

Doc# 2016-10335
 # Pages 3
 05/06/2016 2:39PM
 Official Records of
 NUECES COUNTY
 COUNTY CLERK
 Fees \$8.00

MAY - 6 2016

3:47 P.M.

GRACIE ALANIZ-GONZALES
COUNTY CLERK

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

NOTICE: PURSUANT TO TEXAS TAX CODE SECTION 32.06, THE FORECLOSURE SALE REFERRED TO IN THIS DOCUMENT IS A SUPERIOR TRANSFER TAX LIEN SUBJECT TO RIGHT OF REDEMPTION UNDER CERTAIN CONDITIONS. THE FORECLOSURE IS SCHEDULED TO OCCUR ON JUNE 7, 2016.

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

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

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

LOT FIFTEEN (15), BLOCK SEVEN (7), SOUTH SEA ISLANDS, CITY OF CORPUS CHRISTI, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 46, PAGES 118-119, OF THE MAP RECORDS OF NUECES COUNTY, TEXAS.

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

Date: June 7, 2016

Time: The sale shall begin no earlier than 1:00 p.m. or no later than three hours thereafter.
 The sale shall be completed by no later than 4:00 p.m.

Place: The sale will be held at the at the Nueces County Courthouse in Corpus Christi, Texas, at the following location: the covered area at the Lipan Street entrance to the courthouse, or at the area designated by the County Commissioners, pursuant to Section 51.002 of the Texas Property Code as the place where foreclosures sales are to take place. If no place is designated by the Commissioner's Court, sale will be conducted at the place where the Notice of Substitute Trustee's Sale was posted.

The deed of trust/contract for foreclosure of tax lien 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 re-filed in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or re-filing may be after the date originally scheduled for this sale.

3. 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 cash on the day the property is sold.

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 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 or any Substitute 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.

4. Type of Sale. The sale is a non judicial deed of trust/contract for foreclosure of tax lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust/contract for foreclosure of tax lien executed by IRMA JEAN EARHART. The deed of trust/contract for foreclosure of tax lien (Modification Tax Lien Contract) is dated February 8, 2013 and recorded as Document No. 2013007410 in the Official Public Records of Nueces County, Texas which modified those two certain Tax Lien Contracts dated July 23, 2011 and February 1, 2012 and recorded as Document Nos. 2011027407 and 2012004641, respectively, in the Official Public Records of Nueces County, Texas.

5. Obligations Secured. The deed of trust/contract for foreclosure of tax lien (Modification Tax Lien Contract) provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the promissory note in the original principal amount of \$9,175.83, executed by IRMA JEAN EARHART and payable to the order of RioProp Ventures, LLC; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of IRMA JEAN EARHART to RioProp Ventures,

LLC. Propel Financial Services, LLC, as Agent and Attorney in Fact for PFS Tax Lien Trust 2014-1, a DE Statutory Trust; 7990 IH 10 W, Suite 200, San Antonio, Texas 78230, assignee of Propel Financial Services, LLC is the current owner and holder of the Obligations and is the beneficiary under the deed of trust. Propel Financial Services, LLC, as mortgage servicer, is representing the mortgagee, PFS Tax Lien Trust 2014-1, a DE Statutory Trust under a servicing agreement with the mortgagee.

Questions concerning the sale may be directed to counsel for the beneficiary:
BRIAN S. BELLAMY: 4330 Gaines Ranch Loop, Suite 150, Austin, Texas, 78735: 512-347-1604.

6. Default and Request To Act. Default has occurred under the deed of trust, and the beneficiary has requested Brian S. Bellamy, David J. Attwood, Matt Brown, and/or Eric Wilson, any to act 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.

DATED: March 23, 2016



Brian S. Bellamy, Substitute Trustee
SAVRICK, SCHUMANN, JOHNSON, MCGARR,
KAMINSKI & SHIRLEY, LLP
4330 Gaines Ranch Loop, Suite 150
Austin, TX 78735
512-347-1604
512-347-1676 (fax)
bbellamy@ssjmlaw.com

RECEIVED

File Number: TX-16-6407-MC

MAY - 5 2016

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

10:27AM
GRACIE ALANIZ-GONZALES
COUNTY CLERK

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 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.

WHEREAS, on 2/18/2008, SAMMY L. UPTERGROVE AND TERRA L. UPTERGROVE, executed a Deed of Trust conveying to DENNIS C. JOHNSON as Trustee, the Real Estate hereinafter described, to BENEFICIAL TEXAS, INC., in the payment of a debt therein described, said Deed of Trust being recorded under Instrument 577724, Volume XXX, Page XXX, 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 had been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust; and

WHEREAS, an Order to Proceed with Notice of Foreclosure Sale and Foreclosure Sale was entered on March 14, 2016 under Cause No. S-16-5014-CV-B in the 156TH Judicial District Court of SAN PATRICIO COUNTY, Texas; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 6/7/2016 beginning not earlier than 11:00 AM, or not later than three hours thereafter, I will sell said Real Estate in SAN PATRICIO COUNTY, TEXAS to the highest bidder for cash. The sale will be conducted in the area 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 at the location where this Notice of Trustee's Sale was posted. Said Real Estate is described as follows:

LOT SIX (6), BLOCK NINETEEN (19), EAST CLIFF NO. 9A, CITY PF PORTLAND, SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT THEREOF RECORDED IN VOLUME 10, PAGE 1, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS. TAX MAP OF PARCEL ID NO.: 0207-0019-0006-000

Property Address: 211 TERLINGUA DRIVE, PORTLAND , TX 78374-1217

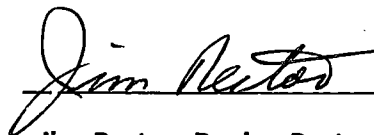
Mortgage Servicer: Caliber Home Loans, Inc.

Mortgage Servicer Address: 13801 WIRELESS WAY, OKLAHOMA CITY, OK, 73134

Noteholder: U.S. Bank Trust, N.A., as Trustee for LSF8 Master Participation Trust

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.

WITNESS MY HAND this day, 5-5-16



Jim Rector, Denise Rector, W.D. Larew, Vicki Hammonds, LeslyeEvans, Jo Woolsey, Arnold Mendoza,
Substitute Trustee

When recorded please return to:

Caliber Home Loans, Inc. – Document Control
13801 WIRELESS WAY
OKLAHOMA CITY, OK 73134



4573734

CAUSE NO. S-16-5014CV-B

In Re: Order of Foreclosure
Concerning
211 TERLINGUA DRIVE
PORTLAND, TX 78374

IN THE DISTRICT COURT

Under Tex. R. Civ. P. 736

Petitioner:

OF SAN PATRICIO COUNTY,
TEXAS

U.S. BANK TRUST, N.A., AS TRUSTEE
FOR LSF8 MASTER PARTICIPATION
TRUST

Respondent(s):

SAMMY L. UPTERGROVE AKA SAM
UPTERGROVE and TERRA L.
UPTERGROVE AKA TERRA
UPTERGROVE

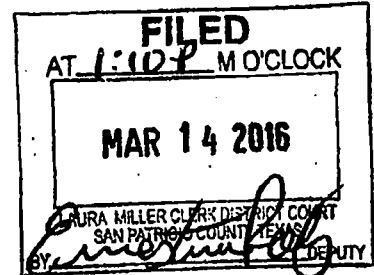
156TH JUDICIAL DISTRICT

DEFAULT ORDER

1. On this day, the Court considered Petitioner's motion for a default order granting its application for an expedited order under Rule 736. Petitioner's application complies with the requirements of Texas Rule of Civil Procedure 736.1.
2. The name and last known address of each Respondent subject to this order is:

SAMMY L. UPTERGROVE AKA SAM UPTERGROVE
211 TERLINGUA DRIVE
PORTLAND, TX 78374

TERRA L. UPTERGROVE AKA TERRA UPTERGROVE
310 OLYMPIC
PORTLAND, TX 78374



Each Respondent was properly served with the citation, but none filed a response within the time required by law. The return of service for each Respondent has been on file with the court for at least ten days.

3. The property that is the subject of this foreclosure proceeding is commonly known as 211 TERLINGUA DRIVE, PORTLAND, TX 78374 with the following legal description:

LOT SIX (6), BLOCK NINETEEN (19), EAST CLIFF NO. 9A, CITY OF PORTLAND, SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT THEREOF RECORDED IN VOLUME 10, PAGE 1, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS. TAX MAP OR PARCEL ID NO.: 0207-0019-0006-000

4. The lien to be foreclosed is indexed or recorded at CLERK'S FILE NO. 577724 and recorded in the real property records of SAN PATRICIO County, Texas.
5. The material facts establishing Respondent('s/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 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 motion for a default order under Texas Rules of Civil Procedure 736.7 and 736.8. Petitioner, and its successors and/or assigns may proceed with foreclosure of the property described above in accordance with the 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 14th day of March, 2016



JUDGE PRESIDING

PATRICK L. FLANIGAN

SUBMITTED BY:

BARRETT, DAFFIN, FRAPPIER, TURNER & ENGEL, LLP

By: 

Connie J. Vandergriff

State Bar No. 24044550

ConnieVa@bdfgroup.com

15000 Surveyor Blvd., Suite 100

Addison, Texas 75001

972-386-5040 (Phone)

972-386-7673 (Fax)

ATTORNEYS FOR PETITIONER

APR 28 2016

11:42 A.M.

GRACIE ALANIZ-GONZALES
COUNTY CLERKNOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALEDEED OF TRUST INFORMATION:

Date: 03/27/2013
Grantor(s): ERIC ARMSTRONG AND MISTY ARMSTRONG, HUSBAND AND WIFE
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR WILLOW BEND MORTGAGE COMPANY, LLC, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$135,500.00
Recording Information: Instrument 626294
Property County: San Patricio
Property: LOT ONE (1), BLOCK TWO (2), LAKEVIEW SUBDIVISION, AN ADDITION TO THE CITY OF INGLESIDE, SAN PATRICIO COUNTY, TEXAS, ACCORDING TO MAP OR PLAT RECORDED IN ENVELOPES A-118 AND A-119, TUBE 28-5, OF THE MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS, AND AS RATIFIED UNDER CLERK'S FILE NO. 428954 OF THE REAL PROPERTY RECORDS OF SAN PATRICIO COUNTY, TEXAS.
Reported Address: 3005 LAKEVIEW EAST DRIVE, INGLESIDE, TX 78362

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

SALE INFORMATION:

Date of Sale: Tuesday, the 7th day of June, 2016
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, Frederick Britton, Jack Burns II, Patricia Sanders, Shelia Blake, Pamela Thomas, Kristopher Holub, Patrick Zwiers, Aarti Patel, Mike Hanley, Isreal Curtis, Cristina Camarata, Sammy Hooda, Michael Burns, 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, Frederick Britton, Jack Burns II, Patricia Sanders, Shelia Blake, Pamela Thomas, Kristopher Holub, Patrick Zwiers, Aarti Patel, Mike Hanley, Isreal Curtis, Cristina Camarata, Sammy Hooda, Michael Burns, 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, Frederick Britton, Jack Burns II, Patricia Sanders, Shelia Blake, Pamela Thomas, Kristopher Holub, Patrick Zwiers, Aarti Patel, Mike Hanley, Isreal Curtis, Cristina Camarata, Sammy Hooda, Michael Burns, 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

RECEIVED

APR 28 2016

11:42A M

GRACIE ALANIZ-GONZALES
COUNTY CLERK

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 10/07/2003
Grantor(s): RENIER A SUDUL AND DAHLIA H SUDUL, HUSBAND AND WIFE
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS A
 NOMINEE AMERICAN HOME MORTGAGE, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$110,050.00
Recording Information: Instrument 523937
Property County: San Patricio
Property: LOT TEN (10), BLOCK TWO (2), HILLCREST SUBDIVISION, AN ADDITION TO THE
 CITY OF INGLESIDE, SAN PATRICIO COUNTY, TEXAS, ACCORDING TO THE
 AMENDING PLAT RECORDED IN ENVELOPE A-341, TUBE 28-1, MAP RECORDS OF
 SAN PATRICIO COUNTY, TEXAS
Reported Address: 2276 HILLCREST DRIVE, INGLESIDE, TX 78362

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

SALE INFORMATION:

Date of Sale: Tuesday, the 7th day of June, 2016
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, Cristina Camarata, Sammy Hooda, Michael Burns, 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, Cristina Camarata, Sammy Hooda, Michael Burns, 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, Cristina Camarata, Sammy Hooda, Michael Burns, 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 Middle, P.C.



RECEIVED

APR 28 2016

11:42 AM

GRACIE ALANIZ-GONZALES
COUNTY CLERK

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

SAN PATRICIO County
Deed of Trust Dated: April 17, 2015
Amount: \$38,130.00
Grantor(s): LISA MARIE GUARTUCHE and OSCAR GUARTUCHE JR

Original Mortgagee: VETERANS LAND BOARD OF THE STATE OF TEXAS
Current Mortgagee: Veterans Land Board of the State of Texas

Mortgagee Address: Veterans Land Board of the State of Texas, 1 Corporate Drive, Suite 360, Lake Zurich, IL 60047

Recording Information: Document No. 646686

Legal Description: 3.12 ACRES BEING LOTS FIFTEEN (15) AND SIXTEEN (16), SHAMBO RANCH ESTATES, A SUBDIVISION OF THE CITY OF MATHIS, SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT THEREOF RECORDED IN ENVELOPE A/356 TUBE 3-2, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR ALL PERTINENT PURPOSES

Date of Sale: June 7, 2016 between the hours of 11:00 AM and 2:00 PM.

Earliest Time Sale Will Begin: 11:00 AM

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

JIM RECTOR OR DENISE RECTOR, JO WOOLSEY, BOB FRISCH, VICKI HAMMONDS OR JODIE STEEN have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust.

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

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

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

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. app. Section 501 et seq.), and state law, including Section 51.015 Texas Property Code. 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.

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

SARAH ROBBINS, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2016-011971

JIM RECTOR OR DENISE RECTOR, JO WOOLSEY, BOB FRISCH,
VICKI HAMMONDS OR JODIE STEEN
c/o Tejas Trustee Services
4100 Midway Rd Ste 1040
Carrollton, TX 75007

NOTICE OF FORECLOSURE SALE

April 26, 2016

RECEIVED

APR 26 2016

1:24P_M

GRACIE ALANIZ-GONZALES
COUNTY CLERK

Deed of Trust:

Dated: November 26, 2012

Grantor: Danny Garcia and Kimberly Garcia

Trustee: Charles Dougherty

Lender: Verde Vista, Ltd.

Recorded in: Document No. 623267 of the real property records of San Patricio County, Texas.

Secures: Note in the original principal amount of \$29,650.00, executed by Danny Garcia and Kimberly Garcia ("Borrower") and payable to the order of Lender.

Property: Lots 1, 2, 3, Block 3 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.

Foreclosure Sale:

Date: Tuesday, June 7, 2016

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.

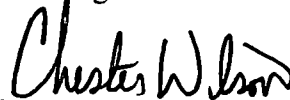
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain 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

NOTICE OF FORECLOSURE SALE

April 26, 2016

RECEIVED

Deed of Trust:

Dated: April 18, 2015

Grantor: Raul Rodriguez and Leonor Rodriguez

Trustee: Charles Dougherty

Lender: Verde Vista, Ltd.

Recorded in: Document No. 646756 of the real property records of San Patricio County, Texas.

Secures: Note in the original principal amount of \$19,200.00, executed by Raul Rodriguez and Leonor Rodriguez ("Borrower") and payable to the order of Lender.

Property: Lots 12, 13 Block 2 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.

APR 26 2016
1:24 PM
GRACIE ALANIZ-GONZALES
COUNTY CLERK

Foreclosure Sale:

Date: Tuesday, June 7, 2016

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.

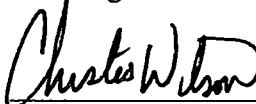
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain 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

NOTICE OF FORECLOSURE SALE

April 26, 2016

Deed of Trust:

Dated: April 18, 2015

Grantor: Raul Rodriguez and Leonor Rodriguez

Trustee: Charles Dougherty

Lender: Verde Vista, Ltd.

Recorded in: Document No. 646754 of the real property records of San Patricio County, Texas.

Secures: Note in the original principal amount of \$29,200.00, executed by Raul Rodriguez and Leonor Rodriguez ("Borrower") and payable to the order of Lender.

Property: Lots 14, 15, 16 Block 2 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
APR 26 2016
1:24 PM
GRACIE ALANIZ-GONZALES
COUNTY CLERK

Foreclosure Sale:

Date: Tuesday, June 7, 2016

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.

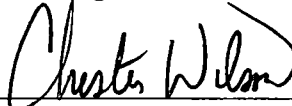
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain 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.

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Chester Wilson, President of CRW Consulting, LLC

NOTICE OF FORECLOSURE SALE

April 26, 2016

RECEIVED

Deed of Trust:

Dated: June 20, 2014

Grantor: Jordan Murphey

Trustee: Charles Dougherty

Lender: Verde Vista, Ltd.

Recorded in: Document No. 638448 of the real property records of San Patricio County, Texas.

Secures: Note in the original principal amount of \$54,246.00, executed by Jordan Murphey ("Borrower") and payable to the order of Lender.

Property: The real property, improvements, and personal property described in and mortgaged in the Deed of Trust, including the real property described in the attached Exhibit A, and all rights and appurtenances thereto.

APR 26 2016
1:24 PM
GRACIE ALANIZ-GONZALES
COUNTY CLERK

Foreclosure Sale:

Date: Tuesday, June 7, 2016

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

"Exhibit A"

STATE OF TEXAS
COUNTY OF SAN PATRICIO

TRACT 12
6.03 ACRES

Field notes of a 6.03 acre tract of land, being out of a 177.88 acre tract (Tract 2) of land described in Deed of Trust from Verde Vista, Ltd. to William H. Bingham, Trustee for the benefit of Ross M. Rathgeber dated May 15, 2003, and recorded in Clerk's File No. 518474 of the Real Property Records of San Patricio County, Texas.

Said 6.03 acre tract is comprised of a portion of the Malcolm McAuley Survey, Abstract 13, is situated in San Patricio County, Texas, on the southwest side of the city of Sinton, and is described by metes and bounds as follows:

Beginning at a 5/8" iron rod with surveyor's cap stamped "RPLS 1907" set in the south line of a Water Tank, at the northwest corner of a 6.03 acre tract (Tract 13) of land just surveyed, for the northeast corner of this tract; whence the northeast corner of said 177.88 acre tract bears N 10° 38' 59" E, a distance of 1581.65 feet;

Thence S 00° 00' 00" W along the west line of said Tract 13 and the east line of this tract, a distance of 603.49 feet to a 5/8" iron rod with surveyor's cap stamped "RPLS 1907" set in the north right-of-way line of Pajaro Drive, for the southwest corner of said Tract 13 and the southeast corner of this tract;

Thence S 85° 18' 12" W along the north right-of-way line of said Pajaro Drive and the south line of this tract, a distance of 392.74 feet to a 5/8" iron rod with surveyor's cap stamped "RPLS 1907" set for the southeast corner of a 5.01 acre tract (Tract 11) of land just surveyed and the southwest corner of this tract;

Thence N 00° 00' 00" E along the east line of said Tract 11 and the west line of this tract, a distance of 660.07 feet to a 5/8" iron rod with surveyor's cap stamped "RPLS 1907" set in the south line of said Water Tank, for the northeast corner of said Tract 11 and the northwest corner of this tract;

Thence in a generally easterly direction along the meanders of the south line of said Water Tank and the north line of this tract as follows:

S 79° 05' 56" E, 35.16 feet to a 5/8" iron rod with surveyor's cap stamped "RPLS 1907" set;
N 64° 02' 01" E, 64.49 feet to a 5/8" iron rod with surveyor's cap stamped "RPLS 1907" set;
N 72° 07' 47" E, 111.43 feet to a 5/8" iron rod with surveyor's cap stamped "RPLS 1907" set;
N 75° 23' 31" E, 63.06 feet to a 5/8" iron rod with surveyor's cap stamped "RPLS 1907" set;
S 50° 08' 30" E, 38.12 feet to a 5/8" iron rod with surveyor's cap stamped "RPLS 1907" set;
S 47° 24' 38" E, 91.34 feet to a 5/8" iron rod with surveyor's cap stamped "RPLS 1907" set;
S 74° 23' 07" E, 36.68 feet to the point of beginning, containing 6.03 acres of land more or less, subject to all easements of record;

Bearings are GPS, Texas Coordinate System of NAD 1927, South Zone.

I, Julius L. Petrus, Jr., Registered Professional Land Surveyor of Texas, do hereby state that this description represents an actual survey made on the ground this the 2nd day of January, 2012.



A handwritten signature in black ink, appearing to read "J. L. Petrus, Jr.", written over a horizontal line.

RAR: 21051_Tr12

Registered Professional Land Surveyor

A plat was prepared in conjunction with this metes and bounds description Texas Registration No. 1907

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 10/08/2004
Grantor(s): TOMMY L. FLOURNOY AND STEFFANIE D. NELSON, HUSBAND AND WIFE
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR THE NEW YORK MORTGAGE COMPANY, LLC. LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$106,071.00
Recording Information: Instrument 537681
Property County: San Patricio
Property: LOTS 3 AND 4, BLOCK 128, INGLESIDE TOWNSITE, SAN PATRICIO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 5, PAGE 39, OF THE MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.
Reported Address: 501 OAK RIDGE DRIVE, INGLESIDE, TX 78362

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 7th day of June, 2016
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, Frederick Britton, Jack Burns II, Patricia Sanders, Shelia Blake, Pamela Thomas, Kristopher Holub, Patrick Zwiers, Aarti Patel, Mike Hanley, Isreal Curtis, Cristina Camarata, Sammy Hooda, Michael Burns, 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, Frederick Britton, Jack Burns II, Patricia Sanders, Shelia Blake, Pamela Thomas, Kristopher Holub, Patrick Zwiers, Aarti Patel, Mike Hanley, Isreal Curtis, Cristina Camarata, Sammy Hooda, Michael Burns, 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, Frederick Britton, Jack Burns II, Patricia Sanders, Shelia Blake, Pamela Thomas, Kristopher Holub, Patrick Zwiers, Aarti Patel, Mike Hanley, Isreal Curtis, Cristina Camarata, Sammy Hooda, Michael Burns, 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.

MAR 31 2016

11:43 A M

GRACIE ALANIZ-GONZALES
COUNTY CLERKNOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALEDEED OF TRUST INFORMATION:

Date: 06/15/2012
Grantor(s): SHANNON L WYATT AND HUSBAND, DEVIN A WYATT, WITH HIM JOINING
 HEREIN TO PERFECT THE SECURITY INTEREST BUT NOT TO OTHERWISE BE
 LIABLE
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS
 NOMINEE FOR AFFILIATED BANK., ITS SUCCESSORS AND ASSIGNS
Original Principal: \$129,609.00
Recording Information: Instrument 618698
Property County: San Patricio
Property:

ARANSAS PASS TOWNSITE, LOTS TWENTY-THREE (23), TWENTY-FOUR (24),
 TWENTY-FIVE (25), TWENTY-SIX (26) TWENTY-SEVEN (27), TWENTY-EIGHT (28),
 TWENTY-NINE (29), THIRTY (30), THIRTY ONE (31), AND THIRTY-TWO (32),
 BLOCK THREE HUNDRED SEVENTY-SEVEN (377), CITY OF ARANSAS PASS,
 ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE
 41, OF THE MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.

Reported Address: 610 S WHITNEY ST, ARANSAS PASS, TX 78336-2438

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

SALE INFORMATION:

Date of Sale: Tuesday, the 7th day of June, 2016

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,
 Frederick Britton, Jack Burns II, Patricia Sanders, Shelia Blake, Pamela Thomas, Kristopher
 Holub, Patrick Zwiers, Aarti Patel, Mike Hanley, Isreal Curtis, Cristina Camarata, Sammy
 Hooda, Michael Burns, 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, Frederick Britton, Jack Burns II, Patricia Sanders, Shelia Blake, Pamela Thomas, Kristopher Holub, Patrick Zwiers, Aarti Patel, Mike Hanley, Isreal Curtis, Cristina Camarata, Sammy Hooda, Michael Burns, 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, Frederick Britton, Jack Burns II, Patricia Sanders, Shelia Blake, Pamela Thomas, Kristopher Holub, Patrick Zwiers, Aarti Patel, Mike Hanley, Isreal Curtis, Cristina Camarata, Sammy Hooda, Michael Burns, 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

Current Borrower: NAOMI L. NOBBIE AND HUSBAND, KWAMIN SHADROCK NOBBIE
MH File Number: TX-1500577-FC
VA/FHA/PMI Number:
Loan Type: FHA
Property Address: 2192 LEE LN, INGLESIDE, TX 78362

RECEIVED

MAR 31 2016

11:43A M
GRACIE ALANIZ-GONZALES
COUNTY CLERK

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
11/6/2009

Grantor(s)/Mortgagor(s):
NAOMI L. NOBBIE AND HUSBAND,
KWAMIN SHADROCK NOBBIE

Original Beneficiary/Mortgagee:
KLEBERG MORTGAGE CENTER, INC.

Current Beneficiary/Mortgagee:
Lakeview Loan Servicing, LLC

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 595509

Property County:
SAN PATRICIO

Mortgage Servicer:
M&T Bank is representing the Current
Beneficiary/Mortgagee under a servicing agreement
with the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
1 Fountain Plaza, Buffalo, NY 14203

Legal Description: LOT THIRTEEN (13), BLOCK FOUR (4), PARKSIDE TERRACE UNIT 2, AN
ADDITION TO THE TOWN OF INGLESIDE IN SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY MAP
OR PLAT OF SAME RECORDED IN ENVELOPE A-165 & A-166, TUBE 23-1, MAP RECORDS OF SAN
PATRICIO COUNTY, TEXAS.

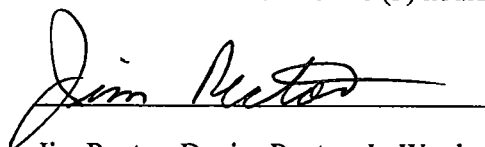
Date of Sale: 6/7/2016

Earliest Time Sale Will Begin: 11:00AM

Place of Sale of Property: 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 IN THE AREA DESIGNATED BY THE COMMISSIONER'S
COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

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

Notice Pursuant to Tex. Prop. Code § 51.002(i):
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.



Jim Rector, Denise Rector, Jo Woolsey, Bob Frisch,
Vicki Hammonds, Arnold Mendoza, Sandra
Mendoza or Jamie Steen
or Cole D. Patton
or Catherine Allen-Rea
MCCARTHY HOLTHUS - TEXAS, LLP
ATTN: SALES
1255 West 15th Street, Suite 1060
Plano, TX 75075