

**Notice of Foreclosure Sale**

September 10, 2019

**RECEIVED**

Deed of Trust ("Deed of Trust"):

Dated: March 12, 2010

Grantor: John Gonzales and Kimberly Puente

Trustee: New Wave Properties, Inc.

Lender: Safeguard Investments, LTD

Recorded in: Document No. 612626 of the real property records of San Patricio County, Texas

Legal Description: Lot One (1) Block One (1), EAST CLIFF, an addition to the town of Portland, San Patricio County, Texas, as shown by the map or plat thereof recorded in Volume 4, Page 58, Map Records of San Patricio County, Texas, also known as 101 Holly Drive, Portland, Texas 78374

Secures: Real Estate Lien Note ("Note") in the original principal amount of \$87,800.00, executed by John Gonzales and Kimberly Puente ("Borrower") and payable to the order of Lender

Foreclosure Sale:

Date: Tuesday, October 1, 2019

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: At the County Courthouse in San Patricio County, Texas, on the first floor of the courthouse, at the South entrance facing Main St., between the glass doors in the vestibule unless the location of the sale has been otherwise designated to a specific location by the Commission's Court of San Patricio

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 Trinidad Mortgage Servicing, LLC's bid may be by credit against

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3:06p M  
GRACIE ALANIZ-GONZALES  
COUNTY CLERK

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, Trinidad Mortgage Servicing, 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 Trinidad Mortgage Servicing, 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 Trinidad Mortgage Servicing, 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 Trinidad Mortgage Servicing, 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 Trinidad Mortgage Servicing, LLC. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

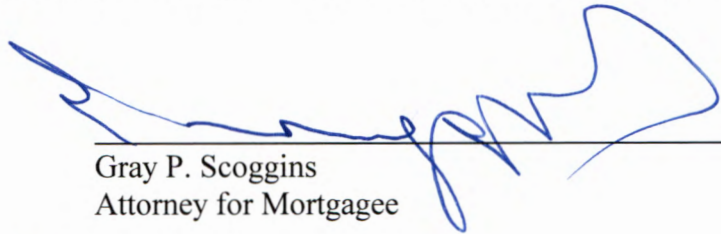
Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical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

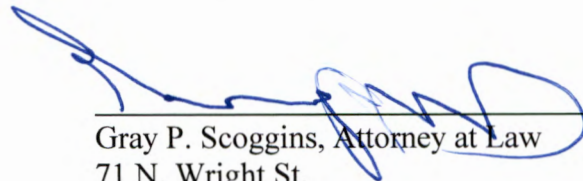
Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

**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**

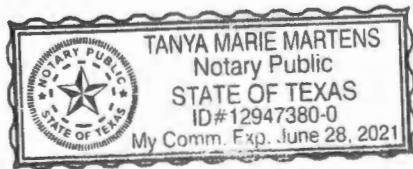
**TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

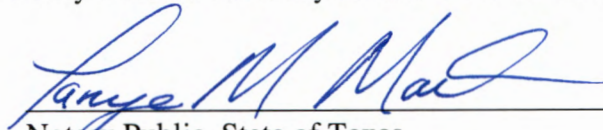
  
\_\_\_\_\_  
Gray P. Scoggins  
Attorney for Mortgagee

  
\_\_\_\_\_  
Gray P. Scoggins, Attorney at Law  
71 N. Wright St.  
Alice, Texas 78332  
Telephone (361) 668-3536  
Telecopier (361) 668-3576

STATE OF TEXAS       \*  
                                  \*  
COUNTY OF JIM WELLS \*

**SUBSCRIBED AND SWORN TO BEFORE ME** on September 10, 2019 and by  
Gray P Scoggins \_\_\_\_\_ to certify which witness my hand and seal of office.



  
\_\_\_\_\_  
Notary Public, State of Texas

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9:38 AM  
GRACIE ALANIZ-GONZALES  
COUNTY CLERK

Notice of Foreclosure Sale

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

**A 10.03 acre tract of land described in Exhibit "A"**

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the deed of trust executed September 5, 2008 and recorded on September 30, 2008 and recorded as Instrument No. 584567 in the real property records of San Patricio County and any modifications of said deed of trust.

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

Date: October 1, 2019

Time: The sale will begin no earlier than 10:00 A.M. or no later than three hours thereafter. The sale will be completed by no later than 1:00 p.m.

Place: San Patricio County Courthouse in Sinton, Texas, at the following location:  
PLACE DESIGNATED BY THE COMMISSIONERS COURT

The deed of trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and 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.

4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. 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.

Pursuant to the deed of trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

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

Pursuant to section 51.0075 of the Texas Property Code, the trustee 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.

5. *Type of Sale.* The sale is a nonjudicial 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 Cruz Aranda and Lydia Aranda.

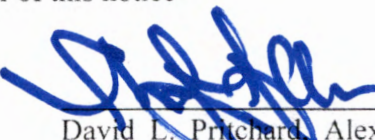
6. *Obligations Secured.* The deed of trust provides that it secures the payment of the indebtednesses and obligations therein described (collectively, the "Obligations") including but not limited to the promissory note executed by Cruz Aranda and Lydia Aranda, and payable to the order of Restoration Properties, Inc. Dr. Neil H. Steinberg Retirement Trust is the current owner and holder of the Obligation and is the beneficiary under the deed of trust.

Questions concerning the sale may be directed to the undersigned or to the beneficiary at Dr. Neil H. Steinberg Retirement Trust C/O Dr. Neil H. Steinberg at 5925 Bainbridge Court, Agoura Hills, CA 91391.

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

8. 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

Dated: September 10, 2019



David L. Pritchard, Alex Londoff, Justin Zuniga,  
Charles Allen, Substitute Trustee  
1244 SOUTHRIDGE CT, STE 102  
HURST, TX 76053  
Telephone (817) 285-8017  
Telecopier (817) 285-0224

STATE OF TEXAS  
COUNTY OF SAN PATRICIO

10.03 ACRES

Field notes of a 10.03 acre tract of land, being the same 10.03 acre tract of land described in Assignment of Sellers Interest in Contract for Deed from Eddie C. Berry, Trustee of Cecil Snowden Family Trust to Jo Celene O'Farrell and Kathy L. Railey dated January 22, 2007, and recorded in Clerk's File 565463 of the Real Property Records of San Patricio County, Texas:

Said 10.03 acre tract is out of Lot 12 of the Northwest Quarter of Fractional Section 25 of the George H. Paul Subdivision of the Coleman Fulton Pasture Company Lands, as shown on map recorded in Volume 1, Page 27 of the Map Records of San Patricio County, Texas.

Said 10.03 acre tract is comprised of a portion of the Malcolm McAuley Survey Survey, Abstract 13, is situated in San Patricio County, Texas, approximately 1/2 mile southwest of the town of Sinton, and is described by metes and bounds as follows:

Beginning at a 5/8" iron rod found at the northeast corner of a 10.00 acre tract of land conveyed from Cecil N. Snowden to Eusebio Cano, et ux, by Warranty Deed with Vendor's Lien dated April 30, 1992, and recorded in Clerk's File No. 404206 of the Real Property Records of San Patricio County, Texas; and at the southwest corner of Lot 5, Section 25 of said George H. Paul Subdivisions of the Coleman Fulton Pasture Company Lands; for the southeast corner of said Lot 12, the southeast corner of said 10.03 acre tract, and the southeast corner of this tract:

Thence N 89° 23' 57" W along the north line of said 10 acre tract, the south line of said Lot 12, the south line of said 10.03 acre tract, and the south line of this tract, a distance of 892.30 feet to a 5/8" iron rod with a surveyor's cap stamped "RPLS 1907" set at the northwest corner of said 10.00 acre tract in the southeast right of way line of the Missouri Pacific Railroad, for the southwest corner of said Lot 12, the southwest corner of said 10.03 acre tract, and the southwest corner of this tract;

Thence N 36° 59' 18" E along the southeast line of said Missouri Pacific Railroad right of way, the northwest line of said Lot 12, the northwest line of said 10.03 acre tract, and the northwest line of this tract, at 24.80 feet pass a 5/8" iron rod stamped "RPLS 1907" set for a line marker, at 853.00 feet pass a 5/8" iron rod with a surveyor's cap stamped "RPLS 1907" set for a line marker, in all a distance of 959.14 feet to a point inside a 200 foot Drainage Easement for the northwest corner of said 10.03 acre tract, and the northwest corner of this tract;

Thence S53° 57' 42" E along the north line of this tract and with said 200 foot Drainage Easement, a distance of 155.45 feet to an angle corner of this tract,

Thence S64° 27' 42" E continuing with said 200 foot Drainage Easement and along the north line of this tract, a distance of 216.86 feet to the west line of Lot 5 conveyed from Carmen Marie Taylor to Dan C. Spanutius, et ux, dated August 29, 1994, and recorded in Clerk's File 425161 of the Real Property Records of San Patricio County, Texas; for the northeast corner of said 10.03 acre tract, and the northeast corner of this tract.

Thence S00° 36' 03" W along the west line of said Lot 5, the east line of said Lot 12, the east line of said 10.03 acre tract, and the east line of this tract, at 109.2 feet pass a 5/8" iron rod found for a line marker; at 570.56 feet pass a 5/8" iron rod with a surveyor's cap stamped "RPLS 1907" set for a line marker, in all a distance of 590.56 feet to the place of beginning containing 10.03 acres of land, more or less, subject to all easements of record.

Bearings in this description are GPS, Texas Coordinate System of 1927, South Zone.

I, Julius L. Petrus, Jr., Registered Professional Land Surveyor of Texas, do hereby state that this description represents an actual survey made on the ground this the 5th day of August, 2008.



A handwritten signature in black ink, appearing to read "J. L. Petrus, Jr.", written in a cursive style.

Registered Professional Land Surveyor  
Texas Registration No. 1907

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9:16 AM  
GRACIE ALANIZ-GONZALES  
COUNTY CLERK

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS

\*

\*

KNOW ALL MEN BY THESE PRESENT

COUNTY OF SAN PATRICIO \*

WHEREAS, by Deed of Trust, dated OCTOBER 24, 2018, filed for record with the County Clerk of SAN PATRICIO County, Texas, File #682689 of the Deed Records of SAN PATRICIO County, Texas, executed by TEXAS TOP DOLLAR, LLC, to CHARLES C. GUMM, III or CARRIE WAIBEL, Trustee, as Lender for FIRST FUNIDNG INVESTMENTS, INC., the property situated in the County of SAN PATRICIO, Texas, to wit:

AND FURTHER APPOINTED VICKI HAMMONDS, LESLYE EVANS, ARNOLD MENDOZA OR W.D. LAREW AS SUBSTITUTE TRUSTEES, OF NUECES COUNTY, TEXAS AS SUBSTITUTE TRUSTEE ON AUGUST 13, 2019, FILED ON AUGUST 16, 2019, BEEN RECORDED IN SAN PATRICIO COUNTY CLERK'S FILE #691182.

BEING LOT NO. FIVE (5), IN BLOCK THREE (3), OF EAST CLIFF ADDITION, AN ADDITION TO THE TOWN OF PORTLAND, TEXAS, AS SHOWN BY THE MAP OR PLAT THEREOF RECORDED IN VOLUME 4, PAGE 58, OF THE MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.

aka: 110 Maple Dr., Portland, Texas 78374.

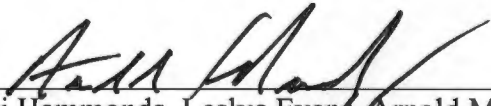
(herein the "Property") to secure the one certain Promissory Note therein described in the original principal amount of \$96,000.00 executed by Texas Top Dollar, LLC, and made payable to First Funding Investments, Inc.;

WHEREAS, the undersigned has been appointed as Substitute Trustee in the place and stead of VICKI HAMMONDS, LESLYE EVANS, ARNOLD MENDOZA OR W.D. LAREW, as Trustee, in the aforesaid Deed of Trust said appointment being in the manner authorized by the Deed of Trust; and

WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust, and the indebtedness evidenced herein is now wholly due, the owner and holder of said indebtedness has requested the undersigned to sell the property to satisfy same.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday the **1st day of OCTOBER, 2019**, between the hours of 10:00 o'clock a.m. and 4:00 o'clock p.m. I will sell said real estate at the area of the County Courthouse in **SAN PATRICIO** County for such sales, to the highest bidder for cash. Said sale will being at 1:00 o'clock p.m., or not later than three (3) hours thereafter.

WITNESS MY HAND this 6th day of SEPTEMBER, 2019.

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



19-03065  
2455 TALLOW TRAIL, INGLESIDE, TX 78362

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**NOTICE OF FORECLOSURE SALE**

- Property:** The Property to be sold is described as follows:
- LOT SIX (6), BLOCK TWO (2), OAK TERRACE, AN ADDITION TO THE CITY OF INGLESIDE IN SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY MAP OR PLAT OF SAME OF RECORD IN VOLUME 12, PAGE 1-3 OF THE MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.
- Security Instrument:** Deed of Trust dated August 7, 2017 and recorded on August 9, 2017 at Instrument Number 669309 in the real property records of SAN PATRICIO County, Texas, which contains a power of sale.
- Sale Information:** October 1, 2019, at 1:00 PM, or not later than three hours thereafter, at the first floor of the San Patricio County Courthouse at the south entrance between the glass doors in the vestibule, or as designated by the County Commissioners Court.
- Terms of Sale:** Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.
- Obligation Secured:** The Deed of Trust executed by MICHAEL W. GROSS secures the repayment of a Note dated August 7, 2017 in the amount of \$162,418.00. FREEDOM MORTGAGE CORPORATION, whose address is c/o Freedom Mortgage Corporation, 907 Pleasant Valley Avenue, Suite 3, Mt. Laurel, NJ 08054, is the current mortgagee of the Deed of Trust and Note and Freedom Mortgage Corporation is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.
- Substitute Trustee:** In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

**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.**

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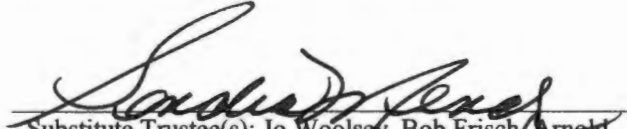
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GRACIE ALANIZ-GONZALES  
COUNTY CLERK

**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.**



---

Miller, Watson & George, P.C.  
Dustin C. George, Attorney at Law  
Tracey Midkiff, Attorney at Law  
Jonathan Andring, Attorney at Law  
5550 Granite Parkway, Suite 245  
Plano, Texas 75024



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Substitute Trustee(s): Jo Woolsey, Bob Frisch, Arnold  
Mendoza, Sandra Mendoza, Jodi Steen, Jamie Steen,  
Susana Sandoval, Leslye Evans, Vicki Hamrnonds,  
Alexis Mendoza, Barbara Sandoval, Martha Boeta,  
Raymond Perez, Garrett Sanders, Megan Yassi, John  
Sisk, Vanessa McHaney  
c/o Miller, Watson & George, P.C.  
5550 Granite Parkway, Suite 245  
Plano, Texas 75024

Certificate of Posting

I, \_\_\_\_\_, declare under penalty of perjury that on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of SAN PATRICIO County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

**NOTICE OF ACCELERATION AND NOTICE OF 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.**

**DEED OF TRUST INFORMATION:**

Date: February 18, 2005  
Grantor(s): PENNY L. SKELTON  
Original Mortgagee: United States of America acting through the Rural Housing Service or successor agency, United States Department of Agriculture  
Original Principal: \$64,042.00  
Recording Information: Instrument Number 541261  
Property County: San Patricio  
Property: Lot Four (4), Block Twenty Two (22), J.F. HOUGHTON'S SUBDIVISION OF INGLESIDE in San Patricio County, Texas, as shown by map or plat of same of record in Volume 3, Page 11 of the Map Records of San Patricio County, Texas.  
Property Address: 2734 El Paso  
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: USDA Rural Development  
Mortgage Servicer: USDA Rural Development  
Mortgage Servicer Address: 4300 Goodfellow Blvd  
Bldg. 105F, FC 215  
St. Louis, MO 63120

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GRACIE ALANIZ-GONZALES  
COUNTY CLERK

**SALE INFORMATION:**

Date of Sale: October 1, 2019  
Time of Sale: 1:00 pm or within three hours thereafter.  
Place of Sale: 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.  
Substitute Trustee: Arnold Mendoza, Jo Woolsey, Bob Frisch, Sandra Mendoza, Jodi Steen, Susan Sandoval, Leslye Evans, Vicki Hammonds, Janice Stoner, Mary Goldston, Alexis Mendoza or Alexander Wolfe, any to act  
Substitute Trustee Address: 5501 East LBJ Frwy, Ste. 925  
Dallas, TX 75240

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

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

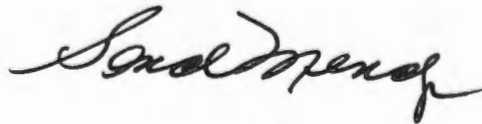
WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Arnold Mendoza, Jo Woolsey, Bob Frisch, Sandra Mendoza, Jodi Steen, Susan Sandoval, Leslye Evans, Vicki Hammonds, Janice Stoner, Mary Goldston, Alexis Mendoza or Alexander Wolfe, any to act, have been appointed as Substitute Trustees and authorized by the Mortgage Servicer to enforce the power of sale granted in the Deed of Trust; and

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

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

1. The maturity of the Note is hereby accelerated, and all sums secured by the Deed of Trust are declared to be immediately due and payable.
2. Arnold Mendoza, Jo Woolsey, Bob Frisch, Sandra Mendoza, Jodi Steen, Susan Sandoval, Leslye Evans, Vicki Hammonds, Janice Stoner, Mary Goldston, Alexis Mendoza or Alexander Wolfe, 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 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 imposed by the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for the 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 sold "AS-IS", purchaser's 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 interest 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.
5. 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 Mortgagee's Attorney, or the duly appointed Substitute Trustee.

Padgett Law Group  
6267 Old Water Oak Road  
Suite 203  
Tallahassee, FL 33213  
(850) 422-2520



RECEIVED

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER  
(CXE)  
KNAPPE, ESTATE OF CARL  
23 MAVERICK TRAIL, ARANSAS PASS, TX 78336

VA 626261223100  
Firm File Number: 19-033206

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9:17A M  
GRACIE ALANIZ-GONZALES  
COUNTY CLERK

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on August 29, 2014, CARL A. KNAPPE, JOINED HEREIN PRO FORMA BY HIS WIFE AND CARLETTA REDELL KNAPPE, as Grantor(s), executed a Deed of Trust conveying to ALLAN B. POLUNSKY, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR WR STARKEY MORTGAGE, L.L.P. 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 640385, 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

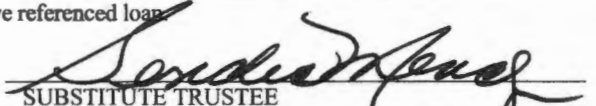
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, October 1, 2019** between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate in the area designated by the Commissioners Court, 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 ONE (1), BLOCK THREE (3), WHISPERING OAKS ESTATES, SAN PATRICIO COUNTY, TEXAS  
ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 12, PAGES 6-7 OF THE MAP RECORDS OF  
SAN PATRICIO COUNTY, TEXAS.

Property Address: 23 MAVERICK TRAIL  
ARANSAS PASS, TX 78336  
Mortgage Servicer: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER  
Mortgagee: THE VETERANS LAND BOARD OF THE STATE OF TEXAS  
8950 CYPRESS WATERS BLVD  
COPPELL, TEXAS 75019

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.

  
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.**

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

RECEIVED

SEP -9 2019

9:19 AM  
GRACIE ALANIZ-GONZALES  
COUNTY CLERK

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**WHEREAS, LANCE C. ESSWEIN, AN UNMARRIED MAN delivered that one certain Deed of Trust dated JUNE 21, 2017, which is recorded in INSTRUMENT NO. 667945 of the real property records of SAN PATRICIO County, Texas, conveying to the Trustee(s) therein named the real property therein described, to secure the payment of a Promissory Note in the principal amount of \$271,616.00 payable to the order of GATEWAY MORTGAGE GROUP, LLC, to which reference is hereby made for a description of the Promissory Note, the terms and covenants of the Deed of Trust, and the property therein conveyed; and**

**WHEREAS, default, as same is defined in the Promissory Note and/or the Deed of Trust, has occurred and the outstanding indebtedness on same is now wholly due; and**

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

**WHEREAS, GATEWAY MORTGAGE GROUP, A DIVISION OF GATEWAY FIRST BANK, the Mortgagee, or the Mortgage Servicer, has instructed a Substitute Trustee(s) to sell real property described in the Deed of Trust in order to satisfy the indebtedness secured thereby.**


**NOTICE IS HEREBY GIVEN that on Tuesday, OCTOBER 1, 2019, beginning at 1:00 PM, or not later than three (3) hours after that time, a Substitute Trustee(s) will sell, to the highest bidder submitting cashier's check, certified check or money order, the following described real property:**

**LOT FIVE (5), BLOCK NINETEEN (19), BAY RIDGE SUBDIVISION UNIT 7, A SUBDIVISION OF THE CITY OF PORTLAND, SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT THEREOF RECORDED IN ENVELOPE 1357-1358, TUBE 19-4, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR ALL PERTINENT PURPOSES.**

**The sale will occur at that area designated by the Commissioners Court of SAN PATRICIO County, Texas, for such sales (OR AT THE FIRST FLOOR OF THE COURTHOUSE AT THE SOUTH ENTRANCE ON THE OUTSIDE OF THE BUILDING BETWEEN THE GLASS DOOR IN THE VESTIBULE).**

**NOTICE IS FURTHER GIVEN that the address of GATEWAY MORTGAGE GROUP, the Mortgagee or Mortgage Servicer, is P.O. BOX 1560, JENKS, OKLAHOMA 74037. Pursuant to the Texas Property Code, the Mortgage Servicer is authorized to administer a foreclosure sale. The name and address of a substitute trustee is Michael J. Schroeder, 3610 North Josey Lane, Suite 206, Carrollton, Texas 75007. A Substitute Trustee is authorized by the Texas Property Code to set reasonable conditions for the foreclosure sale.**

**Dated: SEPTEMBER 9, 2019.**

  
\_\_\_\_\_  
**SUBSTITUTE TRUSTEE(S)  
MICHAEL J. SCHROEDER OR SANDRA MENDOZA  
OR ARNOLD MENDOZA OR ALEXIS MENDOZA OR  
SUSAN SANDOVAL OR LESLYE EVANS OR W.D.  
LAREW**

FILE NO.: GMG-1832  
PROPERTY: 307 CALLEY SPRINGS  
PORTLAND, TEXAS 78374

LANCE C. ESSWEIN

NOTICE SENT BY:  
MICHAEL J. SCHROEDER  
3610 NORTH JOSEY LANE, SUITE 206  
CARROLLTON, TEXAS 75007  
Tele: (972) 394-3086  
Fax: (972) 394-1263

**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.**

**NOTICE OF SALE**

**PURSUANT TO AUTHORITY** conferred upon the Trustee by that certain Deed of Trust dated October 16, 2018, executed by **DAVID A. AYER AND CYNTHIA A. LOZANO, A MARRIED COUPLE** ("Mortgagor") to K. Clifford Littlefield, Trustee for the benefit of **VANDERBILT MORTGAGE AND FINANCE, INC.** ("Mortgagee"), filed for record under Instrument No. 682506, Official Public Records of San Patricio County, Texas, Mortgagee appoints K. Clifford Littlefield or Norma Jean Hesseltine, whose address is listed below, under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the covenants of the Deed of Trust, to sell on **Tuesday, October 1, 2019**, (that being the first Tuesday of the month), at public auction to the highest bidder for cash, at the San Patricio County Courthouse at the place designated by the Commissioner's Court for such sales in San Patricio County, Texas, (on the steps of the county courthouse or as designated by the County Commissioner), the sale to begin at 1:00 o'clock p.m. or not later than three (3) hours after such time on that date, selling all of the property as an entirety or in such parcels as the Trustee acting may elect the property offered for sale, more particularly described on Exhibit "A" attached hereto and made a part hereof, together with any and all improvements constructed upon, affixed to or located upon the above described real property, including but not limited to a 2018 CMH Manufactured Home, Serial No. CW2019818TXAB.

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 3 day of September, 2019.

RECEIVED

SEP - 5 2019

9:20 AM

GRACIE ALANIZ-GONZALES  
COUNTY CLERK



**K. CLIFFORD LITTLEFIELD**, Mortgagee Attorney  
UPTON, MICKITS & HEYMANN, L.L.P.  
802 N. Carancahua, Suite 450  
Corpus Christi, Texas 78401  
Telephone: (361) 884-0612  
Facsimile: (361) 884-5291  
Email: [clittlefield@umhlaw.com](mailto:clittlefield@umhlaw.com)

THE STATE OF TEXAS §  
COUNTY OF NUECES §

SUBSCRIBED and SWORN TO BEFORE ME, the undersigned Notary Public, by **K. CLIFFORD LITTLEFIELD**, this 3rd day of September, 2019, to certify which witness my hand and official seal.



NOTARY PUBLIC, STATE OF TEXAS

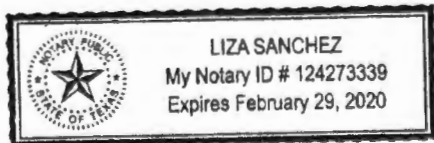


EXHIBIT "A"

1.00 acres tract of land being out of Section 22 of the George H. Paul Subdivision of the Coleman-Fulton Pasture Company Lands, recorded in Volume 1, Page 27 of the Map Records of San Patricio County, Texas; Said 1.00 acres tract being one-half of a 2 acres tract of land conveyed to Jose M. and Margarita G. Ramos by Deed recorded in Volume 511, Page 240 of the Deed Records of San Patricio County, Texas; Said 1.00 acres tract is comprised of a portion of the S. Riley Survey, Abstract 223, is located approximately 4 miles northeast of the City of Odem, in San Patricio County, Texas, and is described by metes and bounds as follows.

**BEGINNING** at a point in the pavement, in the approximate centerline intersection of F. M. Highway 1944 and County Road 2567, at the common corner of Sections 21, 22, 28 and 29 of said Subdivision, at the southwest corner of said Section 22 and the southwest corner of said 2 acres tract, for the southwest corner of this tract;

Thence N 01°03'54" E (called North) along the approximate centerline of the 60-foot right-of-way of said County Road 2567, the east line of said Section 28, the west line of said Section 22, the west line of said 2 acres tract, and the west line of this tract, at 40.00 feet pass a point whence 5/8 inch iron rod with surveyor's cap stamped "R.P.L.S. 5874" set at the intersection of the east line of the 60-foot right-of-way of said County Road 2567 and the north line of the 80-foot right-of-way of said F. M. Highway 1944 bears S 88°56'06" E a distance of 30.00 feet; in all a distance of 168.03 feet to a point at the southwest corner of the 1.00 acres Share 2, a line surveyed this date, for the northwest corner of this tract,

Thence S 21°00'45" E across said 2 acres tract, along the south line of said Share 2 and the north line of this tract, at 30.28 feet pass a 5/8 inch iron rod with surveyor's cap stamped "R.P.L.S. 5874" set in said east right-of-way line of said County Road 2567 for a line marker, in all a distance of 297.94 feet to a 5/8 inch iron rod with surveyor's cap stamped "R.P.L.S. 5874" set in interior west line of a 158 acres tract of land conveyed to Edwin C. McDaniel by Deed recorded in Clerk's File No. 422018 of the Real Property Records of San Patricio County, Texas; in the east line of said 2 acres tract, at the southeast corner of said Share 2, for the northeast corner of this tract;

Thence S 01°03'54" W (called South) along an interior west line of said 158 acres tract, the east line of said 2 acres tract and the east line of this tract, at 86.96 feet pass a 5/8 inch iron rod with surveyor's cap stamped "R.P.L.S. 5874" set in said north right-of-way line of F. M. Highway 1944, in all a distance of 126.96 feet to a point in the pavement, in the approximate centerline of said 80-foot right-of-way, in the north line of said Section 21 and the south line of said Section 22, at an exterior corner of said 158 acres tract, and the southeast corner of said 2 acres tract, for the southeast corner of this tract;

Thence N 88°56'06" W along the approximate centerline of said 80-foot right-of-way, the north line of said Section 21, the south line of said Section 22, the south line of said 2 acres tract, and the south line of this tract, a distance of 295.10 feet (called West 295.1') to the **POINT OF BEGINNING**, containing 1.00 acres of land, more or less, subject to any and all easements and agreements of record.



RECEIVED

C&M No. 44-19-1324/ FILE NOS

AUG 29 2019

2:03 PM  
GRACIE ALANIZ-GONZALES  
COUNTY CLERK

## NOTICE OF 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. Sender is: Codilis & Moody, P.C., 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060**

### INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated December 19, 2017 and recorded under Clerk's File No. 673136, in the real property records of SAN PATRICIO County Texas, with Michael David Peer and Amanda N Baker, husband and wife as Grantor(s) and Mortgage Electronic Registration Systems, Inc. as Nominee for Nations Reliable Lending, LLC, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Michael David Peer and Amanda N Baker, husband and wife securing payment of the indebtedness in the original principal amount of \$158,843.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Michael David Peer and Amanda N Baker. WinTrust Mortgage, a Division of Barrington Bank & Trust Co., N.A. is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

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. WinTrust Mortgage is acting as the Mortgage Servicer for the Mortgagee. WinTrust Mortgage, is representing the Mortgagee, whose address is: 9700 W. Higgins Road, Suite 300, Rosemont, IL 60018.

#### Legal Description:

**LOT THIRTY-ONE (31), BLOCK TWO (2), FRENCH VILLAGE, AN ADDITION TO THE CITY OF PORTLAND IN SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY MAP OR PLAT OF SAME OF RECORD IN VOLUME 4, PAGE 60 OF THE MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.**

### SALE INFORMATION

Date of Sale: 10/01/2019

Earliest Time Sale Will Begin: 11:00 AM

**Location of Sale:** The place of the sale shall be: SAN PATRICIO County Courthouse, Texas at the following location: On the first floor of the San Patricio County 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

### TERMS OF SALE

A 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.

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. 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.



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.

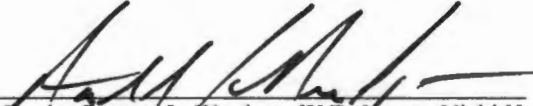
The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:

Codilis & Moody, P.C.

400 N. Sam Houston Pkwy E, Suite 900A

Houston, TX 77060

(281) 925-5200



Jim Rector, Denise Rector, Jo Woolsey, W.D. Larew, Vicki Hammonds, Arnold Mendoza, Leslye Evans, Thomas Delaney, Danya Gladney or Aaron Demuth as Substitute Trustee

RECEIVED

AUG 29 2019

2:05 P M  
GRACIE ALANIZ-GONZALES  
COUNTY CLERK

0000008533333

1100 NARANJO STREET  
SINTON, TX 78387

**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: October 01, 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 July 24, 2003 and recorded in Document CLERK'S FILE NO. 524761 real property records of SAN PATRICIO County, Texas, with ENRIQUE G MARTINEZ, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by ENRIQUE G MARTINEZ, securing the payment of the indebtednesses in the original principal amount of \$79,219.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

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



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.

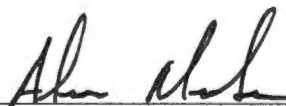
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead JO WOOLSEY, BOB FRISCH, ARNOLD MENDOZA, SANDRA MENDOZA, JODI STEEN, SUSAN SANDOVAL, LESLYE EVANS, VICKI HAMMONDS, ALEXIS MENDOZA, JANIE STONER, MARY GOLDSTON, BARBARA SANDOVAL, MARTHA BOETA, RAMON PEREZ, MEGAN YSASSI, 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 8-29-19 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: 8-29-19

1100 NARANJO STREET  
SINTON, TX 78387

00000008533333

00000008533333

SAN PATRICIO

**EXHIBIT "A"**

LOT EIGHT (8), BLOCK SEVEN (7), SECOND RANCH CHICO ADDITION, AN ADDITION NEAR THE CITY OF SINTON, SAN PATRICIO COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 4, PAGE 17, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.

AUG 29 2019

2:06 PM  
GRACIE ALANIZ-GONZALES  
COUNTY CLERKTS No.: 2019-01451-TX  
18-000717-673**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:** 10/01/2019**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:** 730 Field St., Taft, TX 78390

**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 05/08/2006 and recorded 05/12/2006 in Document 556669, real property records of San Patricio County, Texas, with **Barbara L. Carvajal and spouse, Matthew W. Carvajal**, grantor(s) and PREMIER MORTGAGE FUNDING, INC, a FLORIDA CORPORATION, as Lender, WELL FARGO BANK, N.A., AS TRUSTEE FOR ABFC 2006-OPT1 TRUST, ASSET BACKED FUNDING CORPORATION ASSET-BACKED CERTIFICATES, SERIES 2006-OPT1, 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, JANICE STONER, MARY GOLDSTON, ARNOLD MENDOZA, SANDRA MENDOZA, JODI STEEN, VICKI HAMMONDS, SUSAN SANDOVAL, ALEXIS MENDOZA, BARBARA SANDOVAL, MARTHA BOETA, 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 **Barbara L. Carvajal and spouse, Matthew W. Carvajal**, securing the payment of the indebtedness in the original principal amount of **\$103,200.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **WELL FARGO BANK, N.A., AS TRUSTEE FOR ABFC 2006-OPT1 TRUST, ASSET BACKED FUNDING CORPORATION ASSET-BACKED CERTIFICATES, SERIES 2006-OPT1** is the current mortgagee of the note and deed of trust or contract lien.

### **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:

**Lots Seven (7), Eight (8) and the Southerly One-Half of Lot Nine (9), Block Six (6), Second Fite Addition, an addition to the City of Taft, San Patricio County, Texas, according to map or plat thereof recorded in Volume 4, Page 13, 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**

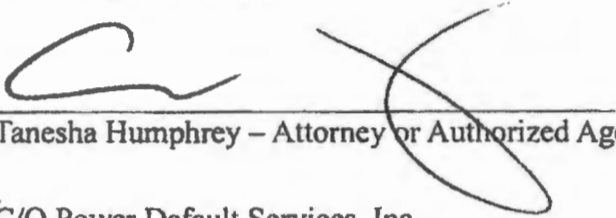
**1 Mortgage Way  
Mt. Laurel, NJ 08054  
Phone: 877-744-2506**

**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.

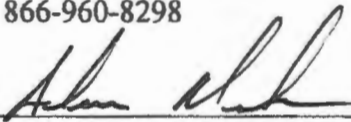
**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

**Date: August 27, 2019**



Tanesha Humphrey – 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, JANICE STONER, MARY GOLDSTON, ARNOLD MENDOZA, SANDRA MENDOZA, JODI STEEN, VICKI HAMMONDS, SUSAN SANDOVAL, ALEXIS MENDOZA, BARBARA SANDOVAL, MARTHA BOETA, 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.**

I am **Alexis Mendoza** 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 8-29-19 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.

Certificate of Posting



RECEIVED

C&M No. 44-19-0384/ FILE NGS

AUG 22 2019

9:43 AM

GRACIE ALANIZ-GONZALES  
COUNTY CLERK

**NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF 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. Sender is: Codilis & Moody, P.C., 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060**

**INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION**

Deed of Trust dated December 06, 2016 and recorded under Clerk's File No. 663004 and corrected via affidavit under Clerk's No. 690783, in the real property records of SAN PATRICIO County Texas, with Fabian Ramirez and Emily Ann Burgess as Grantor(s) and Mortgage Electronic Registration Systems, Inc. as Nominee for SMI Lending, Inc., its successors and assigns as Original Mortgagee.

Deed of Trust executed by Fabian Ramirez and Emily Ann Burgess securing payment of the indebtedness in the original principal amount of \$154,257.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Fabian Ramirez. Freedom Mortgage Corporation is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

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. Freedom Mortgage Corporation is acting as the Mortgage Servicer for the Mortgagee. Freedom Mortgage Corporation, is representing the Mortgagee, whose address is: 907 Pleasant Valley Ave, Suite 300, Mt. Laurel, NJ 08054.

**Legal Description:**

**LOT 13, BLOCK 2, LOMA LINDA SUBDIVISION, A SUBDIVISION IN SAN PATRICIO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 11, PAGES 40-41, PLAT RECORDS, SAN PATRICIO COUNTY, TEXAS.**

**SALE INFORMATION**

**Date of Sale: 10/01/2019**

**Earliest Time Sale Will Begin: 11:00 AM**

**Location of Sale:** The place of the sale shall be: SAN PATRICIO County Courthouse, Texas at the following location: On the first floor of the San Patricio County 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

**TERMS OF SALE**

A 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.

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. 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.**

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.

**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, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I HEREBY APPOINT AND DESIGNATE Jim Rector, Denise Rector, Jo Woolsey, W.D. Larew, Frederick Britton, Kristopher Holub, Vicki Hammonds, Evan Press, Amy Bowman, Reid Ruple, Carol Evangelisti, Marcia Chapa, Martha Boeta, Arnold Mendoza, Leslye Evans, Thomas Delaney, Danya Gladney, Lisa Cockrell or Aaron Demuth as Substitute Trustee.**

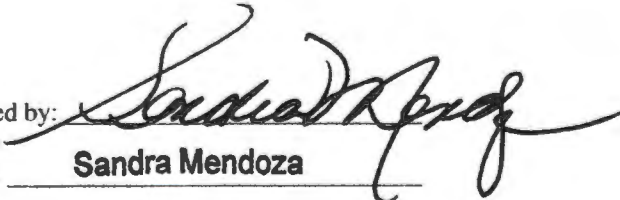
The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:  
Codilis & Moody, P.C.  
400 N. Sam Houston Pkwy E, Suite 900A  
Houston, TX 77060  
(281) 925-5200

Executed on this the 20th day of August, 2019.



Nicole M. Bartee, Attorney at Law  
Codilis & Moody, P.C.  
400 N. Sam Houston Pkwy E, Suite 900A  
Houston, TX 77060  
(281) 925-5200

Posted and filed by:



Printed Name: Sandra Mendoza

C&M No. 44-19-0384

RECEIVED

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

AUG 16 2019

11:10am  
GRACIE ALANIZ-GONZALES  
COUNTY CLERK

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 5th day of October, 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 August, 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.

RECEIVED

JUL 30 2019

10:37A M  
GRACIE ALANIZ-GONZALES  
COUNTY CLERK

**NOTICE OF FORECLOSURE SALE**

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

**1. Property to Be Sold.** The property to be sold is described as follows: LOT TEN (10), BLOCK TWO (2), CASTILLIAN HEIGHTS, AN ADDITION TO THE CITY OF PORTLAND, SAN PATRICIO COUNTY, TEXAS ACCORDING TO MAP OR PLAT RECORDED IN VOLUME 11, PAGE 34 OF THE MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.

**2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 03/10/2017 and recorded in Document 664894 real property records of San Patricio County, Texas.

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

Date: 10/01/2019  
Time: 01:00 PM  
Place: San Patricio County, Texas at the following location: FIRST FLOOR OF THE COURTHOUSE AT THE SOUTH ENTRANCE BETWEEN THE GLASS DOORS IN THE VESTIBULE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

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

**5. Obligations Secured.** The Deed of Trust executed by JAMES L. MOSS AND PATRICIA R MOSS, provides that it secures the payment of the indebtedness in the original principal amount of \$139,329.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Branch Banking and Trust Company is the current mortgagee of the note and deed of trust and BRANCH BANKING AND TRUST COMPANY is mortgage servicer. A servicing agreement between the mortgagee, whose address is Branch Banking and Trust Company c/o BRANCH BANKING AND TRUST COMPANY, P. O. BOX 2467, GREENVILLE, SC 29602 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

**6. Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint SANDRA MENDOZA, ARNOLD MENDOZA, ALEXIS MENDOZA, SUSANA SANDOVAL, LESLYE EVANS OR W.D. LAREW, Substitute Trustee to act under and by virtue of said Deed of Trust.

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

Mackie Wolf Zierke & Mann, P.C.  
Brandon Wolf, Attorney at Law  
L. Keller Mackie, Attorney at Law  
Lori Liane Long, Attorney at Law  
✓Chelsea Schneider, Attorney at Law  
Ester Gonzales, Attorney at Law  
Parkway Office Center, Suite 900  
14160 North Dallas Parkway  
Dallas, TX 75254

SANDRA MENDOZA, ARNOLD MENDOZA, ALEXIS MENDOZA, SUSANA SANDOVAL, LESLYE EVANS OR W.D. LAREW

c/o AVT Title Services, LLC  
5177 Richmond Avenue Suite 1230  
Houston, TX 77056

**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 7-30-19 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

JUL 25 2019

10:52 AM

GRACIE ALANIZ-GONZALES  
COUNTY CLERK

**NOTICE OF FORECLOSURE SALE**

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

**1. Property to Be Sold.** The property to be sold is described as follows: LOT NO. FOURTEEN (14), COUNTRY OAKS, CITY OF INGLESIDE, SAN PATRICIO COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP OR PLAT THEREOF RECORDED IN ENVELOPE 1673, TUBE 34-3, MAP AND PLAT RECORDS OF SAN PATRICIO COUNTY, TEXAS.

**2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 03/07/2017 and recorded in Document 664612 real property records of San Patricio County, Texas.

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

Date: 10/01/2019

Time: 01:00 PM

Place: San Patricio County, Texas at the following location: FIRST FLOOR OF THE COURTHOUSE AT THE SOUTH ENTRANCE BETWEEN THE GLASS DOORS IN THE VESTIBULE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

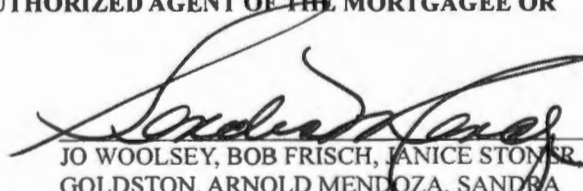
**4. Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009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

**5. Obligations Secured.** The Deed of Trust executed by JOSHUA E. PORTER AND LAUREN E. PORTER, provides that it secures the payment of the indebtedness in the original principal amount of \$215,033.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. PLAZA HOME MORTGAGE INC. is the current mortgagee of the note and deed of trust and PHH MORTGAGE CORPORATION is mortgage servicer. A servicing agreement between the mortgagee, whose address is PLAZA HOME MORTGAGE INC. c/o PHH MORTGAGE CORPORATION, 1Mortgage Way, Mail Stop SV-22, Mt. Laurel, NJ 08054 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

**6. Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint JO WOOLSEY, BOB FRISCH, JANICE STONER, MARY GOLDSTON, ARNOLD MENDOZA, SANDRA MENDOZA, JODI STEEN, VICKI HAMMONDS, SUSAN SANDOVAL, ALEXIS MENDOZA, BARBARA SANDOVAL, MARTHA BOETA, 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.

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

Mackie Wolf Zientz & Mann, P.C.  
Brandon Wolf, Attorney at Law  
✓ I. Keller Mackie, Attorney at Law  
✓ Lori Liane Long, Attorney at Law  
Chelsea Schneider, Attorney at Law  
Ester Gonzales, Attorney at Law  
Parkway Office Center, Suite 900  
14160 North Dallas Parkway  
Dallas, TX 75254

  
JO WOOLSEY, BOB FRISCH, JANICE STONER, MARY GOLDSTON, ARNOLD MENDOZA, SANDRA MENDOZA, JODI STEEN, VICKI HAMMONDS, SUSAN SANDOVAL, ALEXIS MENDOZA, BARBARA SANDOVAL, MARTHA BOETA, RAMON PEREZ, MEGAN YASSI, JOHN SISK, LESLYE EVANS OR W.D. LAREW

c/o AVT Title Services, LLC  
5177 Richmond Avenue Suite 1230  
Houston, TX 77056

Certificate of Posting

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