

Our File Number: 17-01178  
Name: ROY P MURRY AND WIFE, BETTY J MURRY

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on April 25, 2012, ROY P. MURRY AND WIFE, BETTY J. MURRY, executed a Deed of Trust/Security Instrument conveying to CHARLES A. BROWN, ATTORNEY, as Trustee, the Real Estate hereinafter described, to JPMORGAN CHASE BANK, N.A., in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 617792, in the DEED OF TRUST OR REAL PROPERTY records of SAN PATRICIO COUNTY, TEXAS; and

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 the contingency and in the manner authorized by said Deed of Trust/Security Instrument; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, APRIL 4, 2017**, 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 at the County Courthouse in **SAN PATRICIO COUNTY, TEXAS** to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said 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 was posted.

Said Real Estate is described as follows:

LOT ONE (1), BLOCK FIVE (5), BAYVIEW AT NORTH SHORE UNIT 1A, AN ADDITION TO THE CITY OF PORTLAND, SAN PATRICIO COUNTY, TEXAS, ACCORDING TO MAP OR PLAT RECORDED IN VOLUME 13, PAGES 98-99 OF THE MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.

Property Address: 300 PEBBLE BEACH DR  
PORTLAND, TX 78374

Mortgage Servicer: SETERUS, INC.

Noteholder: FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE"), A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA  
14221 DALLAS PARKWAY, SUITE 1000  
DALLAS, TX 75254

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.

**ACTIVE MILITARY SERVICE NOTICE**

**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.**

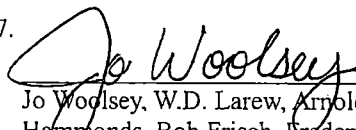
WITNESS MY HAND this 13<sup>th</sup> day of March, 2017.

**RECEIVED**

**MAR 13 2017**

*11:15A.M.*

GRACIE ALANIZ-GONZALES  
COUNTY CLERK

  
Jo Woolsey, W.D. Larew, Arnold Mendoza, Vicki Hammonds, Bob Frisch, Frederick Britton, Evan Pless, Amy Bowman, Reid Ruple, Kristopher Holub, Jodi Steen, Jim Rector, Denise Rector, Leslye Evans, Carol Evangelisti, Marcia Chapa, Martha Boeta, Mary Goldston, Substitute Trustees

c/o Marinosci Law Group, P.C.  
14643 Dallas Parkway, Suite 750  
Dallas, Texas 75254  
(972) 331-2300

Our File Number: 17-01178

Name: ROY P MURRY AND WIFE, BETTY J MURRY

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on April 25, 2012, ROY P. MURRY AND WIFE, BETTY J. MURRY, executed a Deed of Trust/Security Instrument conveying to CHARLES A. BROWN, ATTORNEY, as Trustee, the Real Estate hereinafter described, to JPMORGAN CHASE BANK, N.A., in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 617792, in the DEED OF TRUST OR REAL PROPERTY records of SAN PATRICIO COUNTY, TEXAS; and

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 the contingency and in the manner authorized by said Deed of Trust/Security Instrument; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, APRIL 4, 2017**, 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 at the County Courthouse in **SAN PATRICIO COUNTY, TEXAS** to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said 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 was posted.

Said Real Estate is described as follows:

LOT ONE (1), BLOCK FIVE (5), BAYVIEW AT NORTH SHORE UNIT 1A, AN ADDITION TO THE CITY OF PORTLAND, SAN PATRICIO COUNTY, TEXAS, ACCORDING TO MAP OR PLAT RECORDED IN VOLUME 13, PAGES 98-99 OF THE MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.

Property Address: 300 PEBBLE BEACH DR  
PORTLAND, TX 78374

Mortgage Servicer: SETERUS, INC.

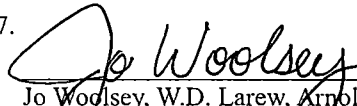
Noteholder: FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE"), A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA  
14221 DALLAS PARKWAY, SUITE 1000  
DALLAS, TX 75254

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.

**ACTIVE MILITARY SERVICE NOTICE**

**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.**

WITNESS MY HAND this 13<sup>th</sup> day of March, 2017.



Jo Woolsey, W.D. Larew, Arnold Mendoza, Vicki Hammonds, Bob Frisch, Frederick Britton, Evan Press, Amy Bowman, Reid Ruple, Kristopher Holub, Jodi Steen, Jim Rector, Denise Rector, Leslye Evans, Carol Evangelisti, Marcia Chapa, Martha Boeta, Mary Goldston, Substitute Trustees

c/o Marinosci Law Group, P.C.  
14643 Dallas Parkway, Suite 750  
Dallas, Texas 75254  
(972) 331-2300

**RECEIVED**

**MAR 13 2017**

*11:15A M*

GRACIE ALANIZ-GONZALES  
COUNTY CLERK

**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**

MAR 13 2017

9:05 A.M.  
GRACIE ALANIZ-GONZALES  
COUNTY CLERK

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**WHEREAS, WILLIAM B. WHITE AND JULIE WHITE, HUSBAND AND WIFE delivered that one certain Deed of Trust dated NOVEMBER 29, 2011, which is recorded in INSTRUMENT NO. 613285 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 \$91,326.00 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, APRIL 4, 2017, 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:**

**LOTS THIRTY-SEVEN (37), THIRTY-EIGHT (38), THIRTY-NINE (39) AND FORTY (40), BLOCK TWENTY-TWO (22), R.J. WILLIAMS, AN ADDITION TO THE CITY OF INGLESIDE IN SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY MAP OR PLAT OF SAME OF RECORD IN VOLUME 3, PAGE 8, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.**

**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 244 SOUTH GATEWAY PLACE, 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.**

**Dated: MARCH 13, 2017.**

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

1106 Orion Dr , Portland, TX, 78374  
10200.0167

RECEIVED

MAR 13 2017

9:04 AM  
GRACIE ALANIZ-GONZALES  
COUNTY CLERK

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

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

**APPOINTMENT OF  
SUBSTITUTE TRUSTEE:**

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

**SUBSTITUTE TRUSTEE'S  
ADDRESS:**

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

**NOTICE OF SUBSTITUTE  
TRUSTEE SALE:**

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on April 04, 2017 between the hours of 1pm-4pm the Substitute Trustee will sell said real property at the place hereinafter set out and pursuant to the terms herein described. The sale will begin at the earliest time stated above or within three (3) hours after that time.

**LOCATION OF SALE:**

The place of the sale shall be: ON THE FIRST FLOOR OF THE COURTHOUSE AT THE SOUTH ENTRANCE BETWEEN THE GLASS DOORS IN THE VESTIBULE, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court in SAN PATRICIO County, Texas or as designated by the County Commissioners.

**INSTRUMENT TO BE  
FORECLOSED:**

Deed of Trust or Contract Lien dated 07/23/2014 and recorded under Volume, Page or Clerk's File No. Doc No. 639439 in the real property records of San Patricio County Texas, with DALLAS JORDAN REEVES, A MARRIED MAN JOINED HEREIN BY JESSICA LYNN REEVES as Grantor(s) and First Community Bank as Original Mortgagee.

**OBLIGATIONS SECURED:**

Deed of Trust or Contract Lien executed by DALLAS JORDAN REEVES, A MARRIED MAN JOINED HEREIN BY JESSICA LYNN REEVES securing the payment of the indebtedness in the original principal amount of \$122,048.00 and obligations therein described including but not limited to the promissory note and all the modifications, renewals and extensions of the promissory note (the "Note") executed by DALLAS JORDAN REEVES. Stonegate Mortgage Corporation is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

**MORTGAGE SERVICING  
INFORMATION:**

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. Stonegate Mortgage Corporation is acting as the Mortgage Servicer for Stonegate Mortgage Corporation who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. Stonegate Mortgage Corporation, as Mortgage Servicer, is representing the Mortgagee, whose address is:

Stonegate Mortgage Corporation  
c/o Stonegate Mortgage Corporation  
4849 Greenville Ave Suite 800, Dallas, TX 75206

**LEGAL DESCRIPTION OF**

**PROPERTY TO BE SOLD:** LOT THREE (3), BLOCK TWO (2), WESTCLIFF ADDITION UNIT 1, AN ADDITION TO THE CITY OF PORTLAND, SAN PATRICIO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED AT VOLUME 6, PAGE 40 OF THE MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS (the "Property")

**REPORTED PROPERTY ADDRESS:** 1106 Orion Dr , Portland, TX 78374

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

Pursuant to Section 51.009 of the Texas Property Code, the property will be sold in "AS IS, WHERE IS" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property and the priority of the lien being foreclosed.

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

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

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

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

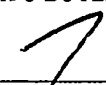
The Deed of Trust permits the Mortgagee and/or Mortgage Servicer to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee under the Deed of Trust or Substitute Trustee appointed herein need not appear at the date, time and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refilled 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.

**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.**

WITNESS MY HAND on the 1 day of March, 2017.

Respectfully,

JACK O'BOYLE & ASSOCIATES

  
\_\_\_\_\_  
Jack O'Boyle | SBN: 15165300

[jack@jackoboyle.com](mailto:jack@jackoboyle.com)

Travis H. Gray | SBN: 24044965

[travis@jackoboyle.com](mailto:travis@jackoboyle.com)

Chris S. Ferguson | SBN: 24069714

[chris@jackoboyle.com](mailto:chris@jackoboyle.com)

P.O. Box 815369

Dallas, Texas 75381

P: 972.247.0653 | F: 972.247.0642

ATTORNEYS FOR MORTGAGEE AND/OR ITS MORTGAGE  
SERVICER

RECEIVED

A-M/Deines-J 17387

MAR 13 2017

9:04 AM  
GRACIE ALANIZ-GONZALES  
COUNTY CLERK

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: March 10, 2017

NOTE:

DATE: July 6, 2010

AMOUNT: \$71,500.00

MAKER: James Deines

PAYEE: A & M Heritage Holdings, Ltd., d/b/a A & M Investment

DEED OF TRUST:

DATE: July 6, 2010

GRANTOR: James Deines

BENEFICIARY: A & M Heritage Holdings, Ltd., d/b/a A & M Investment

COUNTY WHERE PROPERTY IS LOCATED: San Patricio

TRUSTEE: Michael Baucum or Jerry T. Steed

RECORDING INFORMATION: Document No. 601541, Official Public Records of  
Real Property of San Patricio County, Texas

PROPERTY: Surface Estate only in and to 20 acres out of the C. C. Smith Subdivision of the Borden Ranch in San Patricio County, Texas, as shown on Exhibit "A" attached hereto and made a part hereof for all purposes.

LENDER/HOLDER NOW: A & M Heritage Holdings, Ltd., d/b/a A & M Investment

BORROWER/DEBTOR NOW: James Deines and Estate of Viola Deines, Dec'd

SUBSTITUTE TRUSTEE: Vicki Hammonds or Leslye Evans or W. D. Larew or Arnold  
Mendoza or David Garvin

SUBSTITUTE TRUSTEE'S MAILING ADDRESS: 8101 Boat Club Road, # 320, Fort Worth,  
TX 76179

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

April 4, 2017, being the first Tuesday of the month, to commence at 1:00 p.m., or within three hours thereafter.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

The first floor of the San Patricio County Courthouse, Sinton, Texas, at the south entrance, between the glass doors, in the vestibule, as designated for foreclosure sales, or as designated by the County Commissioner's Court.

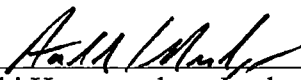
Default has occurred in the payment of the Note and in performance of the obligations of the Deed of Trust which secures the Note. Because of such default, Lender, the holder of the Note, has requested Substitute Trustee to sell the Property. Notice is given that before the sale the Beneficiary may appoint another person Substitute Trustee to conduct the sale.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust, in accordance with Lender's rights and remedies under the Deed of Trust and Section 9.501(d) of the Texas Business and Commerce Code (Texas UCC).

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, Substitute Trustee, will sell the Property at public auction, by public sale, to the highest bidder for cash, "AS IS," or other form of payment acceptable to Substitute Trustee, in accordance with the Deed of Trust. THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION.

**ARMED SERVICES NOTICE EFFECTIVE SEPTEMBER 1, 2011**

**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.**

  
\_\_\_\_\_  
Vicki Hammonds or Leslye Evans or W. D. Larew  
or Arnold Mendoza or David Garvin, Substitute Trustee



July 17, 2009  
20.00 Acres out of a 36.417 Acre Tract of Land out of  
Block 3 of the C. C. Smith Subdivision of the Burden Ranch  
OFF

Exhibit A

STATE OF TEXAS  
COUNTY OF SAN PATRICK

**FIELDNOTE DESCRIPTION** of a 20.00 acre, more or less, tract of land being the North 20.00 acres of a 36.417 acre tract of land described in Clerk's File No. 887091, Real Property Records, San Patricio County, Texas; said 36.417 acre tract of land being part of a 139.28 acre tract of land conveyed from Lennie Glascock to Fred Walker by Warranty Deed dated June 28, 1948, and recorded in Volume 159, Page 37 of the Deed Records of San Patricio County, Texas; said 20.00 acre tract is part of Block 3 of the C. C. Smith Subdivision of the Burden Ranch, as shown by map recorded in Envelope A-97 of the Map Records of San Patricio County, Texas; said 20.00 acre tract of land is comprised of a portion of the John McMullen Survey, Abstract 17, is situated in San Patricio County, Texas, approximately 4 miles Northwest of the Town of Old San Patricio, being more particularly described by metes and bounds as follows:

- Commencing:** At a 3/8" iron rod found beside a fence corner post in the West line of said 139.28 acre tract and the East line of Sandhaze Subdivision, as shown by map recorded in Volume 11, Page 1 of the Map Records of San Patricio County, Texas, for the Southwest corner of a 15.00 acre tract of land conveyed from Allie E. Walker, et al, to Ricky Don Barber, et al, by Warranty Deed with Vendor's Lien dated April 7, 2008, and recorded in Clerk's File No. 483284 of the Real Property Records of San Patricio County, Texas, for the Northwest corner of said 36.417 acre tract of land for the POINT OF BEGINNING, the Northwest corner of this 20.00 acre tract of land;
- Thence:** N 69° 28' 27" E, along the South line of said Ricky Don Barber 15.00 acre tract, at 513.70 feet pass the Southeast corner of Ricky Don Barber 15.00 acre tract of land and the Southwest corner of a second 15.00 acre tract of land conveyed from Allie E. Walker, et al, to Johnny R. Brandon, et al, by Warranty Deed with Vendor's Lien dated January 21, 2000, and recorded in Clerk's File No. 480964 of the Real Property Records of San Patricio County, Texas, in all a distance of 1027.50 feet to a 3/8" iron rod found beside a fence corner post on the West line of Block 3 of Chaparral Ridge Subdivision, as shown on map recorded in Envelope A-71 of the Map Records of San Patricio County, Texas, for the Southeast corner of Johnny R. Brandon 15.00 acre tract for the Northerly Northwest corner of said 36.417 acre tract of land for the Northwest corner of this 20.00 acre tract of land;
- Thence:** S 20° 32' 17" E, along the West line of Block 3 of Chaparral Ridge Subdivision and the East line of said 36.417 acre tract of land, a distance of 847.89 feet to a 3/8" iron rod set for the Southeast corner of this 20.00 acre tract of land;
- Thence:** S 69° 28' 27" W, across said 36.417 acre tract of land, a distance of 1027.26 feet to a 3/8" iron rod set on the East line of Sandhaze Subdivision and on the West line of said 36.417 acre tract of land for the Southwest corner of this 20.00 acre tract of land;
- Thence:** N 20° 32' 17" W, along the East line of Sandhaze Subdivision and the West line of said 36.417 acre tract of land, a distance of 847.89 feet to the POINT OF BEGINNING, containing 20.00 acres of land, more or less.

**FIELDNOTE DESCRIPTION** of a 30 foot wide access easement along the East line of a 36.417 acre tract of land described in Clerk's File No. 887091, Real Property Records, San Patricio County, Texas; said 36.417 acre tract of land being part of a 139.28 acre tract of land conveyed from Lennie Glascock to Fred Walker by Warranty Deed dated June 28, 1948, and recorded in Volume 159, Page 37 of the Deed Records of San Patricio County, Texas; said 20.00 acre tract is part of Block 3 of the C. C. Smith Subdivision of the Burden Ranch, as shown by map recorded in Envelope A-97 of the Map Records of San Patricio County, Texas; said 30 foot wide access easement is comprised of a portion of the John McMullen Survey, Abstract 17, is situated in San Patricio County, Texas, approximately 4 miles Northwest of the Town of Old San Patricio, being more particularly described by metes and bounds as follows:

- Commencing:** At a 3/8" iron rod set on the West line of Block 3 of Chaparral Ridge Subdivision, as shown on map recorded in Envelope A-71 of the Map Records of San Patricio County, Texas, and on the East line of said 36.417 acre tract of land for the Southeast corner of the above described 20.00 acre tract of land for the POINT OF BEGINNING, the Northeast corner of this 30 foot wide access easement;
- Thence:** S 20° 32' 17" E, along the West line of Block 3 of Chaparral Ridge Subdivision and the East line of said 36.417 acre tract of land, a distance of 391.78 feet to a 3/8" iron rod found in the right-of-way line of Quail Run Road and at the beginning of a curve to the right for the Southwest corner of this 30 foot wide access easement;
- Thence:** In a Northerly direction, a distance of 8.41 feet along the arc of said curve having a radius of 10.00 feet, a chord bearing and distance of N 86° 26' 24" W, 8.41 feet, along the right-of-way line of Quail Run Road, to a point at the beginning of a 30 foot radius curve to the left for a corner of this 30 foot wide access easement;
- Thence:** In a generally Westerly direction along the arc of said 30 foot radius curve to the left, having a chord bearing and distance of N 77° 52' 54" W, 26.78 feet, along the right-of-way line of Quail Run Road, to a 3/8" iron rod set for the Southwest corner of this 30 foot wide access easement;
- Thence:** N 20° 32' 17" W, parallel with and 30 feet West of the West line of Block 3 of Chaparral Ridge Subdivision and the East line of said 36.417 acre tract of land, a distance of 374.00 feet to a point on the South line of the above described 20.00 acre tract of land;
- Thence:** N 69° 28' 27" E, with the South line of the previously described 20.00 acre tract of land, a distance of 30.00 feet to the POINT OF BEGINNING, containing 0.26 acre of land for access easement.

Written by:  
*Horacio Oliveira*  
Horacio Oliveira, RLS 1415



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 13 2017

9:02 AM

GRACIE ALANIZ-GONZALES  
COUNTY CLERK

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

Date: April 04, 2017

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

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

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated October 05, 1999 and recorded in Document CLERK'S FILE NO. 478344 real property records of SAN PATRICIO County, Texas, with EPIFANIO MORENO PEREZ JR, grantor(s) and NORWEST MORTGAGE, INC., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by EPIFANIO MORENO PEREZ JR, securing the payment of the indebtednesses in the original principal amount of \$30,900.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. TEXAS VETERANS LAND BOARD is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

c/o WELLS FARGO BANK, N.A.  
ONE HOME CAMPUS  
DES MOINES, IA 50328

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

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

Certificate of Posting

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

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

**EXHIBIT "A"**

## TRACT I:

LOT ONE (1), BLOCK ONE (1), LA PALOMA ADDITION, AN ADDITION OF THE CITY OF SINTON, SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY THE MAP/PLAT THEREOF RECORDED IN VOLUME 3, PAGE 3-B, MAP RECORDS, SAN PATRICIO COUNTY, TEXAS.

## TRACT II

FIELD NOTES OF A 0.129 ACRE TRACT OF LAND, BEING THE SAME 0.129 ACRE TRACT OF LAND CONVEYED FROM PEOPLE'S LUMBER COMPANY TO GILBERTO PEREZ, ET UX, BY RELEASE OF MATERIALMAN'S LIEN DATED OCTOBER 1, 1955, AND RECORDED IN CLERK'S FILE NO. 106154 OF THE REAL PROPERTY RECORDS OF SAN PATRICIO COUNTY, TEXAS;

SAID 0.129 ACRE TRACT IS OUT OF THE SOUTHWEST QUARTER OF SECTION 12 OF THE GEORGE H. PAUL SUBDIVISION OF THE COLEMAN FULTON PASTURE COMPANY LANDS AS SHOWN ON MAP RECORDED IN VOLUME 1, PAGE 27 OF THE MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS;

SAID 0.129 ACRE TRACT IS COMPRISED OF A PORTION OF THE W.B. BLANCHARD SURVEY, ABSTRACT 70, IS SITUATED IN SAN PATRICIO COUNTY, TEXAS, JUST SOUTH OF THE TOWN OF SINTON, AND IS DESCRIBED BY METES AN BOUNDS AS FOLLOWS:

BEGINNING AT A POINT IN THE EAST RIGHT-OF-WAY LINE OF F.M. HIGHWAY 2046, AT THE NORTHWEST CORNER OF LOT 1, BLOCK 1 OF THE LA PALOMA ADDITION, AS SHOWN ON MAP RECORDED IN VOLUME 3, PAGE 3B OF THE MAP RECORDS OF SAN PATRICIO COUNTY TEXAS, AT THE SOUTHWEST CORNER OF SAID 0.129 ACRE TRACT, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE NORTH ALONG THE EAST RIGHT-OF-WAY LINE OF SAID F.M. HIGHWAY 2046, THE WEST LINE OF SAID 0.129 ACRE TRACT, AND THE WEST LINE OF THIS TRACT, A DISTANCE OF 75.00 FEET TO AN 1/2 INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID 0.129 ACRE TRACT, FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE EAST ALONG THE NORTH LINE OF SAID 0.129 ACRE TRACT AND THE NORTH LINE OF THIS TRACT, A DISTANCE OF 75.00 FEET TO AN 1/2 INCH IRON ROD SET FOR THE NORTHEAST CORNER OF SAID 0.129 ACRE TRACT AND THE NORTHEAST CORNER OF THIS TRACT;

THENCE SOUTH ALONG THE EAST LINE OF SAID 0.129 ACRE TRACT AND THE EAST LINE OF THIS TRACT, A DISTANCE OF 75.00 FEET TO AN 1/2 INCH IRON ROD FOUND IN THE NORTH LINE OF SAID LOT 1, BLOCK 1, AT THE SOUTHEAST CORNER OF SAID 0.129 ACRE TRACT, FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE WEST ALONG THE NORTH LINE OF SAID LOT 1, BLOCK 1, THE SOUTH LINE OF SAID 0.129 ACRE TRACT, AND THE SOUTH LINE OF THIS TRACT, A DISTANCE OF 75.00 FEET TO THE PLACE OF BEGINNING, CONTAINING 0.129 ACRES OF LAND, MORE OR LESS.

**NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE**

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

**RECEIVED**

**MAR 13 2017  
9:02 AM  
GRACIE ALANIZ-GONZALES  
COUNTY CLERK**

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

Date: April 04, 2017

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 February 22, 2005 and recorded in Document CLERK'S FILE NO. 541594; AS AFFECTED BY LOAN MODIFICATION AGREEMENT IN CLERK'S FILE NO. 576250; AS AFFECTED BY LOAN MODIFICATION AGREEMENT CLERK'S FILE NO. 622697 real property records of SAN PATRICIO County, Texas, with OTIS DERRICK JOHNSON AND ANGELA M JOHNSON, grantor(s) and MIDFIRST BANK, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by OTIS DERRICK JOHNSON AND ANGELA M JOHNSON, securing the payment of the indebtednesses in the original principal amount of \$88,565.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. MIDFIRST BANK 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. MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK  
999 N.W. GRAND BLVD STE 110  
OKLAHOMA CITY, OK 73118-6077



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, OR ARNOLD MENDOZA

Substitute Trustee

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

Certificate of Posting

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

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

Date: \_\_\_\_\_

0000006618706

SAN PATRICIO

**EXHIBIT "A"**

THE FOLLOWING DESCRIBED REAL PROPERTY SITUATE IN THE CITY OF PORTLAND, COUNTY OF SAN PATRICIO, AND STATE OF TEXAS, TO WIT:

LOT 42, BLOCK 5, EAST CLIFF NUMBER TWO, CITY OF PORTLAND, SAN PATRICIO COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 4, PAGE 85 OF THE MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.

**NOTICE OF FORECLOSURE SALE**

March 8, 2017

**Deed of Trust:**

Dated: March 9, 2014  
Grantor: Lisza Vera and Edgar Ureste  
Trustee: Charles Dougherty  
Lender: Verde Vista, Ltd.  
Recorded in: Document No. 636047 of the real property records of San Patricio County, Texas.  
Secures: Note in the original principal amount of \$29,201.00, executed by Lisza Vera and Edgar Ureste ("Borrower") and payable to the order of Lender.  
Property: Lots 19, 20, 21, Block 1 Verde Vista, Section one, A subdivision of record in San Patricio County, Texas, according to the map or plat records in file 511644, envelope A339-A340, tube 29-3 of the plat records of San Patricio County, Texas.

**RECEIVED**

MAR - 8 2017  
11:54 AM  
GRACIE ALANIZ-GONZALES  
COUNTY CLERK

**Foreclosure Sale:**

Date: Tuesday, April 4, 2017  
Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10 am.  
Place: San Patricio County Courthouse  
Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Verde Vista, Ltd.'s bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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

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

---

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

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

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

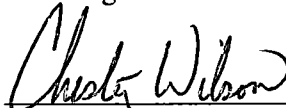
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain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

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

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

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

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



---

Chester Wilson, President of CRW Consulting, LLC

RECEIVED

NOTICE OF FORECLOSURE SALE

MAR - 6 2017

Definitions

10:25 AM  
GRACIE ALANIZ-GONZALES  
COUNTY CLERK

Each word or phrase listed on the right below shall have the meaning set forth opposite it.

Date of Notice: March 6, 2017

Date of Sale: April 4, 2017, being the first Tuesday of such month, being more than 21 days after this Notice of Foreclosure Sale has been given.

Debt: The unpaid principal and accrued interest owed by Borrower under the Note described below.

Debtor: George A. Barrera and Donna M. Barrera

Debtor's last known address: P. O. Box 2133, Orange Grove, Texas 78372

Deed of Trust: The following described Deed of Trust.  
Recording Data: Doc #593163, Official Public Records, San Patricio County, Texas  
Date: August 13, 2009  
Grantor: George A. Barrera and Donna M. Barrera  
Grantor's Address: P. O. Box 2133, Orange Grove, Texas 78372  
Trustee: Carey P. Locke  
Lender: Robert M. Cisneros  
Property: 10.93 acres, more or less, described in Exhibit "A" attached hereto and incorporated herein.

Forbearance: The following described *Forbearance Agreement & Modification of Note & Deed of Trust*.  
Effective Date: October 15, 2015  
Borrower/Grantor: George A. Barrera and/or Donna M. Barrera  
Lender/Beneficiary: iPlangroup, LLC, fbo Lauren A. Hall IRA  
Balance Owed: \$24,591.34

Holder, Mortgagee and Mortgage Servicer: iPlanGroup, LLC, fbo Lauren A Hall IRA  
4007 N Harbor City Blvd #301, Melbourne, FL 32935

Loan Documents: The Note, Deed of Trust, and other documents executed in connection with the Note.

Note: The following described *Promissory Note*, as amended by the Renewal and by the Forbearance described herein.  
Date of Note: August 13, 2009  
Borrower: George A. Barrera and/or Donna M. Barrera



Borrower's Address: P. O. Box 2133, Orange Grove, Texas 78372  
Lender: Robert M. Cisneros  
Lender's Address: P. O. Box 485, Mathis, Texas 78368  
Original Principal Sum: \$45,000.00

Place of Sale: On the first floor of the Courthouse at the South Entrance between the glass doors in the vestibule thereof, 400 West Sinton Street, Cit of Sinton, San Patricio County, Texas 78387, or, if the preceding area is no longer the designated area, at the area most recently designated by the San Patricio County Commissioner's Court.

Property: 10.93 acres, more or less, described in Exhibit "A" attached hereto and incorporated herein.

Renewal: The following described *Renewal, Extension and Modification of Note and Liens*.  
Effective Date: August 13, 2010  
Recording Data: Doc #605594, Official Public Records, San Patricio County, Texas

Borrower: George A. Barrera and/or Donna M. Barrera  
Borrower's Address: P. O. Box 2133, Orange Grove, Texas 78372  
Lender: Robert M. Cisneros  
Lender's Address: P. O. Box 485, Mathis, Texas 78368  
Modified Balance: \$38,873.96

Time of Sale: 11:30 a.m. or within three hours thereafter.

Substitute Trustees: Thomas John Fisher and Margaret J. Neu  
Substitute Trustees' Address: 600 Leopard St., Suite 1720, Corpus Christi, Texas 78401

### Recitals

1. According to the records of the Mortgage Servicer of the Debt, Borrower under the Note is the Debtor who is obligated to pay the Debt. Borrower is also the Grantor under the Deed of Trust.

Holder of the Note is (a) the current owner and holder of the Note, (b) the Mortgagee (as defined in Sec. Sec. 51.0001 of the Texas Property Code) with respect to the Deed of Trust, (c) the beneficiary, holder, and owner of the Deed of Trust, and (c) the Mortgage Servicer of the Debt.

2. According to the records of the Mortgage Servicer, Debtor has defaulted on its obligations under the Loan Documents. Such defaults are described as follows:

2.1 Failing to make payments under the Note for the months of August, September, October, November and December of 2016 and January of 2017. Each such installment payment is now due and payable.

2.2 Failing to pay the Debt which is now wholly due and unpaid.

2.3 Failing to pay attorneys fees and expenses, due under the Loan Documents, incurred to date by the Mortgagee and Holder in enforcing your obligations and their rights under the Note and/or Deed of Trust.

2.4 Failing to timely pay property taxes and assessments levied against the Property, described above, which is covered by and subject to the Deed of Trust.

3. Mortgagee has hereby appointed the Substitute Trustees named above in accordance with the provisions of the Deed of Trust.

4. Mortgagee has instructed said Substitute Trustees to offer the Property for sale and to conduct such sale, in accordance with the provisions of the Deeded of Trust and Texas law, toward the satisfaction of the Note.

### Notice

5. This *Notice of Foreclosure Sale* is for a non-judicial deed-of-trust lien foreclosure sale, for the Property, being conducted pursuant to the power of sale granted by the Deed of Trust. The Property will be sold at the sale in accordance with the provisions of the Deed of Trust and Texas law.

6. Notice is given that, at the Time of Sale, on the Date of Sale, one or both Substitute Trustees will offer the Property for sale and at public auction at the Place of Sale and will sell the Property at such date, time, and place.

### Terms of Sale

7. Sale of the Property pursuant to this Notice will be to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the Lender therein, , or its assignee, to have its bid credited to the Note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

The high bidder at the sale will need to demonstrate its ability to pay its bid immediately in cash if its bid is accepted.

The Substitute Trustees reserve the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened at the Time of Sale.

8. 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.

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.

Prospective bidders are strongly urged and advised to (a) conduct an independent investigation of the nature and physical condition of the Property and (b) examine the applicable property records to determine the nature and extent of any encumbrances affecting title.

9.

**Armed Forces: Member Rights**

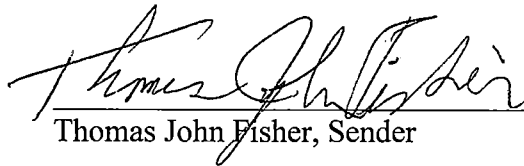
**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE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

10. Questions concerning the sale may be directed to the undersigned or to the Holder.

11. The Deed of Trust and section 51.0075 of the Texas Property Code allow Mortgagee to remove the Trustee and appoint one or more Substitute Trustees. Mortgagee hereby removes the present Trustee and appoints the above-named Substitute Trustees as the trustee under the Deed of Trust. Mortgagee directs either or both of said Substitute Trustees to foreclose the lien of the Deed of Trust in accordance with its terms and the laws of the state of Texas. Each Substitute Trustee may act without the joinder or consent of the other Substitute Trustee.

The person signing this notice is the Mortgagee, Mortgage Servicer, or the attorney or authorized agent thereof.

Executed as of the Date of Notice.

  
Thomas John Fisher, Sender

Sender's Address:

600 Leopard Street  
Suite 1720, Corpus Christi, Texas 78401

Exhibit A

Field notes of a 10.93 acre tract of land, being the same 10.93 acre tract of land conveyed from Citifinancial Mortgage Company, Inc., to Scott Knight, et ux, by Special Warranty Deed dated October 17, 2002, and recorded in Clerk's File No. 511364 of the Real Property Records of San Patricio County, Texas; and being part of 214.770 acre tract of land conveyed from John S. McGregor t C. C. Speed by Assumption Warranty Deed dated December 1, 1994, and recorded in Clerk's File No. 428230 of the Real Property Records of San Patricio County, Texas;

Said 10.93 acre tract is also known as Lot 15 of Lakeview Estates (unrecorded), and is comprised of a portion of the M. P. J & N Delgado, Survey, Abstract 4, approximately 4 miles south of the City of Mathis, and is described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod found in the east line of said 214.700 acre tract the east line of a 60-ft. Private Road Easement described in deed recorded in Clerk's File No. 440130 of the Real Property of San Patricio County, Texas; and the west line of a 2640.6 acre tract of land conveyed from Arthur Mathis to J. J. Summers by Deed dated November 3, 1910, and recorded in Volume 37, Page 255 f the Deed Records of San Patricio County, Texas; for the northeast corner of said 10.93 acre tract and the northeast corner of this tract, whence the northeast corner of said 214.770 acre tract bears North 04° 54' 43" West, a distance of 969.49 feet;

THENCE South 00° 54' 43" East along the west line of said 2640.6 acre tract, the east line of said 60-ft. Private Road Easement, the east line of said 214.770 acre tract, the east line of said 10.93 acre tract, and the east line of this tract, a distance of 418.95 feet to a 5/8" iron rod found for the southeast corner of said 10.93 acre tract and the southeast corner of this tract;

THENCE North 78° 19' 06" West across said 214.770 acre tract, along the south line of said 10.93 acre tract, and the south line of this tract, at 61.49 feet pass the west line of said 60-ft. Private Road Easement, in all a distance of 1183.43 feet to a 5/8" iron rod found in the east line of an 182.145 acre tract of land conveyed from John S. McGregor to E. N. Fulghum, Jr., by Assumption Warranty Deed dated December 1, 1994, and recorded in Clerk's File No. 428233 of the Real Property Records of San Patricio County, Texas; for the southwest corner of said 10.93 acre tract and the southwest corner of this tract;

THENCE North 04° 07' 50" East along the east line of said 182.145 acre tract, the west line of said 10.93 acre tract, and the west line of this tract, a distance of 412.43 feet to a 5/8" iron rod with surveyor's cap stamped "RPLS 1907" set in the west line of said 60-ft. Private Road Easement, for the northwest corner of said 10.93 acre tract and the northwest corner of this tract;

THENCE South 78° 19' 09" E along the north line of said 10.93 acre tract and the north line of this tract, at 60.53 feet pass an east line of said 60-ft. Private Road Easement, in all a distance of 1146.28 feet to a point of beginning, containing 10.93 acres of land, more or less subject to all easements of record.

RECEIVED

MAR - 6 2017

10:25A M  
GRACIE ALANIZ-GONZALES  
COUNTY CLERK

NOTICE OF FORECLOSURE SALE

Definitions

Each word or phrase listed on the right below shall have the meaning set forth opposite it.

Date of Notice: March 6, 2017

Date of Sale: April 4, 2017, being the first Tuesday of such month, being more than 21 days after this Notice of Foreclosure Sale has been given.

Debt: The unpaid principal and accrued interest owed by Borrower under the Note described below.

Debtor: George A. Barrera and Donna M. Barrera

Debtor's last known address: P. O. Box 2133, Orange Grove, Texas 78372

Deed of Trust: The following described Deed of Trust, as amended by the Modification.

Recording Data: Doc #605593, Official Public Records, San Patricio County, Texas

Date: January 12, 2011

Grantor: George A. Barrera and Donna M. Barrera

Grantor's Address: P. O. Box 2133, Orange Grove, Texas 78372

Trustee: Carey P. Locke

Trustee's Address: % Davis, Hutchinson & Wilkerson  
802 N. Carancahua, Ste. 1270, Corpus Christi, Texas 78470

Lender: Robert M. Cisneros

Lender's Address: P. O. Box 485, Mathis, Texas 78368

Subject Property: The same "Property" described elsewhere herein.

Holder, Mortgagee, & Mortgage Servicer: Hallmark Business Consultants, Inc.  
4007 N Harbor City Blvd #301, Melbourne, FL 32935

Loan Documents: The Note, Deed of Trust, and other documents executed in connection with the Note.

Modification: The following described *Modification of Note and Deed of Trust*

Effective Date: October 15, 2015

Recording Data: Doc #652399, Official Public Records, San Patricio County, Texas

Borrower/Grantor: George A. Barrera and/or Donna M. Barrera

Lender/Beneficiary: Electra, Inc.

Balance: \$15,771.79

Subject Property: The same "Property" described elsewhere herein.

Note: The following described *Promissory Note*, as amended by the Modification.

Date: January 20, 2011

Borrower: George A. Barrera and Donna M. Barrera

Borrower's Address: P. O. Box 2133, Orange Grove, Texas 78372

Lender: Robert M. Cisneros

Lender's Address: P. O. Box 485, Mathis, Texas 78368

Original Principal Sum: \$30,000.00

Place of Sale: On the first floor of the Courthouse at the South Entrance between the glass doors in the vestibule thereof, 400 West Sinton Street, Cit of Sinton, San Patricio County, Texas 78387, or, if the preceding area is no longer the designated area, at the area most recently designated by the San Patricio County Commissioner's Court.

Property: 10.54 acres, more or less, situated in the M.P.J. & N. Delgado Survey, Abstract 4, San Patricio County, Texas, being Tract 16, Unit 2 of Lakeview Estates Subdivision, and described in Contract for Deed, dated April 12, 1996, between Speed Investments, Inc. and David D. Favela, Document File No. 441476, Official Public Records of San Patricio County, Texas.

Time of Sale: 11:30 a.m. or within three hours thereafter.

Substitute Trustees: Thomas John Fisher and Margaret J. Neu

Substitute Trustees' Address: 600 Leopard St., Suite 1720, Corpus Christi, Texas 78401

#### **Recitals**

1. According to the records of the Mortgage Servicer of the Debt, Borrower under the Note is the Debtor who is obligated to pay the Debt. Borrower is also the Grantor under the Deed of Trust.

Holder of the Note is (a) the current owner and holder of the Note, (b) the Mortgagee (as defined in Sec. Sec. 51.0001 of the Texas Property Code) with respect to the Deed of Trust, (c) the beneficiary, holder, and owner of the Deed of Trust, and (c) the Mortgage Servicer of the Debt.

2. According to the records of the Mortgage Servicer, Debtor has defaulted on its obligations under the Loan Documents. Such defaults are described as follows:

2.1 Failing to make payments under the Note for the months of August, September, October, November and December of 2016 and January of 2017. Each such installment payment is now due and payable.

2.2 Failing to pay the Debt which is now wholly due and unpaid.

2.3 Failing to pay attorneys fees and expenses, due under the Loan Documents, incurred to

date by the Mortgagee and Holder in enforcing your obligations and their rights under the Note and/or Deed of Trust.

2.4 Failing to timely pay property taxes and assessments levied against the Property, described above, which is covered by and subject to the Deed of Trust.

3. Mortgagee has hereby appointed the Substitute Trustees named above in accordance with the provisions of the Deed of Trust.

4. Mortgagee has instructed said Substitute Trustees to offer the Property for sale and to conduct such sale, in accordance with the provisions of the Deeded of Trust and Texas law, toward the satisfaction of the Note.

#### **Notice**

5. This *Notice of Foreclosure Sale* is for a non-judicial deed-of-trust lien foreclosure sale, for the Property, being conducted pursuant to the power of sale granted by the Deed of Trust. The Property will be sold at the sale in accordance with the provisions of the Deed of Trust and Texas law.

6. Notice is given that, at the Time of Sale, on the Date of Sale, one or both Substitute Trustees will offer the Property for sale and at public auction at the Place of Sale and will sell the Property at such date, time, and place.

#### **Terms of Sale**

7. Sale of the Property pursuant to this Notice will be to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the Lender therein, or its assignee, to have its bid credited to the Note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

The high bidder at the sale will need to demonstrate its ability to pay its bid immediately in cash if its bid is accepted.

The Substitute Trustees reserve the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened at the Time of Sale.

8. 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.

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.

Prospective bidders are strongly urged and advised to (a) conduct an independent investigation of the nature and physical condition of the Property and (b) examine the applicable property records to determine the nature and extent of any encumbrances affecting title.

9.

**Armed Forces: Member Rights**

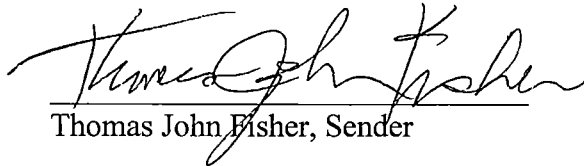
**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE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

10. Questions concerning the sale may be directed to the undersigned or to the Holder.

11. The Deed of Trust and section 51.0075 of the Texas Property Code allow Mortgagee to remove the Trustee and appoint one or more Substitute Trustees. Mortgagee hereby removes the present Trustee and appoints the above-named Substitute Trustees as the trustee under the Deed of Trust. Mortgagee directs either or both of said Substitute Trustees to foreclose the lien of the Deed of Trust in accordance with its terms and the laws of the state of Texas. Each Substitute Trustee may act without the joinder or consent of the other Substitute Trustee.

The person signing this notice is the Mortgagee, Mortgage Servicer, or the attorney or authorized agent thereof.

Executed as of the Date of Notice.



Thomas John Fisher, Sender

Sender's Address:

600 Leopard Street  
Suite 1720, Corpus Christi, Texas 78401



RECEIVED

FEB 28 2017

12:37 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 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 SEVEN (7), BLOCK TWO (2), WESTCLIFF UNIT NO. 3, AN ADDITION TO THE CITY OF PORTLAND, SAN PATRICIO COUNTY, TEXAS, ACORDING TO MAP OR PLAT RECORDED IN VOLUME 8, PAGE 35, OF THE MAP RECORDS OF SAN PATRICIO COUNTY TEXAS.

**2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 07/13/2006 and recorded in Document 558812 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: 04/04/2017

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 ROY PICKERING AND KATHERINE PICKERING, provides that it secures the payment of the indebtedness in the original principal amount of \$64,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE UNDER POOLING AND SERVICING AGREEMENT DATED AS OF DECEMBER 1, 2006 MASTR ASSET-BACKED SECURITIES TRUST 2006-HE5 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-HE5

is the current mortgagee of the note and deed of trust and OCWEN LOAN SERVICING, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE UNDER POOLING AND SERVICING AGREEMENT DATED AS OF DECEMBER 1, 2006 MASTR ASSET-BACKED SECURITIES TRUST 2006-HE5 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-HE5


c/o OCWEN LOAN SERVICING, LLC, 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

**6. Order to Foreclose.** U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE UNDER POOLING AND SERVICING AGREEMENT DATED AS OF DECEMBER 1, 2006 MASTR ASSET-BACKED SECURITIES TRUST 2006-HE5 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-HE5

obtained a Order from the 36th District Court of San Patricio County on 06/24/2016 under Cause No. S-16-5370CV-A. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.

**7. 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.**



Certificate of Posting

I am \_\_\_\_\_ whose address is 14160 N. Dallas Pkwy, Suite 900, Dallas, TX 75254. I declare under penalty of perjury that on \_\_\_\_\_ I filed this Notice of Foreclosure Sale at the office of the San Patricio County Clerk and caused it to be posted at the location directed by the San Patricio County Commissioners Court.

RECEIVED

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

FEB 27 2017

<sup>M</sup>  
GRACIE ALANIZ-GONZALES  
COUNTY CLERK

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on July 19, 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, April 4, 2017 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 Notcholder by virtue of a servicing agreement with the Notcholder. 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 TRUSTEE'S SALE

RECEIVED

Date: FEBRUARY 20, 2017

FEB 22 2017

Deed of Trust:

10:00A M  
GRACIE ALANIZ-GONZALES  
COUNTY CLERK

Date: AUGUST 15, 2013

Grantor: DAVID SIMMONS

Beneficiary: S.S. SOLIS PROPERTIES

Trustee: MICHAEL J. SHELLY, P.C.

Address: 5102 Holly Rd., Ste. A  
Corpus Christi, TX 78411

Recording Information: Deed of Trust recorded in Clerk's File No. 631518, Official Public Records of San Patricio County, Texas.

Property:

**Lot Twenty-five (25), Block Seven (7), EAST CLIFF NUMBER THREE, an addition to the City of Portland, San Patricio County, Texas, as shown by the map or plat recorded in Volume 6, Page 12, Map Records of San Patricio County, Texas. More commonly known as 219 E. Broadway, Portland, Texas.**

Note Secured by Deed of Trust:

Date: AUGUST 15, 2013

Original Principal Amount: \$120,000.00

Holder: S.S. SOLIS PROPERTIES

Date of Sale of Property: APRIL 4, 2017

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

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

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

As of February 20, 2017, there was owed to S.S. SOLIS PROPERTIES, \$117,027.36 on the Note, being principal \$111,741.69, Interest \$3,685.67, and Attorney's Fees \$1,600.00. Interest continues to accrue at the rate of \$24.49 per day.

**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.**

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

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

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

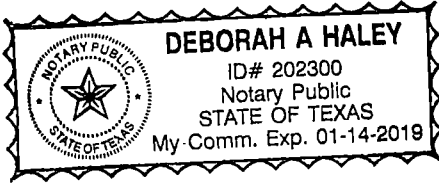
**Michael J. Shelly, President**



STATE OF TEXAS  
COUNTY OF NUECES

This instrument was acknowledged before me on this the 20th day of February, 2017, by Michael J. Shelly, President of Michael J. Shelly, P.C., a professional corporation, on behalf of said corporation, as Trustee.

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



**NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE**

**DEED OF TRUST INFORMATION:**

**Date:** 06/09/2009  
**Grantor(s):** SCOTT LEE HEBERT, A MARRIED MAN JOINED HEREIN BY KATIE JEAN HEBERT  
**Original Mortgagee:** FIRST COMMUNITY BANK  
**Original Principal:** \$111,619.00  
**Recording Information:** Instrument 591420  
**Property County:** San Patricio  
**Property:** LOT THIRTY-TWO (32), BLOCK TWO (2), OAK RIDGE ESTATES UNIT-3, AN ADDITION TO THE CITY OF PORTLAND SAN PATRICIO COUNTY, TEXAS, ACCORDING TO MAP OR PLAT RECORDED IN VOLUME 13, PAGES 61-63, OF THE MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS  
**Reported Address:** 2315 MEMORIAL PARKWAY, PORTLAND, TX 78374

**MORTGAGE SERVICING INFORMATION:**

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

**Current Mortgagee:** JPMorgan Chase Bank, National Association  
**Mortgage Servicer:** JPMorgan Chase Bank, N.A.  
**Current Beneficiary:** JPMorgan Chase Bank, National Association  
**Mortgage Servicer Address:** PO Box 1015238, Columbus, OH 43219

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 4th day of April, 2017  
**Time of Sale:** 11:00AM or within three hours thereafter.  
**Place of Sale:** ON THE FIRST FLOOR OF THE COURTHOUSE AT THE SOUTH ENTRANCE BETWEEN THE GLASS DOORS IN THE VESTIBULE in San Patricio County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the San Patricio County Commissioner's Court.  
**Substitute Trustee(s):** Jim Rector, Denise Rector, Jo Woolsey, W.D. Larew, Leslye Evans, Arnold Mendoza, Evan Press, Amy Bowman, Reid Ruple, Carol Evangelisti, Marcia Chapa, Martha Boeta, Frederick Britton, Kristopher Holub, Braden Barnes, Michael Burns, Thuy Frazier, Elizabeth Hayes, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act  
**Substitute Trustee Address:** 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

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

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

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Jim Rector, Denise Rector, Jo Woolsey, W.D. Larew, Leslye Evans, Arnold Mendoza, Evan Press, Amy Bowman, Reid Ruple, Carol Evangelisti, Marcia Chapa, Martha Boeta, Frederick Britton, Kristopher Holub, Braden Barnes, Michael Burns, Thuy Frazier, Elizabeth Hayes, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

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

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

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Jim Rector, Denise Rector, Jo Woolsey, W.D. Larew, Leslye Evans, Arnold Mendoza, Evan Press, Amy Bowman, Reid Ruple, Carol Evangelisti, Marcia Chapa, Martha Boeta, Frederick Britton, Kristopher Holub, Braden Barnes, Michael Burns, Thuy Frazier, Elizabeth Hayes, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Very truly yours,

**NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE**

**DEED OF TRUST INFORMATION:**

**Date:** 04/09/2009  
**Grantor(s):** VIRGINIA E BUFKIN, A SINGLE PERSON  
**Original Mortgagee:** WELLS FARGO BANK, N.A.  
**Original Principal:** \$195,000.00  
**Recording Information:** Instrument 590174  
**Property County:** San Patricio  
**Property:**

THE SOUTHWEST ONE-HALF (SW 1/2) OF LOT SEVEN (7) AND ALL OF LOTS EIGHT (8), NINE (9), TEN (10), ELEVEN (11), AND TWELVE (12), HIGHLAND HEIGHTS ADDITION, AN ADDITION TO THE CITY OF ARANSAS PASS, SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 39, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR ALL PERTINENT PURPOSES.

**Reported Address:** 1135 SOUTH RIFE STREET, ARANSAS PASS, TX 78336

**MORTGAGE SERVICING INFORMATION:**

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

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

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 4th day of April, 2017  
**Time of Sale:** 11:00AM or within three hours thereafter.  
**Place of Sale:**

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

**Substitute Trustee(s):** Jim Rector, Denise Rector, Braden Barnes, Michael Burns, Thuy Frazier, Elizabeth Hayes, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act  
**Substitute Trustee Address:** 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

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

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

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

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

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

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Jim Rector, Denise Rector, Braden Barnes, Michael Burns, Thuy Frazier, Elizabeth Hayes, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Very truly yours,

Buckley Madole, P.C.



RECEIVED





IN VOLUME 1, PAGE 39, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR ALL PERTINENT PURPOSES.

4. The lien to be foreclosed is indexed or recorded at Instrument Number: 590174 and recorded in the real property records of San Patricio County, Texas.
5. The material facts establishing Respondent's default are alleged in Petitioner's application and the supporting affidavit. Those facts are adopted by the court and incorporated by reference in this order.
6. Based on the affidavit of Petitioner, no Respondent subject to this order is protected from foreclosure by the Servicemembers Civil Relief Act, 50 U.S.C. App. § 501 et seq.
7. Therefore, the Court grants Petitioner's order under Texas Rules of Civil Procedure 736.8. Petitioner may proceed with foreclosure of the property described above in accordance with applicable law and the loan agreement, contract, or lien sought to be foreclosed.
8. This order is not subject to a motion for rehearing, a new trial, a bill of review, or an appeal. Any challenge to this order must be made in a separate, original proceeding filed in accordance with Texas Rule of Civil Procedure 736.11.

SIGNED this 26<sup>th</sup> day of December, 2016.



JUDGE PRESIDING

Starr Boldrick Bauer