

RECEIVED

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

SAN PATRICIO County
Deed of Trust Dated: April 6, 2011
Amount: \$32,000.00
Grantor(s): AURORA B. PENA and ISRAEL G. PENA

NOV 14 2017

11:05 AM
GRACIE ALANIZ-GONZALES
COUNTY CLERK

Original Mortgagee: NAVY ARMY FEDERAL CREDIT UNION
Current Mortgagee: NAVY ARMY COMMUNITY CREDIT UNION

Mortgagee Address: NAVY ARMY COMMUNITY CREDIT UNION, 1 Corporate Drive, Suite 360, Lake Zurich, IL 60047

Recording Information: Document No. 607673

Legal Description: LOT TEN (10), BLOCK TWO HUNDRED SIXTY EIGHT (268), CITY OF ARANSAS PASS IN SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT OF SAME OF RECORD IN VOLUME 3, PAGE 41, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.

WHEREAS ISRAEL G. PENA is deceased.
WHEREAS AURORA B. PENA is deceased.
Date of Sale: December 5, 2017 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.

EVAN PRESS OR 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, VICKI HAMMONDS, SANDRA MENDOZA OR JAMIE 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.

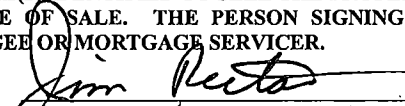
NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, 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. §§ 3901 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 OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.


Aaron Espinoza, Attorney at Law

HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2017-003867



EVAN PRESS OR 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, VICKI HAMMONDS, SANDRA MENDOZA OR JAMIE STEEN
c/o Tejas Trustee Services
14800 Landmark Blvd, Suite 850
Addison, TX 75254

NOTICE OF TRUSTEE'S SALE

RECEIVED

NOV 13 2017
10:42 AM
GRACIE ALANIZ-GONZALES
COUNTY CLERK

Date: NOVEMBER 13 2017

Deed of Trust:

Date: JUNE 20, 2013
Grantor: JOSE CASTELLANOS
Beneficiary: S.S. SOLIS PROPERTIES
Trustee: MICHAEL J. SHELLY, P.C.
Address: 5102 Holly Rd., Ste. A
Corpus Christi, TX 78411

Recording Information: Deed of Trust recorded in Clerk's File No. 629231, Official Public Records of San Patricio County, Texas.

Property: Lot Fifteen (15), Block Thirty-seven (37), TOWNSITE OF TAFT, San Patricio County, Texas, as shown by the map or plat recorded in Volume 3, Page 3, Map Records of San Patricio County, Texas. More commonly known as 605 Victoria, Taft, Texas.

Note Secured by Deed of Trust:

Date: JUNE 20, 2013

Original Principal Amount: \$27,000.00

Holder: S.S. SOLIS PROPERTIES

Date of Sale of Property: DECEMBER 5, 2017

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

Place of Sale of Property:

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

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

As of November 13, 2017, there was owed to S.S. SOLIS PROPERTIES, \$21,550.82 on the Note, being principal \$19,453.92, Interest \$943.38, Late fees \$53.52 and Attorney's Fees \$1,100.00. Interest continues to accrue at the rate of \$5.33 per day.

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

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

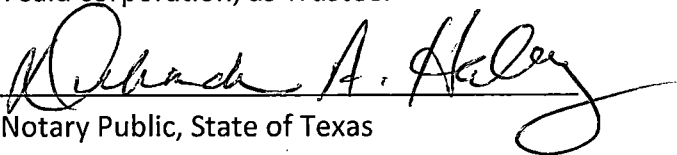
MICHAEL J. SHELLY, P.C., Trustee

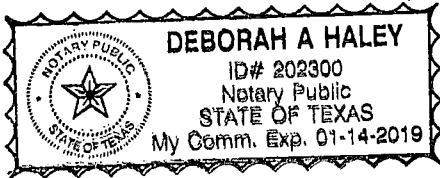
By: 

Michael J. Shelly, President

STATE OF TEXAS
COUNTY OF NUECES

This instrument was acknowledged before me on this the 13th day of November, 2017, by Michael J. Shelly, President of Michael J. Shelly, P.C., a professional corporation, on behalf of said corporation, as Trustee.


Notary Public, State of Texas



RECEIVED

NOTICE OF SALE
(Substitute Trustee)

NOV 13 2017

10:20 A.M.
GRACIE ALANIZ-GONZALES
COUNTY CLERK

STATE OF TEXAS §
COUNTY OF SAN PATRICIO § KNOW ALL BY THESE PRESENTS:
§

WHEREAS, JPS COMPLETION FLUIDS, INC., (the "Mortgagor") executed and delivered to CM Henkel III, Trustee for Laverne Properties, L.L.C., a certain Deed of Trust, Assignment of Rents, Security Agreement and Financing Statement dated October 19, 2015, filed for record under Doc. #651285 of the Official Public Records of San Patricio County, Texas, covering hereinafter described property; and

WHEREAS, Laverne Properties, L.L.C. is the present owner and holder of said note and lien.

WHEREAS, the undersigned, whose address is 615 N. Upper Broadway, Suite 1100, Corpus Christi, Texas 78401, has been duly appointed as Substitute Trustee under the said Deed of Trust;

WHEREAS, JPS Completion Fluids, Inc., filed for relief under Chapter 11 of the United States Bankruptcy Code under Case No. 16-51110-cag; *In Re JPS Completion Fluids, Inc.*; United States Bankruptcy Court for the Western District of Texas, San Antonio Division;

WHEREAS, default has occurred in the payment of indebtedness secured by the above-mentioned Deed of Trust, and Laverne Properties, L.L.C., the present Beneficiary, has instructed the undersigned Substitute Trustee to enforce the provisions of said instrument;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN THAT after the posting of this Notice in accordance with the above-mentioned Deed of Trust and the law, and after giving such other notices as required by law, the undersigned Substitute Trustee, or any successor Substitute Trustee, will sell to the highest bidder for cash, or to the Beneficiary or any other holder of said indebtedness for credit, in accordance with the terms of said Deed of Trust the hereinafter described property at the County Courthouse of San Patricio County, Texas, on Tuesday, the 5th day of December, 2017, the same being the first Tuesday in such month, to-wit:


See Exhibit A attached hereto and made a part hereof for all purposes as if fully set out herein verbatim.

The earliest time at which the sale will occur will be 10:00 a.m., and the sale will be conducted not later than three hours after that time, such hours being between 10:00 a.m. and 4:00 p.m. Further, the sale will be held at the area at the Courthouse designated by the Commissioners Court of such County where sales are to take place pursuant to Section 51.002 of the Texas Property Code.

This sale shall be subject to those reservations, matters and exceptions, if any, set forth in the said Deed of Trust to the extent such are still in force and effect.

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.

EXECUTED this 9th day of November, 2017.



John D. Bell, Vice President
H-T Service Corp., Substitute Trustee
615 N. Upper Broadway, Suite 1100
Corpus Christi, Texas 78401

EXHIBIT "A"
Property Description

Surface Estate Only to 1.0 acre tract of land, being a part of a 200 acre tract conveyed by L. T. Porter, et ux to J. M. Edmondson by Warranty Deed dated June 6, 1950, recorded in Volume 184, Pages 329-330, Deed of Records of San Patricio County, Texas.

And being also a part of Tract 13 of the Matzenbaugh Subdivision as shown on map recorded in Volume 4, Page 11 of the Plat Records of San Patricio County, Texas;

Said 1.0 acre tract, which is comprised of a portion of M.P.J. & N. Delgado Grant, Abstract 4, is situated in San Patricio County, Texas, adjoining the southeast edge of the town of Mathis and being described by metes and bounds as follows:

Beginning at a point in northeast line of Interstate Highway 37 for the South corner of this tract, from whence a 1/2" iron rod previously set in the southeast line of Tract 13 of said Matzenbaugh Subdivision bears South 41° 00' 46" West, 65.66 feet;

Thence North 43° 11' 42" West along the Northeast line of said Interstate Highway 37, a distance of 92.77 feet to a 5/8" iron rod set for the West corner of this tract;

Thence North 41° 09' 19" East, a distance of 471.86 feet to a point for the North corner of this tract;

Thence South 43° 11' 42" East, a distance of 92.77 feet to a point for the East corner of this tract;

Thence South 41° 09' 19" West, a distance of 471.86 feet to the place of beginning, and containing 1.0 acre of land, more or less, and being the same tract described in Field Note Description prepared by Julius L. Petrus, Jr., Registered Public Surveyor of Texas, Texas Registration No. 1907, dated September 5, 1985.

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

NOV 13 2017

9:23A M

GRACIE ALANIZ-GONZALES
COUNTY CLERK

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

Date: December 05, 2017

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

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

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


3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated August 23, 2000 and recorded in Document CLERK'S FILE NO. 487717; REFILED IN CLERK'S FILE NO. 497674 real property records of SAN PATRICIO County, Texas, with CLIFFORD G. KOCH AND ESTHER R. KOCH, grantor(s) and COUNTRYWIDE HOME LOANS, INC., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by CLIFFORD G. KOCH AND ESTHER R. KOCH, securing the payment of the indebtednesses in the original principal amount of \$95,200.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. THE VETERANS LAND BOARD OF THE STATE OF TEXAS 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. BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP
7105 CORPORATE DRIVE
PLANO, TX 75024



JIM RECTOR, DENISE RECTOR, JO WOOLSEY, W.D. LAREW, LESLYE EVANS, ARNOLD MENDOZA, EVAN PRESS,
AMY BOWMAN, REID RUPLE, CAROL EVANGELISTI, MARCIA CHAPA, MARTHA BOETA, FREDERICK BRITTON
OR KRISTOPHER HOLUB

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 FOURTEEN (14), BLOCK SIX (6), REPLAT BRIAR BLUFF UNIT 1, AN ADDITION TO THE CITY OF PORTLAND, SAN PATRICIO COUNTY, TEXAS, ACCORDING TO MAP OR REPLAT RECORDED IN VOLUME 11, PAGE 31-32, OF THE MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: NOVEMBER 10, 2017

NOTE: Note, as renewed, modified, or extended, described as follows:

RECEIVED

Date: August 29, 2007
Maker: Melissa A. Gonzales
Payee: EquiFirst Corporation
Original Principal Amount: \$130,295.00

NOV 13 2017
Gracie M
GRACIE ALANIZ-GONZALES
COUNTY CLERK

DEED OF TRUST: Deed of Trust described as follows:

Date: August 29, 2007
Grantor: Melissa A. Gonzales & Arnulfo Gonzales
Trustee: Calvin C. Mann, Jr.
Beneficiary: Mortgage Electronic Registration Systems, Inc. solely as nominee for Payee and Payee's successors and assigns
Recorded: Document No. 572720, Real Property Records, San Patricio County, Texas

LENDER: Wilmington Savings Fund Society, FSB, D/B/A Christiana Trust as Owner Trustee of the Residential Credit Opportunities Trust III

BORROWER: Melissa A. Gonzales & Arnulfo Gonzales

PROPERTY: The real property described as follows:

Commonly known as: 132 SUNSET, INGLESIDE, TEXAS 78362

Legally described as: LOT EIGHT (8), NINE (9) AND TEN (10), BLOCK FORTY-FOUR (44) INGLESIDE TOWNSITE, A SUBDIVISION IN THE TOWN OF INGLESIDE ON THE BAY, SAN PATRICIO COUNTY, TEXAS, ACCORDING TO MAP OR PLAT RECORDED IN VOLUME 5, PAGE 39, OF THE MAP RECORDS

OF SAN PATRICIO COUNTY, TEXAS, together with all buildings, structures, fixtures and improvements thereon and any and all appurtenances and rights thereto, ***SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE DEED OF TRUST.***

SUBSTITUTE TRUSTEE: VICKI HAMMONDS, LESLYE EVANS, ARNOLD MENDOZA, W.D. LAREW

Substitute Trustee's Mailing Address:

c/o 8080 Park Ln., Ste. 700
Dallas, Texas 75231

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

DECEMBER 5, 2017, the first Tuesday of the month, to commence at 1:00 PM, or within three (3) hours after that time.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

In SAN PATRICIO County, Texas, in the area designated by the Commissioners Court of such County, pursuant to Section 51.002 of the Texas Property Code (if no such place is designated, then the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

RECITALS

Default has occurred in the payment of the Note and/or in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code Section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law.

Formal notice is now given of Lender's election to proceed against and sell the real property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and applicable law.


Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, as Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the

Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

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.

EXECUTED effective as of NOVEMBER 10, 2017.

SUBSTITUTE TRUSTEE

Sign:  _____

Print: **Arnold Mendoza** _____

NOTICE OF FORECLOSURE SALE

RECEIVED

State of Texas §
 §
County of San Patricio §

NOV 13 2017

9:20 AM
GRACIE ALANIZ-GONZALES
COUNTY CLERK

Notice is hereby given of a public non-judicial foreclosure sale.

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

LOT 6, BLOCK 23, CITY OF ARANSAS PASS, PATRICIO COUNTY, TEXAS.

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

Date: **December 5, 2017**

Time: The sale shall begin no earlier than **01:00 PM** or no later than three hours thereafter.

Place: **San Patricio** County Courthouse in **Sinton, Texas**, at the following location: the area designated by the Commissioners Court of **Sinton, San Patricio County, Texas**, pursuant to § 51.002 of the Texas Property Code as the place where foreclosure sales are to take place (if no such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

The deed of trust permits the Mortgagee of Record to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiling may be after the date originally scheduled for this sale.

Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

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

- 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 Mortgagee of Record thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

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

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

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

4. Type of Sale. The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust executed by **Socorro Morales Lopez**.
5. Obligations Secured. The Deed of Trust is dated **February 19, 2016**, and is recorded in the office of the County Clerk of **San Patricio** County, Texas, in/under **Document No 654497, Official Public Records of San Patricio** County, Texas. The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to the promissory note in the original principal amount of **\$40,000.00**, executed by **Socorro Morales Lopez**, and payable to the order of **International Bank of Commerce**.

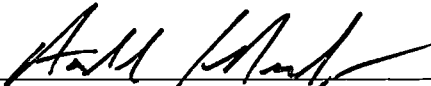
Original Mortgagee: International Bank of Commerce .

Current Mortgagee of Record: International Bank of Commerce whose address is **9606 N. Mopac Expressway, Suite 100, Austin, TX 78759.**

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

Sent by: Timothy J. Swanson
Robertson Anschutz Veters
1500 CityWest Blvd., Suite 700
Houston, TX 77042

DATED November 13, 2017.



Vicki Hammonds, Leslye Evans, Arnold Mendoza, W. D.
Larew, Substitute Trustee
c/o Robertson Anschutz Veters
1500 CityWest Blvd., Suite 700
Houston, TX 77042
Phone: 713-244-1360

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.

1004756-2

CAUSE NO. S-17-5600CV-C

IN RE: ORDER FOR FORECLOSURE
CONCERNING
145 S. 11TH ST
ARANSAS PASS , TX 78336

UNDER TEX.R.CIV.P.736

PETITIONER:

INTERNATIONAL BANK OF
COMMERCE

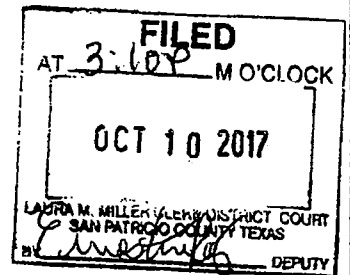
RESPONDENT(S):

SOCORRO MORALES LOPEZ

IN THE DISTRICT COURT OF

SAN PATRICIO COUNTY, TEXAS

343RD JUDICIAL DISTRICT




HOME EQUITY FORECLOSURE ORDER

1. On this day, the Court considered Petitioners' Motion for a Default Order granting its application for an expedited foreclosure 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 addresses of each Respondent subject to this order is Socorro Morales Lopez 145 S. 11th St, Aransas Pass , TX 78336, 2820 Houston Ave, Ingleside, TX 78362-5740, 425 Moore Ave, Portland, TX 78374-1622. 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 (10) days.
3. The property that is the subject of this foreclosure proceeding is commonly known as 145 S. 11th St , Aransas Pass , TX 78336 with the following legal description:

LOT 6, BLOCK 23, CITY OF ARANSAS PASS, PATRICIO COUNTY, TEXAS.
4. The lien to be foreclosed is indexed or recorded at Document No 654497 and recorded in the real property records of San Patricio County, Texas.
5. The material facts establishing Respondent's default are alleged in Petitioner's application and the supporting affidavit. Those facts are adopted by the court and incorporated by reference in this Order.
6. Based on the affidavit of the Petitioner, no Respondent subject to this order is protected from foreclosure by the Servicemembers Civil Act, 50 U.S.C. App. § 501 et seq.

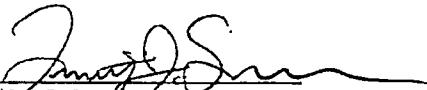
7. Therefore, the Court grants Petitioner's Motion for a Default Order under the Texas Rules of Civil Procedure 736.7 and 736.8. Petitioner may proceed with foreclosure of the property described above in accordance with applicable law and the loan agreement sought to be foreclosed.
8. This Order is not subject to a motion for rehearing, new trial, bill of review or appeal. Any challenge to this Order must be made in a separate, original proceeding filed in accordance with Texas Rule of Civil Procedure 736.8.

SIGNED THIS 9 day of October, 2017


JUDGE PRESIDING

JANNA WHATLEY

APPROVED AS TO FORM:

By: 
Timothy J. Swanson
Texas Bar No. 24063665
Jeffrey B. Lewis
Texas Bar No. 12290000
litigation@ravdocs.com
1500 CityWest Blvd., Suite 700
Houston, TX 77042
Tel. 713-244-1360
Fax (713) 888-2703
Attorneys for Petitioner

STATE OF MISSISSIPPI
COUNTY OF ...

... in the County of ... State of Mississippi
... and ...
... of ...
... of ...

Witness my hand and seal this 16 day of 10 17

...
...
...
Dep't.

M. Allen

NOTICE OF TRUSTEE'S SALE

Date: October 31, 2017
Trustee: Coastal Properties
Lender: Fred D. Rich 2006 Irrevocable trust
Deed Of Trust

COPY

Date: April 30, 2010
Grantor: Frances Benavidez, a single women
Lender: Fred D. Rich 2006 Irrevocable trust

Property: Lot 4 (Four), Block 4 (Four), SUTHERLAND #2, City of Portland, San Patricio County, Texas, according to map or plat thereof recorded in the Map Records of Portland County, Texas. Otherwise known as 107 Rice, Portland, San Patricio County, Texas.

County: San Patricio County, Texas

Date of Sale: December 5, 2017

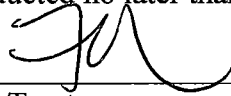
Time of Sale: 10:00a.m. - 1:00 p.m.

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

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

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

Signed this 31st day of October, 2017



Trustee
Coastal Properties
c/o Fred D. Rich 2006 Irrevocable trust
203 Lang Rd
Portland, TX 78374

**Regular First Class U.S. Mail and
Certified Return Receipt Request
7016 0340 0000 9662 9050
Additional copy sent via regular**

RECEIVED

OCT 31 2017
3:45 P.M.
GRACIE ALANIZ-GONZALES
COUNTY CLERK

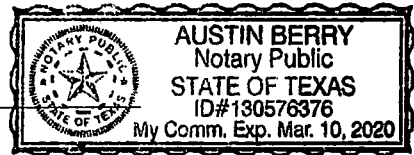
THE STATE OF TEXAS

COUNTY OF SAN PATRICIO

The foregoing instrument was acknowledged before me on this 31 day of October, 2017
by Fred Rich, acting as Trustee.

Austin Berry

NOTARY PUBLIC, STATE OF TEXAS



Austin Berry

PRINTED NAME OF NOTARY

NOTICE OF TRUSTEE'S SALE

RECEIVED

Date: OCTOBER 29, 2017

Deed of Trust:

Date: OCTOBER 8, 2010

Grantor: IRMA LEE and CARLOS CASTILLO

Beneficiary: MARVIN DUTTON and wife, LU LANE DUTTON

Trustee: MICHAEL J. SHELLY, P.C.

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

Recording Information: Deed of Trust recorded in Clerk's File No. 603744, Official Public Records of San Patricio County, Texas.

Property: **Lots Twenty-six (26) and Twenty-seven (27), Block Three Hundred Eighty three (383), City of Aransas Pass, Texas, according to the map or plat recorded in Volume 3, Page 41, Map Records of San Patricio County, Texas. More commonly known as 140 N. Whitney, Aransas Pass, Texas.**

Note Secured by Deed of Trust:

Date: OCTOBER 8, 2010

Original Principal Amount: \$54,000.00

Holder: MARVIN DUTTON and wife, LU LANE DUTTON

Date of Sale of Property: DECEMBER 5, 2017

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

OCT 31 2017
9:45 AM
GRACIE ALANIZ-GONZALES
COUNTY CLERK

Place of Sale of Property:

First Floor of the San Patricio County Courthouse as the South entrance between the glass doors in the vestibule or as designated by the County Commissioner's Office.

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

As of October 29, 2017, there was owed to MARVIN DUTTON and wife, LU LANE DUTTON, \$38,818.44 on the Note, being principal \$37,158.77, Interest \$659.67, and Attorney's Fees \$1,000.00. Interest continues to accrue at the rate of \$8.14 per day.

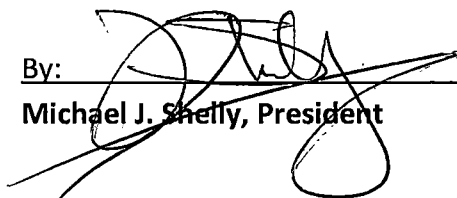
Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed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

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

MICHAEL J. SHELLY, P.C., Trustee

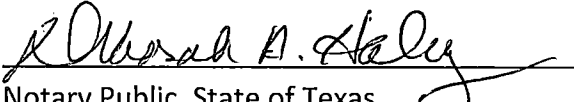
By: _____

Michael J. Shelly, President

A handwritten signature in black ink, appearing to read 'Michael J. Shelly', is written over a horizontal line. The signature is stylized and somewhat cursive.

STATE OF TEXAS
COUNTY OF NUECES

This instrument was acknowledged before me on this the 29rd day of October, 2017, by Michael J. Shelly, President of Michael J. Shelly, P.C., a professional corporation, on behalf of said corporation, as Trustee.


Notary Public, State of Texas

