

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

USDA  
Firm File Number: 18-029655

**NOTICE OF TRUSTEE'S SALE**

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

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

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, July 3, 2018 between ten o'clock AM and four o'clock PM and beginning not earlier than 11:00 AM or not later than three hours thereafter, I will sell said Real Estate in the area designated by the Commissioners Court, of San Patricio county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

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

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

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

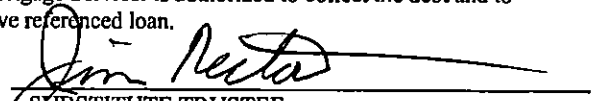
The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property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

**RECEIVED**

**JUN 12 2018**

**10:58 AM**

**GRACIE ALANIZ-GONZALES  
COUNTY CLERK**

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

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

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

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

**RECEIVED**

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

Date: July 03, 2018

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

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

JUN 11 2018  
8:46 AM  
GRACIE ALANIZ-GONZALES  
COUNTY CLERK

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

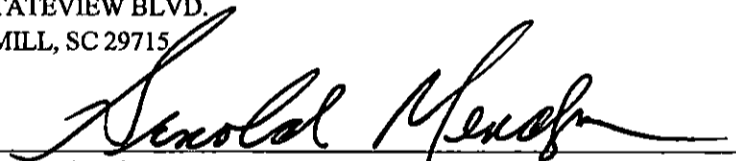
**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated October 12, 1995 and recorded in Document CLERK'S FILE NO. 435947 real property records of SAN PATRICIO County, Texas, with GILBERT PEREZ, JR, grantor(s) and CTX MORTGAGE COMPANY, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by GILBERT PEREZ, JR, securing the payment of the indebtednesses in the original principal amount of \$83,430.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

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



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

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

Certificate of Posting

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

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



**EXHIBIT "A"**

LOT THIRTY ONE (31), BLOCK SIX (6), EAST CLIFF NO. 5, AN ADDITION TO THE TOWN OF PORTLAND IN SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY MAP OR PLAT OF SAME OF RECORD IN VOLUME 8, PAGE 5, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.



NOS0000006442172

**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**

JUN 11 2018  
8:40 AM  
GRACIE ALANIZ-GONZALES  
COUNTY CLERK

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

Date: July 03, 2018

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

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

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

**3: Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated January 19, 2009 and recorded in Document CLERK'S FILE NO. 587634 real property records of SAN PATRICIO County, Texas, with SYLVIA RODRIGUEZ, grantor(s) and WELLS FARGO BANK, N.A., mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by SYLVIA RODRIGUEZ, securing the payment of the indebtednesses in the original principal amount of \$55,119.95, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

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



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

Certificate of Posting

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

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



**EXHIBIT "A"**

LOTS TWENTY-THREE (23), AND TWENTY-FOUR (24), BLOCK SEVEN (7), EAST ODEM, AN ADDITION TO THE TOWN OF ODEM, SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY MAP OR PLAT OF SAME OF RECORD IN VOLUME 2, PAGE 26, OF THE MAP RECORDS OF SAN PATRICIO COUNTY.



NOS20130177900095

**Notice of Foreclosure Sale**

**June 8, 2018**

**RECEIVED**

Deed of Trust, Security Agreement-Financing Statement ("Deed of Trust")

JUN - 8 2018  
2:07 PM  
GRACIE ALANZ-GONZALES  
COUNTY CLERK

Date: January 9, 2015

Grantor: Deere Sinton Property, Ltd.

Trustee: Ronald A. Simank

Lender: First Community Bank

Recorded in: Document No. 643846 of the real property records of San Patricio County, Texas.

Legal Description: See Exhibit A attached hereto.

Secures: Promissory Note ("Note") in the original principal amount of \$900,000.00, executed by Deer Sinton Property, Ltd. ("Borrower") and payable to the order of Lender and all other indebtedness of Borrower to Lender .

Original 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.

Guaranty: The Note is guaranteed by a Guaranty Agreement dated January 9, 2015, and executed by Elizabeth Turcotte Deere in favor of Lender; and  
The Note is guaranteed by a Guaranty Agreement dated January 9, 2015, and executed by Francis Edward Deere, Jr. in favor of Lender.

Substitute Trustee: Ronald A. Simank  
615 N. Upper Broadway, Suite 700  
Corpus Christi, Texas 78401

**Foreclosure Sale:**

Date: Tuesday, July 3, 2018

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time, the earliest time at which the

Foreclosure Sale will begin is 10:00 A.M. and not later than three hours thereafter.

Place: San Patricio County Courthouse in Sinton, Texas, at the following address: 400 West Sinton Street, Sinton, Texas 78387.

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 First Community Bank'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 the default, First Community Bank, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

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

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

If First Community Bank 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 First Community Bank. Prospective bidders are strongly urged to examine the application property records to determine the nature and extent of such matters, if any.

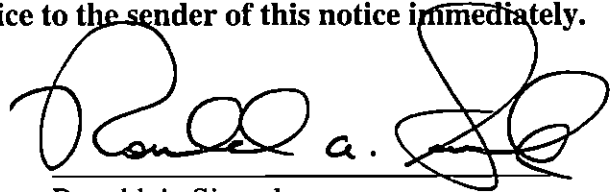
Pursuant to section 51.009 of the Texas Property Code, the Property will be sold **"AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust.** Prospective bidders are advised to conduct an independent investigation of the nature and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

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such

further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

**Assert and protect your rights as a member of the armed forces of the United States.**

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

A handwritten signature in black ink, appearing to read "Ronald A. Simank", written over a horizontal line.

Ronald A. Simank  
Attorney for First Community Bank



EXHIBIT "A"

A 4.585 acre tract of land, being part of a 5.0 acre tract conveyed by Warranty Deed from Sinton Nursing Home, Inc., to F. E. DEERE and wife, ELIZABETH A. DEERE, dated December 29, 1986, recorded in File No. 374370, Real Property Records, San Patricio County, Texas:

Said 4.585 acre tract is part of the West half of Lot 7, of the C. W. HAFER'S SUBDIVISION as shown on map recorded in Volume 1, Page 23, Map Records, San Patricio County, Texas;

Said 4.585 acre tract is also a part of Lot 33 of the John Pollan League, Abstract 23, San Patricio County, Texas, is situated on the west side of the City of Sinton, and is described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod found in the East line of Cemetery Road at the northwest corner of this tract;

THENCE N 86° 31' 29" E along the North line of said 5.0 acre tract, the North line of said Lot 7, and the North line of this tract at 680.00 feet found a 5/8" iron rod previously set for a line marker, in all a distance of 705.15 feet to a point for the Northeast corner of this tract;

THENCE S 00° 01' 54" W along the East line of said 5.0 acre tract and the East line of this tract, a distance of 283.74 feet to a point in the North line of a 50.00 foot road, for the Southeast corner of this tract; whence the Southeast corner of said 5.0 acre tract bears S 00° 01' 54" W, a distance of 25.05 feet;

THENCE S 86° 31' 29" W along the North line of said 50.00 foot road and the South line of this tract, a distance of 705.29 feet to a point in the East line of Cemetery Road and the West line of said Lot 7, for the Southwest corner of this tract, whence a 5/8" iron rod found at the Southwest corner of said 5.0 acre tract bears S 00° 03' 33" W, a distance of 25.05 feet;

THENCE N 00° 03' 33" E along the East line of said Cemetery Road and the West line of said Lot 7, a distance of 283.75 feet to the PLACE OF BEGINNING, containing 4.585 acres, more or less.

RECEIVED

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

CONVENTIONAL  
Firm File Number: 15-021072

MAY 31 2018

11:04 AM  
GRACIE ALANIZ-GONZALES  
COUNTY CLERK

**NOTICE OF TRUSTEE'S SALE**

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

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

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

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, July 3, 2018 between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, I will sell said Real Estate in the area designated by the Commissioners Court, of San Patricio county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (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:

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

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

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

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

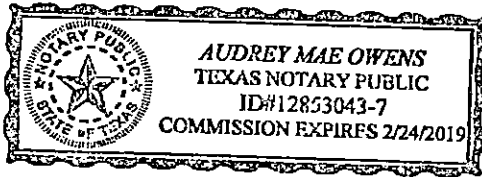
  
SUBSTITUTE TRUSTEE  
Evan Press, Amy Bowman, Reid Ruple, Carol Evangelisti,  
Marcia Chapa, Martha Boeta, Frederick Britton, Kristopher  
Holub, Jim Rector, Denise Rector, Jo Woolsey, W.D.  
Larew, Leslye Evans, Arnold Mendoza, Bob Frisch, Sandra  
Mendoza or Jamie Steen  
c/o Shapiro Schwartz, LLP 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

THE STATE OF TEXAS  
COUNTY OF SAN PATRICIO

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

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

2018. GIVEN UNDER MY HAND AND SEAL OF OFFICE this 31 day of MAY



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

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

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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RECEIVED

MAY 25 2018

12:30 PM  
GRACIE ALANIZ-GONZALES  
COUNTY CLERK

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

Date: July 03, 2018

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

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

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

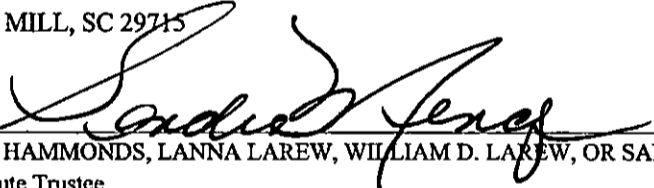
3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated October 05, 1999 and recorded in Document CLERK'S FILE NO. 478344 real property records of SAN PATRICIO County, Texas, with EPIFANIO MORENO PEREZ JR, grantor(s) and NORWEST MORTGAGE, INC., 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.  
3476 STATEVIEW BLVD  
FORT MILL, SC 29715

  
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: \_\_\_\_\_



NOS00000006348635

**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 COLEMEN 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.



NOS0000006348635

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

MAY 25 2018

12:30 PM  
GRACIE ALANIZ-GONZALES  
COUNTY CLERK

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

Date: July 03, 2018

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

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

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

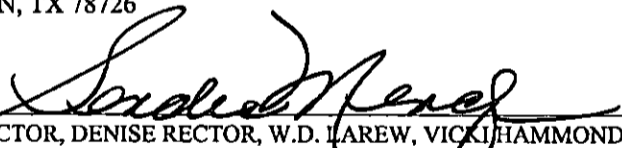
3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated December 21, 2015 and recorded in Document CLERK'S FILE NO. 653083 real property records of SAN PATRICIO County, Texas, with RAYMUNDO RETTA AND MARGARET B RETTA, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by RAYMUNDO RETTA AND MARGARET B RETTA, securing the payment of the indebtednesses in the original principal amount of \$166,484.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. 360 MORTGAGE GROUP, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. 360 MORTGAGE GROUP, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o 360 MORTGAGE GROUP, LLC  
11305 FOUR POINTS DRIVE BUILDING 1, SUITE 200  
AUSTIN, TX 78726

  
JIM RECTOR, DENISE RECTOR, W.D. LAREW, VICKI HAMMONDS, LESLYE EVANS, JO WOOLSEY 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: \_\_\_\_\_



**EXHIBIT "A"**

LOT ONE (1), BLOCK ONE (1), CAPEHEART ADDITION TO THE CITY OF INGLESIDE SAN PATRICIO COUNTY, TEXAS  
ACCORDING TO MAP OR PLAT RECORDED IN VOLUME 5, PAGE 40 OF THE MAP RECORDS OF SAN PATRICIO COUNTY,  
TEXAS.



NOS0000007525603

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

MAY 14 2018  
8:47 AM  
GRACIE ALANIZ-GONZALES  
COUNTY CLERK

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

Date: July 03, 2018

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

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

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

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

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

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

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

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

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

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

Certificate of Posting

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

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





**EXHIBIT "A"**

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



NOS00000006358857

RECEIVED

MAY - 3 2018

9:52A M

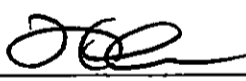
GRACIE ALANIZ-GONZALES  
COUNTY CLERK

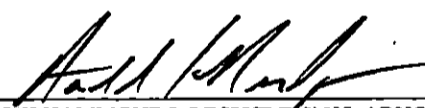
**NOTICE OF FORECLOSURE SALE**

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

- 1. **Property to Be Sold.** The property to be sold is described as follows: SEE EXHIBIT "A"
- 2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 12/29/2006 and recorded in Document 564613 real property records of San Patricio County, Texas. Re-filed in Document 674971 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: 07/03/2018  
 Time: 01:00 PM  
 Place: San Patricio County Courthouse, Texas, at the following location: FIRST FLOOR OF THE COURTHOUSE AT THE SOUTH ENTRANCE BETWEEN THE GLASS DOORS IN THE VESTIBULE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.
- 4. **Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.
- 5. **Obligations Secured.** The Deed of Trust executed by MARGARET GAMEWELL AND WARREN GAMEWELL, provides that it secures the payment of the indebtedness in the original principal amount of \$217,500.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. The Bank of New York Mellon, not individually but solely as Co-Trustee for RML Trust 2013-2 is the current mortgagee of the note and deed of trust and REVERSE MORTGAGE SOLUTIONS, INC. is mortgage servicer. A servicing agreement between the mortgagee, whose address is The Bank of New York Mellon, not individually but solely as Co-Trustee for RML Trust 2013-2 c/o REVERSE MORTGAGE SOLUTIONS, INC., 14405 Walters Road, Suite 200, Houston, TX 77014 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.
- 6. **Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint VICKI HAMMONDS, LESLYE EVANS, ARNOLD MENDOZA OR W.D. LAREW, Substitute Trustee to act under and by virtue of said Deed of Trust.

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

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

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

Certificate of Posting

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

## Exhibit "A"

## LEGAL DESCRIPTION:

A tract of land 128' x 300' out of Farm Lot No. Sixteen (16), Land Block "C" of the Burton and Danforth Acreage Subdivision, according to the map or plat of said Subdivision made by P. L. Telford, Surveyor and Civil Engineer, recorded in Vol. 1, pages 61-63, Map Records of Aransas County, Texas, a certified photostatic copy of which recorded map being of record in Volume 132, page 1, Deed Records of San Patricio County, Texas; to which map and the records thereof reference is here made for further description of said property; said tract of land being described by metes and bounds as follows, to-wit:

BEGINNING on the Easterly survey line of said Farm Lot No. 16, Land Block "C", a distance of 404 feet in a Southerly direction from the Northeast corner of said Farm Lot No. 16, Land Block "C", said corner being in the center of a 40 foot road across the North end of said Farm Lot;

THENCE continuing in a Southerly direction along said Easterly survey line of said Farm Lot 16, a distance of 128 feet for a corner;

THENCE in a Westerly direction parallel with the survey line across the North end of said Farm Lot 16, Land Block "C", a distance of 300 feet for a corner in the center of the road known as AVENUE "A";

THENCE in a Northerly direction parallel with the Easterly survey line of said Farm Lot 16, and following the center of Avenue "A", a distance of 128 feet for a corner;

THENCE in an Easterly direction parallel with the survey line across the North end of said Farm Lot 16, Land Block "C", a distance of 300 feet to place of BEGINNING.

SUBJECT, however, to that certain Right-of-Way to The State of Texas, recorded in Volume 138, page 72, Deed Records of San Patricio County, Texas.

SUBJECT, also, to that certain Oil, Gas and Mineral Lease, recorded in Volume 85, page 198, Oil and Gas Lease Records of San Patricio County, Texas.

All of the oil, gas and other minerals are RESERVED to Grantor, except for one-half of the usual one-eighth (1/8th) royalty, being a 1/16th interest which is to be conveyed to Grantees; said 1/16th royalty interest to be a non-participating interest, with all leasing rights, bonuses, and accruing delay rentals to be retained by Grantor herein, his heirs and assigns.