018

3:14 P M  
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 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:

*All of LOT NO. EIGHTEEN (18), BLOCK NO. THREE (3), PORTLAND-CASTILLIAN HEIGHTS, 0.164 ACRES, a subdivision of the City of PORTLAND, SAN PATRICIO COUNTY, TEXAS according to the map or plat of the official MAP RECORDS, SAN PATRICIO COUNTY, TEXAS, to which reference is hereby made for all pertinent purposes. The hereinabove described property is further designated as: 1013 BARCELONA DRIVE, PORTLAND, TEXAS.*

2. *Instruments to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust recorded as Document No. 624314 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: MAY 1, 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 refiling 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 **JOSE FRANCISCO PECINA and VIVIANA PECINA**.

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 \$101,700.00, executed by **JOSE FRANCISCO PECINA and VIVIANA PECINA**, and payable to the order of **PATRICIA EVANS**; and (b) any and all present and future indebtednesses of **JOSE FRANCISCO PECINA and VIVIANA PECINA** to **PATRICIA EVANS**. **PATRICIA EVANS** 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, **PATRICIA EVANS, 9670 FM 967, BUDA, TEXAS 78610**.

7. *Default and Request to Act.* Default has occurred under the deed of trust, and the beneficiary has requested me, as 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 29 DAY OF MARCH, 2018.

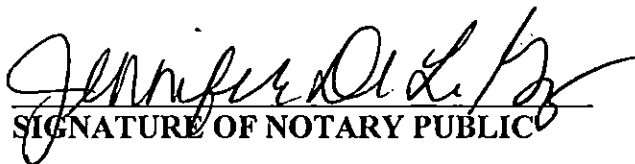
  
MICHAEL D. GEORGE, P.C.  
TRUSTEE

STATE OF TEXAS \*

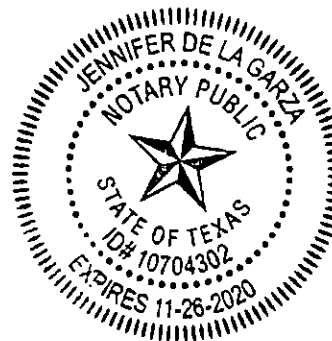
\*

COUNTY OF NUECES \*

This instrument was acknowledged before me on this the 29<sup>th</sup> day of **MARCH, 2018**, by **MICHAEL D. GEORGE, P.C., 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

**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: 05/01/2018

Time: Between 11am-2pm and beginning not earlier than 11am-2pm or not later than three hours thereafter.

Place: The area designated by the Commissioners Court of San Patricio County, pursuant to §51.002 of the Texas Property Code as amended: if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

**2. Terms of Sale.** Highest bidder for cash.

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 11/06/2015 and recorded in the real property records of San Patricio County, TX and is recorded under Clerk's File/Instrument Number 651990, with RAY SPETTER and RACHEL SPETTER (grantor(s)) and PNC MORTGAGE, A DIVISION OF PNC BANK, NATIONAL ASSOCIATION mortgagee to which reference is herein made for all purposes.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by RAY SPETTER and RACHEL SPETTER, securing the payment of the indebtedness in the original amount of \$361,550.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. PNC Bank, National Association is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to be Sold.** SURVEY OF A 7.5 ACRES TRACT OF LAND OUT OF LOT 8, SECTION 63, OF THE G.H. PAUL SUBDIVISION OF THE COLEMAN-FULTON CO. LANDS.

FIELD NOTES OF THE SURVEY OF A 7.5 ACRES TRACT OF LAND (7.483 ACRES BY THIS SURVEY) OUT OF LOT 8, SECTION 63 OF THE G.H. PAUL SUBDIVISION OF THE COLEMAN-FULTON PASTURE COMPANY LANDS, RECORDED IN VOLUME 1, PAGE 32 OF THE MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.

SAID 7.5 ACRES TRACT BEING THE SAME TRACT, DESCRIBED AS TRACT 2, CONVEYED TO KENNETH M. KOONCE BY DEED RECORDED IN CLERK'S FILE NO. 609347 OF THE REAL PROPERTY RECORDS OF SAN PATRICIO COUNTY, TEXAS;

SAID 7.5 ACRES TRACT BEING ALL OF THE NORTH ONE-HALF OF SAID LOT 8, SAVE AND EXCEPT A 2.50 ACRES TRACT OF LAND CONVEYED TO CHARLES AND RHONDA HOGE BY DEED RECORDED IN CLERK'S FILE NO. 608554 OF THE REAL PROPERTY RECORDS OF SAN PATRICIO COUNTY, TEXAS;

**RECEIVED**

MAR 29 2018

11:43 AM  
GRACIE ALANIZ-GONZALES  
COUNTY CLERK



4652149

SAID 7.5 ACRES TRACT IS COMPRISED OF A PORTION OF THE HENRY S. DAY SURVEY, ABSTRACT 102, IS LOCATED APPROXIMATELY 5 MILES WEST OF THE CITY OF PORTLAND, IN SAN PATRICIO COUNTY, TEXAS, AND IS DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT 5/8" IRON ROD WITH SURVEYOR'S CAP STAMPED "R.P.L.S. 5988" FOUND NEAR A FENCE CORNER POST, IN THE EAST LINE OF LOT 7 OF SAID SECTION 63, CONVEYED TO JOHN AND DIANE BIVENS BY DEED RECORDED IN CLERK'S FILE NO. 411022 OF THE REAL PROPERTY RECORDS OF SAN PATRICIO COUNTY, TEXAS; AND THE WEST LINE OF SAID LOT 8, AT THE NORTHWEST CORNER OF SAID 2.50 ACRES TRACT, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE N 00°45'49" E ALONG THE EAST LINE OF SAID LOT 7, THE WEST LINE OF SAID LOT 8, AND THE WEST LINE OF THIS TRACT, AT 480.88 FEET PASS A 5/8" IRON ROD FOUND NEAR A FENCE CORNER POST FOR A LINE MARKER, IN ALL A DISTANCE OF 494.00 FEET TO A POINT IN THE CENTERLINE OF THE ORIGINAL 40-FOOT RIGHT-OF-WAY OF COUNTY ROAD 2200, IN THE NORTH LINE OF SAID SECTION 63 AND THE SOUTH LINE OF SECTION 62 OF SAID SUBDIVISION, AT THE NORTHEAST CORNER OF SAID LOT 7 AND THE NORTHWEST CORNER OF SAID LOT 8, FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE S 89°18'18" E ALONG SAID ORIGINAL CENTERLINE OF COUNTY ROAD 2200, THE SOUTH LINE OF SAID SECTION 62, THE NORTH LINE OF SAID SECTION 63, THE NORTH LINE OF SAID LOT 8, AND THE NORTH LINE OF THIS TRACT, A DISTANCE OF 660.00 FEET TO A POINT IN THE PAVEMENT OVER A CONCRETE BRIDGE, IN THE CENTERLINE OF THE 40-FOOT RIGHT-OF-WAY OF COUNTY ROAD 3265, AT THE COMMON CORNER OF SECTIONS 62, 63, 64 & 65 OF SAID SUBDIVISION, AND THE NORTHEAST CORNER OF SAID LOT 8, FOR THE NORTHEAST CORNER OF THIS TRACT; WHENCE A 5/8" IRON ROD WITH SURVEYOR'S CAP STAMPED "R. P. L. S. 5874" SET AT THE INTERSECTION OF THE WEST LINE OF SAID COUNTY ROAD 3265 AND THE ORIGINAL SOUTH LINE OF SAID COUNTY ROAD 2200, BEARS N 89°18'18" W A DISTANCE OF 20.00 FEET AND S 00°45'49" W A DISTANCE OF 20.00 FEET;

THENCE S 00°45'49" W ALONG THE CENTERLINE OF SAID COUNTY ROAD 3265, THE WEST LINE OF SAID SECTION 64, THE EAST LINE OF SAID SECTION 63, THE EAST LINE OF SAID LOT 8, AND THE EAST LINE OF THIS TRACT, A DISTANCE OF 493.75 FEET TO A POINT AT THE NORTHEAST CORNER OF SAID 2.50 ACRES TRACT, FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE N 89°19'37" W ALONG THE NORTH LINE OF SAID 2.50 ACRES TRACT AND THE SOUTH LINE OF THIS TRACT, AT 21.92 FEET PASS A 5/8" IRON ROD WITH SURVEYOR'S CAP STAMPED "R.P.L.S. 5988" FOUND NEAR A FENCE CORNER POST FOR A LINE MARKER, IN ALL A DISTANCE OF 660.00 FEET TO THE POINT OF BEGINNING, CONTAINING 7.483 ACRES OF LAND, MORE OR LESS, SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS OF RECORD.

DISTANCES ARE AT SURFACE AND BEARINGS IN THIS DESCRIPTION ARE BASED ON A GPS SURVEY CONDUCTED IN THE TEXAS COORDINATE SYSTEM, SOUTH ZONE, NAD1983, IN US FEET, WITH A COMBINED SCALE FACTOR OF 1.00001361.

I, MICHAEL J. MACINNIS, REGISTERED PROFESSIONAL LAND SURVEYOR OF TEXAS, DO HEREBY STATE THAT THIS DESCRIPTION REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND, UNDER MY DIRECTION, TO THE BEST OF MY KNOWLEDGE AND ABILITY, THIS THE 21ST DAY OF JULY, 2014. A SIGNED AND SEALED SURVEY PLAT ACCOMPANIES THIS DESCRIPTION.

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. PNC Bank, National Association, as Mortgage Servicer, is representing the current Mortgagee whose address is:

PNC Mortgage  
3232 Newmark Drive  
Miamisburg, OH 45342

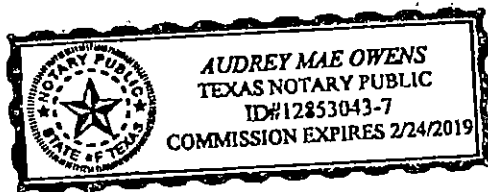
Jim Rector  
SUBSTITUTE TRUSTEE

Coury Jacocks, Esq., Jennifer A. Hooper, Esq., Jim Rector, Denise Rector, Jo Woolsey, W.D. Larew, Vicki Hammonds, Leslye Evans, Arnold Mendoza  
1320 Greenway Drive, Suite 300  
Irving, TX 75038

STATE OF TEXAS  
COUNTY OF SAN PATRICIO

Before me, the undersigned authority, on this day personally appeared Jim Rector, as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 29 day of MARCH, 2018.



Audrey Mae Owens  
NOTARY PUBLIC in and for

SAN PATRICIO COUNTY  
My commission expires: 2019  
Print Name of Notary:  
AUDREY MAE OWENS

**CERTIFICATE OF POSTING**

My name is Jim Rector, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on 3-29-18 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.

Jim Rector  
Declarants Name: JIM RECTOR  
Date: 3-29-18



RECEIVED

MAR 29 2018

11:47 AM

GRACIE ALANIZ-GONZALES  
COUNTY CLERK

THE MONEY SOURCE INC. (MYS)  
GARCIA, HECTOR  
5437 COUNTY ROAD 1525, ODEM, TX 78370

FHA 514-0372032-703  
Firm File Number: 18-029657

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on July 15, 2014, HECTOR GARCIA, as Grantor(s), executed a Deed of Trust conveying to EDUARDO PEREZ, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR EQUITY LOANS LLC in payment of a debt therein described. The Deed of Trust was filed in the real property records of SAN PATRICIO COUNTY, TX and is recorded under Clerk's File/Instrument Number 639076, to which reference is herein made for all purposes.

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

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, May 1, 2018 between ten o'clock AM and four o'clock PM and beginning not earlier than 11:00 AM or not later than three hours thereafter, I will sell said Real Estate in the area designated by the Commissioners Court, of San Patricio county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

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

SEE EXHIBIT "A"

Property Address: 5437 COUNTY ROAD 1525  
ODEM, TX 78370  
Mortgage Servicer: THE MONEY SOURCE INC.  
Noteholder: THE MONEY SOURCE, INC.  
500 SOUTH BROAD STREET  
SUITE #100A  
MERIDEN, CONNECTICUT 06450

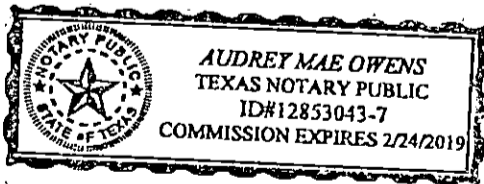
The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property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

*Jim Rector*  
SUBSTITUTE TRUSTEE  
Jim Rector, Denise Rector, Jo Woolsey, Bob Frisch, Vicki Hammonds, Arnold Mendoza, Sandra Mendoza or Jamie Steen  
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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 29 day of MARCH, 2018.



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

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

Exhibit "A"

Commencing at a Concrete Marker in the NE corner of said Tract No.5, thence N 80 deg. 58 min. W 20.0 feet to a 1 1/2 inch Ip in the concrete found on the West R.O.W line of a 40.0 foot County Rd NO. 23; thence S 09 deg. 21 min W along the W line of County Road No. 23 for a distance of 1430.0 feet to a 5/8 Inch Ir set for the NE corner of said tract and point of beginning; thence N 09 deg. 21 min W along the W line of County rd 23 for a distance of 142.0. Feet to a 5/8 Inch Ir set for these corner of said tract; Thence N 80 deg. 39 min, W along the property line 1 between tracts 4 and 5 at 10.0 Feet pass the W line of a 10.0 foot road easement for a total distance of 1587.0 feet To a 5/8 Inch rod set for the SW corner of said tract; thence N 09 deg 02 min for a Distance of 142.0 feet to a 5/8 inch Ir set for the NW corner of said tract; thence S 80 Deg. 39 mine along the property line between tracts 5 and 6 at 1577.0 feet pass the W Line of 10.0 foot road easement for a total distance of 1587.0 feet to the point of Beginning, containing 5.1734 acres, more or less.

Commonly known as 5437 County Road 1525, Odem, TX, 78370.

Any acreage or other language referring to the size or area content of the subject premises is shown for convenience only and should not be construed as insuring the actual acreage or area content of the subject premises.

RECEIVED

SELENE FINANCE LP (SLE)  
TOVAR, JOSE A. AND ROSE  
328 WOODLAWN LOOP, SINTON, TX 78387

VA 62-62-6-1074245  
Firm File Number: 16-025339

MAR 29 2018

11:47 AM  
GRACIE ALANIZ-GONZALES  
COUNTY CLERK

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on July 9, 2007, JOSE A. TOVAR AND ROSE TOVAR, HUSBAND AND WIFE, as Grantor(s), executed a Deed of Trust conveying to G. TOMMY BASTIAN, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR BSM FINANCIAL, L.P. DBA BROKERSOURCE in payment of a debt therein described. The Deed of Trust was filed in the real property records of SAN PATRICIO COUNTY, TX and is recorded under Clerk's File/Instrument Number 571410, to which reference is herein made for all purposes.

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

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


NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, May 1, 2018 between ten o'clock AM and four o'clock PM and beginning not earlier than 11:00 AM or not later than three hours thereafter, I will sell said Real Estate in the area designated by the Commissioners Court, of San Patricio county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

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

LOT EIGHT (8), BLOCK THREE (3), WOODLAWN ADDITION TO THE CITY OF SINTON, SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT THEREOF RECORDED IN VOLUME 4, PAGE 80, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR ALL PERTINENT PURPOSES.

Property Address: 328 WOODLAWN LOOP  
SINTON, TX 78387  
Mortgage Servicer: SELENE FINANCE LP  
Noteholder: SELENE FINANCE LP  
9990 RICHMOND AVENUE  
SUITE 400S  
HOUSTON, TEXAS 77042

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

  
SUBSTITUTE TRUSTEE  
Jim Rector, Denise Rector, Jo Woolsey, Bob Frisch, Vicki Hammonds, Arnold Mendoza, Sandra Mendoza or Jamie Steen  
c/o Shapiro Schwartz, LLP  
13105 Northwest Freeway, Suite 1200  
Houston, TX 77040  
(713)462-2565

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

RECEIVED

THE MONEY SOURCE INC. (MYS)  
CALDERON, DAVID  
527 VISTA DRIVE, ODEM, TX 78370

USDA  
Firm File Number: 18-029655

MAR 29 2018  
11:47A M  
GRACIE ALANIZ-GONZALES  
COUNTY CLERK

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on August 23, 2013, DAVID CALDERON AND ADELAIDA CALDERON, HUSBAND AND WIFE, as Grantor(s), executed a Deed of Trust conveying to MALCOLM D. GIBSON, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR WCS LENDING, LLC in payment of a debt therein described. The Deed of Trust was filed in the real property records of SAN PATRICIO COUNTY, TX and is recorded under Clerk's File/Instrument Number 636571, to which reference is herein made for all purposes.

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

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


NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, May 1, 2018 between ten o'clock AM and four o'clock PM and beginning not earlier than 11:00 AM or not later than three hours thereafter, I will sell said Real Estate in the area designated by the Commissioners Court, of San Patricio county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

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

LOT FOURTEEN (14), BLOCK ONE (1), LOMA VISTA ESTATES, A SUBDIVISION OF THE CITY OF ODEM, SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT THEREOF RECORDED IN VOLUME 13, PAGE 7, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR ALL PERTINENT PURPOSES.

Property Address: 527 VISTA DRIVE  
ODEM, TX 78370  
Mortgage Servicer: THE MONEY SOURCE INC.  
Noteholder: THE MONEY SOURCE, INC.  
500 SOUTH BROAD STREET  
SUITE #100A  
MERIDEN, CONNECTICUT 06450

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

  
SUBSTITUTE TRUSTEE  
Jim Rector, Denise Rector, Jo Woolsey, Bob Frisch, Vicki Hammonds, Arnold Mendoza, Sandra Mendoza or Jamie Steen  
c/o Shapiro Schwartz, LLP  
13105 Northwest Freeway, Suite 1200  
Houston, TX 77040  
(713)462-2565

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

**NOTICE OF [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**

**MAR 26 2018  
12:05 PM  
GRACIE ALANIZ GONZALES  
COUNTY CLERK**

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

**Date:** May 01, 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.**

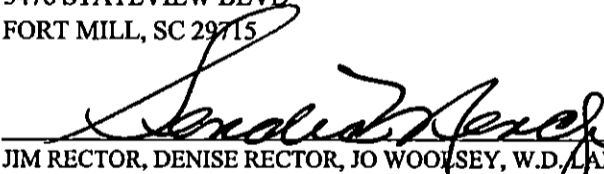
**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated October 12, 2010 and recorded in Document CLERK'S FILE NO. 2010039066 real property records of SAN PATRICIO County, Texas, with ROBERTO FLORES AND SYLVIA L FLORES, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by ROBERTO FLORES AND SYLVIA L FLORES, securing the payment of the indebtednesses in the original principal amount of \$69,069.00, 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

  
\_\_\_\_\_  
JIM RECTOR, DENISE RECTOR, JO WOODSEY, W.D. LAREW, LESLYE EVANS, ARNOLD MENDOZA, CAROL EVANGELISTI, MARCIA CHAPA, MARTHA BOETA, JIM RECTOR, BOB FRISCH, VICKI HAMMONDS, SANDRA MENDOZA, JAMIE STEEN, OR LANNA LAREW

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"**

LOTS 15 AND 16, BLOCK 12, REYNOLDS PARK ADDITION, TO THE CITY OF GREGORY, SAN PATRICIO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 4, PAGE 29, OF THE MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.



RECEIVED

MAR 22 2018

12:24 PM  
GRACIE ALANIZ-GONZALES  
COUNTY CLERK

TS No.: 2018-00786-TX  
18-000717-673

### 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:** 05/01/2018

**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:** 730 Field St, Taft, TX 78390

**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 05/08/2006 and recorded 05/12/2006 in Document 556669, real property records of San Patricio County, Texas, with **Barbara L Carvajal and spouse, Matthew W Carvajal** grantor(s) and PREMIER MORTGAGE FUNDING, INC, a FLORIDA CORPORATION as Lender, WELL FARGO BANK, N.A., AS TRUSTEE FOR ABFC 2006-OPT1 TRUST, ASSET BACKED FUNDING CORPORATION ASSET-BACKED CERTIFICATES, SERIES 2006-OPT1 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 **Barbara L Carvajal and spouse, Matthew W Carvajal**, securing the payment of the indebtedness in the original principal amount of \$103,200.00, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. WELL FARGO BANK, N.A., AS TRUSTEE FOR ABFC 2006-OPT1 TRUST, ASSET BACKED FUNDING CORPORATION ASSET-BACKED CERTIFICATES, SERIES 2006-OPT1 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:

**Lots Seven (7), Eight (8) and the Southerly One-Half of Lot Nine (9), Block Six (6), Second Fite Addition, an addition to the City of Taft, San Patricio County, Texas, according to map or plat thereof recorded in Volume 4, Page 13, Map Records of San Patricio County, Texas.**

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

**C/O Ocwen Loan Servicing, LLC**

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

**Phone: 1-800-746-2936**

### Notice of [Substitute] Trustee Sale

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

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

Date: March 21, 2018

Stephanie Spurlock, Laterrika Thompkins, Camisha Scott, Melisa Jones, Iman Walcott, Tanesha Humphrey, Claire Buxton – Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer

C/O Power Default Services, Inc.  
Northpark Town Center  
1000 Abernathy Rd NE; Bldg 400, Suite 200  
Atlanta, GA 30328  
Telephone: 855-427-2204  
Fax: 866-960-8298

VICKI HAMMONDS, LESLYE EVANS, ARNOLD MENDOZA OR W.D. LAREW  
- Substitute Trustee(s)

C/O AVT Title Services, LLC  
1101 Ridge Rd. Suite 222  
Rockwall, TX 75087

**POWER DEFAULT SERVICES, INC. MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.**

Certificate of Posting

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

NOTICE OF [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: May 01, 2018

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

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

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated September 28, 2007 and recorded in Document CLERK'S FILE NO. 573870 real property records of SAN PATRICIO County, Texas, with GABRIEL MARTINEZ AND KRISTINA LYNN MARTINEZ, grantor(s) and CHAMPION MORTGAGE LLC, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by GABRIEL MARTINEZ AND KRISTINA LYNN MARTINEZ, securing the payment of the indebtednesses in the original principal amount of \$82,138.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

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

RECEIVED

FEB 26 2018

9:20 AM  
GRACIE ALANIZ-GONZALES  
COUNTY CLERK



JIM RECTOR, DENISE RECTOR, JO WOOLSEY, W.D. LAREW, LESLYE EVANS, ARNOLD MENDOZA, CAROL EVANGELISTI, MARCIA CHAPA, MARTHA BOETA, JIM RECTOR, BOB FRISCH, VICKI HAMMONDS, SANDRA MENDOZA, JAMIE STEEN, OR LANNA LAREW

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 THREE (3), CHEYENNE ESTATES, SUBDIVISION NEAR THE TOWN OF ODEM, SAN PATRICO COUNTY, TEXAS, AS SHOWN BY MAP OR PLAT THEREOF, RECORDED IN VOLUME 13, PAGE 64, MAP RECORDS OF SAN PATRICO COUNTY, TEXAS; TO WHICH REFERENCE IS HERE MADE FOR ALL PERTINENT PURPOSES.



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