

RECEIVED

MAY 16 2019

9:50A M

GRACIE ALANIZ-GONZALES
COUNTY CLERK

207 AVENUE C
GREGORY, TX 78359

0000008409898

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

1. Date, Time, and Place of Sale.

Date: August 06, 2019

Time: The sale will begin at 1:00 PM 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 April 19, 2000 and recorded in Document CLERK'S FILE NO. 483769 real property records of SAN PATRICIO County, Texas, with ROMAN RIOS AND IRENE RIOS, grantor(s) and AMERICAN BANK, N.A., NATIONAL ASSOCIATION, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by ROMAN RIOS AND IRENE RIOS, securing the payment of the indebtednesses in the original principal amount of \$48,466.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. MIDFIRST BANK is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

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



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.

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead JO WOOLSEY, BOB FRISCH, ARNOLD MENDOZA, SANDRA MENDOZA, JODI STEEN, JAMIE STEEN, SUSAN SANDOVAL, LESLYE EVANS, VICKI HAMMONDS, ALEXIS MENDOZA, BARBARA SANDOVAL, MARTHA BOETA, RAYMOND PEREZ, GARRETT SANDERS, MEGAN YASSI, JOHN SISK OR LANNA LAREW, WILLIAM D. LAREW whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Shawnika Harris

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. 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: _____

207 AVENUE C
GREGORY, TX 78359

0000008409898

0000008409898

SAN PATRICIO

EXHIBIT "A"

THE NORTH THIRTY FEET (N. 30') OF LOT THREE (3), THE SOUTH FORTY FEET (S. 40') OF LOT TWO (2) AND THE NORTH TEN FEET (N. 10') OF THE EAST ONE HUNDRED FEET (E. 100') OF LOT TWO (2), ALL IN BLOCK TWO (2), ALL IN BLOCK TWO (2), CAGE ADDITION TO THE CITY OF GREGORY, SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY MAP OR PLAT OF SAME OF RECORD IN VOLUME 4, PAGE 34 OF THE MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
10/5/2017

Grantor(s)/Mortgagor(s):
STEVEN LEE WHITE AND KIMBERLY DAWN
WHITE, HUSBAND AND WIFE
Current Beneficiary/Mortgagee:
Caliber Home Loans, Inc.

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE
FOR HOMETRUST MORTGAGE COMPANY, ITS
SUCCESSORS AND ASSIGNS

RECEIVED

MAY 16 2019
9:51A M
GRACIE ALANIZ-GONZALES
COUNTY CLERK

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 670620

Property County:
SAN PATRICIO

Mortgage Servicer:
Caliber Home Loans, Inc. is representing the Current
Beneficiary/Mortgagee under a servicing agreement with
the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
13801 Wireless Way,
Oklahoma City, OK 73134

Legal Description: LOT THIRTEEN (13), BLOCK THREE (3), NORTH SHORE UNIT 2, AN ADDITION TO
THE CITY OF PORTLAND, SAN PATRICIO COUNTY, TEXAS, ACCORDING TO MAP OR PLAT
RECORDED IN VOLUME 13, PAGES 86-87 OF THE MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.

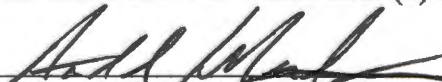
Date of Sale: 8/6/2019

Earliest Time Sale Will Begin: 1:00:00 PM

Place of Sale of Property: San Patricio County Courthouse, 400 West Sinton Street, Sinton, TX 78387
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 member of
the armed forces of the United States. If you
or your spouse are serving on active military duty,
including active military duty as a member of the
Texas National 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


Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra
Mendoza, Jodi Steen, Jamie Steen, Susan Sandoval,
Leslye Evans, Vicki Hammonds, Alexis Mendoza,
Barbara Sandoval, Martha Boeta, Raymond Perez,
Garrett Sanders, Megan Yassi, John Sisk, Vicki
Hammonds or Alexis Mendoza
or Thuy Frazier
or Cindy Mendoza
or Deanna Segovia, Substitute Trustee
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

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.

1. Date, Time, and Place of Sale.

Date: August 06, 2019

Time: The sale will begin at 1:00 PM 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 09, 2006 and recorded in Document CLERK'S FILE NO. 552521; AS AFFECTED BY CLERK'S FILE NOS. 555149, 560619, AND 560620; AND AS AFFECTED BY CLERK'S FILE NO. 682976 real property records of SAN PATRICIO County, Texas, with TERRENCE J. REED AND JOCQUELINE REED, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by TERRENCE J. REED AND JOCQUELINE REED, securing the payment of the indebtednesses in the original principal amount of \$120,607.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. JPMORGAN CHASE BANK, NATIONAL ASSOCIATION is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

c/o JPMORGAN CHASE BANK, NATIONAL ASSOCIATION
3415 VISION DRIVE
COLUMBUS, OH 43219

RECEIVED

MAY 30 2019

2:50 PM

GRACIE ALANIZ-GONZALES
COUNTY CLERK



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.

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead JO WOOLSEY, BOB FRISCH, ARNOLD MENDOZA, SANDRA MENDOZA, JODI STEEN, JAMIE STEEN, SUSAN SANDOVAL, LESLYE EVANS, VICKI HAMMONDS, ALEXIS MENDOZA, BARBARA SANDOVAL, MARTHA BOETA, RAYMOND PEREZ, GARRETT SANDERS, MEGAN YASSI, JOHN SISK OR LANNA LAREW, WILLIAM D. LAREW whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Shawnika Harris

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. 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: _____

527 SOUTH 12TH STREET
ARANSAS PASS, TX 78336

0000006573141

0000006573141

SAN PATRICIO

EXHIBIT "A"

LOT 13 AND 14, BLOCK 748, CITY OF ARANSAS PASS, SAN PATRICIO COUNTY, TEXAS, ACCORDING TO MAP OR PLAT RECORDED IN VOLUME 3, PAGE 41, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.

RECEIVED

JUN 20 2019

12:22 PM

GRACIE ALANIZ-GONZALES
COUNTY CLERK

0000008449498

2232 MANGROVE DR
PORTLAND, TX 78374

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

1. Date, Time, and Place of Sale.

Date: August 06, 2019

Time: The sale will begin at 1:00 PM 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 March 06, 2015 and recorded in Document CLERK'S FILE NO. 645420, AS AFFECTED BY MODIFICATION AGREEMENTS IN CLERK'S FILE NO. 670820 AND CLERK'S FILE NO. 679362 real property records of SAN PATRICIO County, Texas, with JOHN H MILAM AND VIVIAN T MILAM, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by JOHN H MILAM AND VIVIAN T MILAM, securing the payment of the indebtednesses in the original principal amount of \$210,025.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. CALIBER HOME LOANS, INC 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. CALIBER HOME LOANS, INC., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CALIBER HOME LOANS, INC.
13801 WIRELESS WAY
OKLAHOMA CITY, OK 73134



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.

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead JO WOOLSEY, BOB FRISCH, ARNOLD MENDOZA, SANDRA MENDOZA, JODI STEEN, JAMIE STEEN, SUSAN SANDOVAL, LESLYE EVANS, VICKI HAMMONDS, ALEXIS MENDOZA, BARBARA SANDOVAL, MARTHA BOETA, RAYMOND PEREZ, GARRETT SANDERS, MEGAN YASSI, JOHN SISK OR LANNA LAREW, WILLIAM D. LAREW whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Shawnika Harris

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. 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: _____

2232 MANGROVE DR
PORTLAND, TX 78374

0000008449498

0000008449498

SAN PATRICIO

EXHIBIT "A"

LOT THIRTY-NINE (39), BLOCK FIVE (5), WEST WOOD ESTATES UNIT 4, A SUBDIVISION OF THE CITY OF PORTLAND, SAN PATRICIO COUNTY, TEXAS AS SHOWN BY THE AMENDED MAP OR PLAT THEREOF RECORDED IN ENVELOPE 1609-1610, TUBO 34-1, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR ALL PARTINENT PURPOSES.

RECEIVED

JUN 27 2019

2:21 PM
GRACIE ALANIZ-GONZALES
COUNTY CLERK

TS No.: 2019-00876-TX
19-000540-673

Notice of [Substitute] Trustee Sale

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

1. Date, Time and Place of Sale.

Date: 08/06/2019

Time: The sale will begin at 01:00 PM or not later than three hours after that time

Place: FIRST FLOOR OF THE COURTHOUSE AT THE SOUTH ENTRANCE BETWEEN THE GLASS DOORS IN THE VESTIBULE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS

Property Address: 1124 LIVERMORE ST, PORTLAND, TX 78374

2. Terms of Sale: The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust. Any conveyance of the property is subject to all matters of record affecting the property.

3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 05/21/2010 and recorded 05/26/2010 in Document 600282, real property records of San Patricio County, Texas, with SPENSER SCOTT DORSEY and HEATHER DORSEY grantor(s) and USAA FEDERAL SAVINGS BANK as Lender, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as Beneficiary.

4. Appointment of Substitute Trustee: In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent for the mortgage servicer has named and appointed, and by these presents does name and appoint JO WOOLSEY, BOB FRISCH, ARNOLD MENDOZA, SANDRA MENDOZA, JODI STEEN, SUSAN SANDOVAL, ALEXIS MENDOZA, BARBARA SANDOVAL, MARTHA BOETA, JANIE STONER, MARY GOLDSTON, RAMON PEREZ, MEGAN YASSI, JOHN SISK, LESLYE EVANS OR W.D. LAREW, Substitute Trustee to act under and by virtue of said Deed of Trust.

5. Obligation Secured: Deed of Trust or Contract Lien executed by SPENSER SCOTT DORSEY and HEATHER DORSEY, securing the payment of the indebtedness in the original principal amount of \$130,751.00, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. PHH MORTGAGE CORPORATION is the current mortgagee of the note and deed of trust or contract lien.

TS No.: 2019-00876-TX
19-000540-673

Notice of [Substitute] Trustee Sale

6. Default: A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.

7. Property to be sold: The property to be sold is described as follows:

LOT TWENTY FIVE (25), BLOCK TEN (10), BAY RIDGE SUBDIVISION UNIT 6, AN ADDITION TO THE CITY OF PORTLAND IN SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY MAP OR PLAT OF SAME RECORDED IN ENVELOPE 1287-1288, TUBE 20-1, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.

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

C/O PHH Mortgage Corporation

**1 Mortgage Way
Mt. Laurel, NJ 08054**

Phone: 877-744-2506

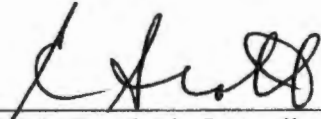
TS No.: 2019-00876-TX
19-000540-673

Notice of [Substitute] Trustee Sale

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

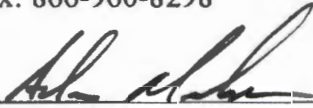
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

Date: June 25, 2019



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

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



JO WOOLSEY, BOB FRISCH, ARNOLD MENDOZA, SANDRA MENDOZA, JODI STEEN, SUSAN SANDOVAL, ALEXIS MENDOZA, BARBARA SANDOVAL, MARTHA BOETA, JANIE STONER, MARY GOLDSTON, RAMON PEREZ, MEGAN YASSI, JOHN SISK, LESLYE EVANS OR W.D. LAREW
- Substitute Trustee(s)

C/O AVT Title Services, LLC
5177 Richmond Avenue Suite 1230
Houston, TX 77056

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

Alexis Mendoza

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 June 27, 2019 I filed this Notice of Foreclosure Sale at the office of the San Patricio County Clerk and caused it to be posted at the location directed by the San Patricio County Commissioners Court.

RECEIVED

JUN 27 2019

2:22 PM
GRACIE ALANIZ-GONZALES
COUNTY CLERK

20120168301304

421 SECO DRIVE
PORTLAND, TX 78374

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

1. Date, Time, and Place of Sale.

Date: August 06, 2019

Time: The sale will begin at 1:00 PM 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 April 11, 2008 and recorded in Document CLERK'S FILE NO. 581775 real property records of SAN PATRICIO County, Texas, with BROOKE R. BIVENS AND JAMES E BIVENS, grantor(s) and COUNTRYWIDE BANK, FSB, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by BROOKE R. BIVENS AND JAMES E BIVENS, securing the payment of the indebtednesses in the original principal amount of \$121,500.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. NEWREZ LLC, F/K/A NEW PENN FINANCIAL, LLC D/B/A SHELLPOINT MORTGAGE SERVICING 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. NEWREZ LLC F/K/A NEW PENN FINANCIAL, LLC d/b/a SHELLPOINT MORTGAGE SERVICING, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o NEWREZ LLC F/K/A NEW PENN FINANCIAL, LLC d/b/a SHELLPOINT MORTGAGE SERVICING
55 BEATTIE PLACE
MAILSTOP 015
GREENVILLE, SC 29601



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.

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead JO WOOLSEY, BOB FRISCH, ARNOLD MENDOZA, SANDRA MENDOZA, JODI STEEN, JAMIE STEEN, SUSAN SANDOVAL, LESLYE EVANS, VICKI HAMMONDS, ALEXIS MENDOZA, BARBARA SANDOVAL, MARTHA BOETA, RAYMOND PEREZ, GARRETT SANDERS, MEGAN YASSI, JOHN SISK OR LANNA LAREW, WILLIAM D. LAREW whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Shawnika Harris

Certificate of Posting

My name is Alexis Mendoza, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on June 27, 2019 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: Alexis Mendoza

Date: 6-27-19

421 SECO DRIVE
PORTLAND, TX 78374

20120168301304

20120168301304

SAN PATRICIO

EXHIBIT "A"

LOT TWELVE (12), BLOCK TWENTY-FIVE (25), EAST CLIFF UNIT 15, AN ADDITION TO THE TOWN OF PORTLAND, SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY MAP OR PLAT OF SAME OF RECORD IN VOLUME 13, PAGE 29 OF THE MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.

RECEIVED

JUN 27 2019

2:42 PM
GRACIE ALANIZ-GONZALES
COUNTY CLERK

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Matter No.: 079927-TX

Date: June 26, 2019

County where Real Property is Located: San Patricio

ORIGINAL MORTGAGOR: ANDRE ROMAN CANALES AND CHRISTINA ADAME CANALES,
HUSBAND AND WIFE

ORIGINAL MORTGAGEE: NAVY ARMY COMMUNITY CREDIT UNION

CURRENT MORTGAGEE: NAVY ARMY COMMUNITY CREDIT UNION

MORTGAGE SERVICER: NAVY ARMY COMMUNITY CREDIT UNION

DEED OF TRUST DATED 4/5/2013, RECORDING INFORMATION: Recorded on 4/18/2013, as Instrument No. 626940 and later modified by a loan modification agreement recorded as Instrument 677895 on 05/22/2018

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): LOT TWENTY-FOUR (24), BLOCK EIGHT (8), OAK TERRACE, AN ADDITION TO THE CITY OF INGLESIDE, SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT THEREOF RECORDED IN VOLUME 12, PAGES 1-3, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 8/6/2019, the foreclosure sale will be conducted in San Patricio County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 1:00 PM, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

NAVY ARMY COMMUNITY CREDIT UNION is acting as the Mortgage Servicer for NAVY ARMY COMMUNITY CREDIT UNION who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. NAVY ARMY COMMUNITY CREDIT UNION, as Mortgage Servicer, is representing the Mortgagee, whose address is:

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

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



Matter No.: 079927-TX

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.



By: _____ Substitue Trustee
~~ARNOLD MENDOZA, SANDRA MENDOZA, ALEXIS MENDOZA, SUSANA SANDOVAL, PAUL A. HOECKER, ROBERT L. NEGRIN~~

Return to:
ALDRIDGE PITE, LLP
4375 JUTLAND DR., SUITE 200
P.O. BOX 17935
SAN DIEGO, CA 92177-0935
FAX #: 619-590-1385
866-931-0036

RECEIVED

JUN 27 2019

2:27 PM
GRACIE ALANZ-GONZALES
COUNTY CLERK

SELENE FINANCE LP (SLE)
HANNA, CECILIA
310 EAST BROADWAY, PORTLAND, TX 78374

CONVENTIONAL
Firm File Number: 19-033614

NOTICE OF TRUSTEE'S SALE

WHEREAS, on July 12, 2007, CECILIA HANNA, UNMARRIED, as Grantor(s), executed a Deed of Trust conveying to ROBERT K. FOWLER, as Trustee, the Real Estate hereinafter described, to EDWARD JONES MORTGAGE, 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 571204, 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, August 6, 2019** between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, the Substitute Trustee 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 SIXTY-TWO (62), BLOCK ONE (1), EAST CLIFF NO. 5-A, AN ADDITION TO THE CITY OF PORTLAND, SAN PATRICIA COUNTY, TEXAS ACCORDING TO MAP OR PLAT RECORDED IN VOLUME 8, PAGE 34 OF THE MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.

Property Address: 310 EAST BROADWAY
PORTLAND, TX 78374
Mortgage Servicer: SELENE FINANCE LP
Mortgagee: SELENE FINANCE LP
9990 RICHMOND AVENUE
SUITE 400S
HOUSTON, TEXAS 77042

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

Susan Sandoval

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, Jodi Steen, Susan Sandoval or Alexis Mendoza or Janice Stoner or Mary Goldston, Janie Stoner, Ramon Perez
c/o Shapiro Schwartz, LLP
13105 Northwest Freeway, Suite 1200
Houston, TX 77040
(713)462-2565

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

RECEIVED

JUN 27 2019

2:27p M
GRACIE ALANIZ-GONZALES
COUNTY CLERK

CALIBER HOME LOANS, INC. (CIH)
SILVA, ESTATE OF ALFREDO AND ESTATE OF
FRANCIS
843 BOOTY, SINTON, TX 78387

CONVENTIONAL
Firm File Number: 15-020678

NOTICE OF TRUSTEE'S SALE

WHEREAS, on November 3, 2005, ALFREDO C. SILVA AND FRANCIS J. SILVA AKA FRANCISCA J. SILVA, HUSBAND AND WIFE, as Grantor(s), executed a Deed of Trust conveying to DENNIS C. JOHNSON, as Trustee, the Real Estate hereinafter described, to BENEFICIAL TEXAS INC. 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 550514, 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, August 6, 2019** between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, the Substitute Trustee 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 TWELVE (12), BLOCK TWO (2), OF DEENIS ADDITION TO THE CITY OF SINTON, AS SHOWN BY MAP OR PLAT THEREOF OF RECORD IN VOLUME 4, PAGE 76, IN THE OFFICE OF THE COUNTY CLERK OF SAN PATRICIO COUNTY, TEXAS.

Property Address: 843 BOOTY
SINTON, TX 78387
Mortgage Servicer: CALIBER HOME LOANS, INC.
Mortgagee: 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 Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

Susan Sandoval

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, Jodi Steen, Susan Sandoval or Alexis Mendoza or Janice Stoner or Mary Goldston, Janie Stoner, Ramon Perez
c/o Shapiro Schwartz, LLP
13105 Northwest Freeway, Suite 1200
Houston, TX 77040
(713)462-2565

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NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 10/26/2006
Grantor(s): CYNTHIA MARIE MUTCHIE AND JAMES LESLIE MUTCHIE, WIFE AND HUSBAND
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR FIRST MAGNUS FINANCIAL CORPORATION, AN ARIZONA CORPORATION, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$163,950.00
Recording Information: Instrument 562422
Property County: San Patricio
Property:

FIELD NOTE DESCRIPTION OF THE NORTH ONE-HALF OF LOT 14, AND THE WEST 25.00 FEET OF THE NORTH ONE-HALF OF LOT 13, BLOCK "E", BURTON AND DANFORTH SUBDIVISION IN SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY MAP RECORDED IN VOLUME 152, PAGE 1, DEED RECORDS OF SAN PATRICIO COUNTY, TEXAS, SITUATED IN THE CITY OF INGLESIDE:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 14 ON THE CENTERLINE OF A 40.00 FOOT ROADWAY KNOWN AS KENNEY LANE, BETWEEN BLOCK "D" AND "E";

THENCE, ALONG THE NORTHERLY BOUNDARY OF LOT 14 AND 13 AND SAID CENTERLINE, SOUTH 55 DEGREES - 23 MINUTES EAST, 355.00 FEET;

THENCE, SOUTH 34 DEGREES - 37 MINUTES WEST, AT 20.00 FEET PASS A 5/8 INCH STEEL ROD FOUND ON THE SOUTHERLY RIGHT-OF-WAY OF SAID ROAD, IN ALL 660.00 FEET TO A 5/8 INCH STEEL ROD FOUND;

THENCE, NORTH 55 DEGREES - 23 MINUTES WEST, AT 355.00 FEET TO A FENCE CORNER POST FOUND ON THE WESTERLY BOUNDARY OF LOT 14;

THENCE, ALONG SAID WESTERLY BOUNDARY, NORTH 34 - 37 MINUTES EAST, AT 640.00 FEET PASS A 5/8 INCH STEEL ROD FOUND ON SAID RIGHT-OF-WAY, IN ALL 660.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.38 ACRES, MORE OR LESS, OF WHICH 0.16 ACRES IS IN ROAD RIGHT-OF-WAY.

Reported Address: 1833 KENNEY LANE, 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: Nationstar Mortgage LLC d/b/a Mr. Cooper
Mortgage Servicer: Nationstar Mortgage LLC d/b/a Mr. Cooper
Current Beneficiary: Nationstar Mortgage LLC d/b/a Mr. Cooper
Mortgage Servicer Address: 8950 Cypress Waters Blvd., Coppel, TX 75019

SALE INFORMATION:

Date of Sale: Tuesday, the 6th day of August, 2019
Time of Sale: 1:00PM 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): Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Jodi Steen, Susan Sandoval, Leslye Evans, Vicki Hammonds, Alexis Mendoza, Janie Stoner, Mary Goldston, Barbara Sandoval, Martha Boeta, Ramon Perez, Megan Ysassi, John Sisk, Michael Burns, Sammy Hooda, or Suzanne Suarez, any to act

Substitute Trustee Address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

RECEIVED


JUL - 5 2019

1:00 PM
GRACIE ALANIZ-GONZALES
COUNTY CLERK

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. Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Jodi Steen, Susan Sandoval, Leslye Evans, Vicki Hammonds, Alexis Mendoza, Janie Stoner, Mary Goldston, Barbara Sandoval, Martha Boeta, Ramon Perez, Megan Ysassi, John Sisk, Michael Burns, Sammy Hooda, or Suzanne Suarez, 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,



Bonial & Associates, P.C.

NOTICE OF TRUSTEE'S SALE

THE STATE OF TEXAS §

COUNTY OF SAN PATRICIO §

Date: July 2, 2019

Deed of Trust:

Date: October 31, 2012

Grantor: Aubrey E. Dowden and Iris Tinney

Beneficiary: J Z Realty Ltd.

Recorded in: Clerk's Document #623664, Official Public Records, San Patricio County, Texas.

Property: Lot five (5), East Lake Ranch Tracts, a subdivision in San Patricio County, Texas, according to the map or plat thereof, recorded under Clerk's File No. 460267, Envelope A-219 and A-220, Tube #30-4 Map Records of San Patricio County, Texas and all improvements located thereon.

Date of Sale: August 6, 2019

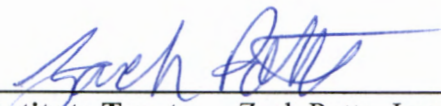
Time of Sale: The earliest time at which the sale will occur is 12:00pm and no later than 3:00pm.

Place of sale of Property: San Patricio County Courthouse
400 W. Sinton Street, Sinton, Texas 78387

Designated Area: The steps at the South side entrance to the Courthouse, more particularly described above.

Because of the default by Grantor under the terms of the Deed of Trust and the Note secured thereby, as Substitute Trustee, I will sell the property by public auction to the highest bidder for cash at the place and date above specified to satisfy the debt secured by the Deed of Trust.

The property is being sold subject to all matter of record which are prior to the Deed of Trust, which affect title thereto, and which are a superior interest therein.



Substitute Trustee – Zach Potts, Jason Roberts,
or James Nelson

RECEIVED

JUL -9 2019

12:49^M

**GRACIE ALANIZ-GONZALES
COUNTY CLERK**

Notice of Foreclosure Sale

RECEIVED

July 11, 2019

JUL 11 2019

Deed of Trust ("Deed of Trust"):

2:22 PM
GRACIE ALANIZ-GONZALES
COUNTY CLERK

Dated: August 12, 2005

Grantor: Frank Michael Campbell and Susan Jane Campbell

Trustee: Thomas F. Vettters

Lender: Option One Mortgage Corporation

Recorded in: File # 547753 of the real property records of San Patricio County, Texas

Legal Description: Lot Twenty-Two (22), Block One (1), OAK HARBOR SUBDIVISION UNIT 2, a subdivision of the City of Aransas Pass, San Patricio County, Texas

Secures: Promissory note ("Note") in the original principal amount of \$90,560.00, executed by Frank Michael Campbell and Susan Jane Campbell ("Borrower") and payable to the order of Lender

Assignment: The Note and the liens and security interests of the Deed of Trust were transferred and assigned to Vendeurs, LLC ("Beneficiary") by an instrument dated June 26, 2012, recorded in File # 619827 of the real property records of San Patricio County, Texas

Substitute Trustee: Marvin J. Wanner

Substitute Trustee's Address: 1001 Third Street, Suite 1, Corpus Christi, TX, 78404

Foreclosure Sale:

Date: Tuesday, 8/6/19

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: 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 Truste

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 Venteurs, LLC'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, Venteurs, LLC, 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 Venteurs, LLC's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Venteurs, LLC'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 Venteurs, LLC 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.

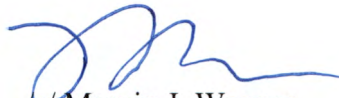
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain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

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.



/s/ Marvin J. Wanner

Marvin J. Wanner
1001 Third Street, Suite 1
Corpus Christi, TX 78404
Telephone (361) 884-4981
Telecopier (361) 884-9618

RECEIVED

JUL 15 2019

11:31 AM

GRACIE ALANIZ-GONZALES
COUNTY CLERK

2100 MANGROVE DR, PORTLAND, TX, 78374
10200.0294

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

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

**APPOINTMENT OF
SUBSTITUTE TRUSTEE:**

WHEREAS, in my capacity as the attorney for the Mortgagee and/or its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I hereby name, appoint and designate 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, Lanna Larew, Vanessa McHancy, Jodi Steen, Susan Sandoval, Alexis Mendoza, Raymond Perez, Megan Yassi, John Sisk, Travis Gray, Chris Ferguson, or Jack O'Boyle, each as Substitute Trustee, to act under and by virtue of said Deed of Trust, including posting and filing the public notice required under Section 51.002 Texas Property Code as amended, and to proceed with a foreclosure of the Deed of Trust lien securing the payment of the Note.

**SUBSTITUTE TRUSTEE'S
ADDRESS:**

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

**NOTICE OF SUBSTITUTE
TRUSTEE SALE:**

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on August 06, 2019 between the hours of [REDACTED] 1pm -4pm [REDACTED] the Substitute Trustee will sell said real property at the place hereinafter set out and pursuant to the terms herein described. The sale will begin at the earliest time stated above or within three (3) hours after that time.

LOCATION OF SALE:

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

**INSTRUMENT TO BE
FORECLOSED:**

Deed of Trust or Contract Lien dated 10/28/2017 and recorded under Volume, Page or Clerk's File No. INSTRUMENT NO. 671269 in the real property records of San Patricio County Texas, with STEVEN MENDEZ, A SINGLE MAN as Grantor(s) and First Community Bank as Original Mortgagee.

OBLIGATIONS SECURED:

Deed of Trust or Contract Lien executed by STEVEN MENDEZ, A SINGLE MAN securing the payment of the indebtedness in the original principal amount of \$211,105.00 and obligations therein described including but not limited to the promissory note and all the modifications, renewals and extensions of the promissory note (the "Note") executed by STEVEN A MENDEZ. Home Point Financial Corporation is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

**MORTGAGE SERVICING
INFORMATION:**

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

Home Point Financial Corporation
c/o Home Point Financial Corporation
11511 Luna Road, Suite 200, Farmers Branch, TX 75234

**LEGAL DESCRIPTION OF
PROPERTY TO BE SOLD:**

LOT SIXTEEN (16), BLOCK FIVE (5), WEST WOOD ESTATES UNIT 3A, AN ADDITION TO THE CITY OF PORTLAND IN SAN PATRICIO, TEXAS, AS SHOWN BY MAP OR PLAT OF SAME RECORDED IN ENVELOPE 1438-1439, TUBE 33-2, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS (the "Property")

REPORTED PROPERTY

ADDRESS: 2100 MANGROVE DR, PORTLAND, TX 78374

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

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

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

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

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

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

The Deed of Trust permits the Mortgagee and/or Mortgage Servicer to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee under the Deed of Trust or Substitute Trustee appointed herein need not appear at the date, time and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiled may be after the date originally scheduled for this sale.

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.

Signed on the 10 day of June, 2019



Respectfully,

JACK O'BOYLE & ASSOCIATES



Jack O'Boyle | SBN: 15165300

~~jack@jackoboyl.com~~

✓ Travis H. Gray | SBN: 24044965

~~travis@jackoboyl.com~~

Chris S. Ferguson | SBN: 24069714

~~chris@jackoboyl.com~~

P.O. Box 815369

Dallas, Texas 75381

P: 972.247.0653 | F: 972.247.0642


ATTORNEYS FOR MORTGAGEE AND/OR ITS MORTGAGE
SERVICER

STATE OF TEXAS

COUNTY OF DALLAS

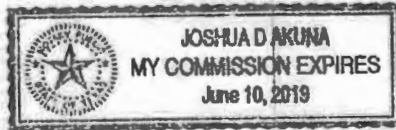
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§
§

BEFORE ME, the undersigned Notary Public, on this 10TH day of JUNE, 2019,
personally appeared DAVIS GRAY, Attorney at Jack O'Boyle & Associates, known to me to be
the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed it for
the purposes and consideration therein expressed.



Notary Public in and for
The State of Texas

AFTER RECORDING RETURN TO:
Jack O'Boyle & Associates
12300 Ford Road, Suite 212
Dallas, TX 75234



NOTICE OF TRUSTEE / 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 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.

Security Instrument Date: September 1, 2015

Grantor(s): Eduardo E. Quintana Quintero and Hope A Hasty

Trustee: Managing Member: Foreign Texas Registered Agent, LLC

Original Mortgagee: Private Investors Family Limited Partnership

Recording Information: Document Number 652099

Current Mortgagee: Private Investors Family Limited Partnership

Mortgage Servicer: Trinidad Mortgage Servicing, LLC

Legal Description:
Lot five (5) Block six (6), Walker-Nix Unit No. two (2) an addition to the City of Portland, San Patricio County, Texas, as shown by map or plat of same of record in volume 4, page 48, of the map records of said County.

Date of Sale: August 6, 2019 Earliest Time Sale will begin: 10:00 am

APPOINTMENT OF SUBSTITUTE TRUSTEE

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.

WHEREAS, the undersigned hereby APPOINTS AND DESIGNATES Jason Wilkes and his agents and/or employees as Substitute Trustee. His address is 750 E. Mulberry, STE 550, San Antonio Texas 78212. His phone number is 657-229-0955.

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, the Mortgage Servicing company, Mortgagee's attorney or the Mortgage Servicing company's attorney.

The foreclosure sale will be conducted 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 the 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.

Executed on this the 15th day of July 2019

By: [Signature]
Jason Wilkes
750 E Mulberry, Ste 550
San Antonio, Texas 78212

STATE OF TEXAS

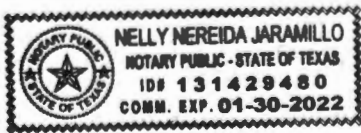
COUNTY OF BEXAR

Before me, the undersigned Notary Public, on this day personally appeared, Jason Wilkes as attorney for the Mortgagee and/or Mortgage Servicer known to me through a valid State Driver's License or other official identification described as Personal Knowledge, to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same for the purposes and consideration therein expressed.

Executed on this the 15th day of July 2019

[Signature]
Notary Public

Nelly N. Jaramillo
Printed Name



FILED
AT 9:27A M O'CLOCK

JUL 16 2019

GRACIE ALANIZ-GONZALES County Clerk
San Patricio County, Texas
BY [Signature] DEPUTY

RECEIVED

JUL 16 2019

3:30p M
GRACIE ALANIZ-GONZALES
COUNTY CLERK

NOTICE OF SALE
(Substitute Trustee)
[Real and Personal Property]

WHEREAS, LUIS LAMAS and BELINDA SMITH executed and delivered to MICHAEL J. SHELLY, P.C., Trustee for GREEN APPLE RESTAURANT GROUP, INC., a certain Deed of Trust Security Agreement - - Financing Statement (the "Deed of Trust") dated December 14, 2004, which instrument is recorded at File No. 539116 of the Real Property Records of San Patricio County, Texas, covering the real and personal property described below; and

WHEREAS, the undersigned has been duly appointed as Substitute Trustee under the said Deed of Trust and default has occurred in the payment of the indebtedness secured by the Deed of Trust, and the Beneficiary has instructed the undersigned Substitute Trustee to enforce the provisions of said instrument;

NOW, THEREFORE, NOTICE IS GIVEN THAT after the posting of this Notice in accordance with the Deed of Trust and the law, including § 9.604(a)(2) of the Texas Business & Commerce Code, 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 real and personal property at the County Courthouse of San Patricio County, Texas, on Tuesday, the 6th day of August, 2019, the same being the first Tuesday in such month, to-wit:

Real Property

The property more particularly described on Exhibit A located in San Patricio County, Texas;

Personal Property

All property other than realty pursuant to the Texas Uniform Commercial Code located at 2144 State Highway 361, Ingleside, San Patricio County, Texas 78362

The earliest time at which the sale will occur will be 10:00 o'clock 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 1:00 p.m. Further, the sale will be held at the place 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 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 16th day of July, 2019.

F-T SERVICE CORP.
Substitute Trustee
615 N. Upper Broadway, Suite 1100
Corpus Christi, Texas 78401-0748
Phone: (361) 888-9201

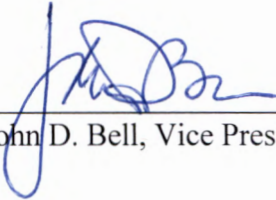
By: 
John D. Bell, Vice President

EXHIBIT "A"

BEGINNING at the Southeast corner of Lot 5, Block 85, of the T.P. McCampbell Subdivision in San Patricio County, Texas, as shown by plat prepared by John A. McClure and recorded in Volume 1, Page 2, Map Records of Aransas County, Texas, a photostatic copy of which is recorded in Deed Records, San Patricio County, Texas, said Southeast corner being in the South line of Lot 5, and the North line of State Highway No. 361, also being 50 feet from the centerline of said highway as measured at right angle;

THENCE N. 34 deg. 37' E 190 feet along the east line of said Lot 5 to a Northeast corner of this tract;

THENCE N. 55 deg. 23' W 165 feet to the Northwest corner of this tract;

THENCE S. 34 deg. 37' W 190 feet to the Southwest corner of this tract and the north line of Highway No. 361;

THENCE S. 55 deg. 23' E 165 feet along the North line of said Highway 361 and the South line of said Lot 5 to the Point of Beginning.