

**NOTICE OF TRUSTEE'S SALE
BY SUBSTITUTE TRUSTEE**

WHEREAS, WILLIAM J. TINNING, P.C., Texas professional corporation (hereinafter referred to as "Debtor") executed and delivered a Deed of Trust Security Agreement - Financing Statement (Commercial) dated as of December 22, 2004 (the "Deed of Trust") conveying to M.V. McCarthy, Trustee, the real estate and other property therein described, to secure First National Bank, in the payment of certain indebtedness evidenced by the promissory note therein described (the "Note"), said Deed of Trust being filed for record in the Official Public Records of San Patricio County, Texas on April 7, 2005 under Document No. 542862, as may be modified, renewed or extended from time to time.

WHEREAS, M.V. McCarthy has been removed as Trustee and the undersigned has been appointed Substitute Trustee in accordance with the provisions of said Deed of Trust;

WHEREAS, the indebtedness secured by the Deed of Trust has now fully matured and is now due and unpaid, and PlainsCapital Bank (successor-in-interest to certain assets of First National Bank), being the current owner and holder of said indebtedness, has requested the undersigned to sell the property covered by said Deed of Trust to satisfy said indebtedness; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on Tuesday, the 6th day of February, 2018, between the hours of 11:00 a.m. and 2:00 p.m. I, the undersigned, will sell and convey all or part of the real estate being more particularly described on Exhibit A attached hereto and made a part hereof, at the area designated by the Commissioners Court as the location where foreclosure sales are to take place, such designation being on the first floor of the Courthouse at the South entrance between the glass doors in the vestibule, or as designated by the County Commissioners in San Patricio County, Texas, at public auction to the highest bidder for cash.

Notice is hereby further given that the sale hereinabove mentioned shall include both the real estate hereinabove referenced and all improvements, fixtures and personal property located or related thereto, all as more particularly described in said Deed of Trust to which reference is hereby made for all purposes.

The real estate and other property sold hereunder shall be sold "as is" and subject to all matters of record that are not extinguished through the foreclosure of the lien established under the above described Deed of Trust.

RECEIVED

JAN 16 2018

11:55AM
GRACIE ALANIZ-GONZALES
COUNTY CLERK

WITNESS MY HAND this 16 day of January, 2018.

Jim Rector

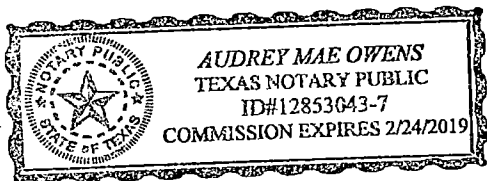
Jim Rector, Denise Rector, Jo Woolsey,
Bob Frisch, Vicki Hammonds,
Arnold Mendoza, Sandra Mendoza
or Jamie Steen, Substitute Trustee
c/o Tejas Trustee Services
14800 Landmark Blvd., Suite 850
Addison, Texas 75254
Phone: 469.208.0401

STATE OF TEXAS

COUNTY OF SAN PATRICK

BEFORE ME, the undersigned authority, on this day personally appeared Jim Rector, known to me to be the person whose name is subscribed to the foregoing instrument as Substitute Trustee, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 16 day of January, 2018.



Audrey Mae Owens
Notary Public, State of Texas

AUDREY MAE OWENS
Typed or Printed Name of Notary

My Commission Expires:

2019

EXHIBIT "A"

LEGAL DESCRIPTION

Lots Seven (7) and Eight (8), Block One (1), BRIAR BLUFF UNIT 5, City of Portland, San Patricio County, Texas, said Unit 5 being all of Lot Two (2) and Lot Three (3), BRIAR BLUFF UNIT 2, a Subdivision of the City of Portland, San Patricio County, Texas, according to the map or plat thereof recorded in Volume 11, Page 33, of the Map Records of San Patricio County, Texas, to which reference is here made for all purposes.

SAVE AND EXCEPT: That portion of the above described property as set out in that certain Notice of Ownership, dated August 28, 1992, filed September 1, 1992, under County Clerk's File No. 407174, Official Public Records of San Patricio County, Texas; and amended by instrument dated November 4, 1992, filed November 12, 1992, under County Clerk's File No. 408829, of the Official Public Records of San Patricio County, Texas.

**NOTICE OF TRUSTEE'S SALE
BY SUBSTITUTE TRUSTEE**

WHEREAS, WILLIAM J. TINNING, P.C., Texas professional corporation (hereinafter referred to as "Debtor") executed and delivered a Subordinate Deed of Trust Security Agreement - Financing Statement (Commercial) dated as of November 15, 2007 (the "Deed of Trust 1") conveying to M.V. McCarthy, Trustee, the real estate and other property therein described, to secure First National Bank, in the payment of certain indebtedness evidenced by the promissory note therein described (the "Note"), said Deed of Trust 1 being filed for record in the Official Public Records of San Patricio County, Texas on January 17, 2008 under Document No. 576638, as may be modified, renewed or extended from time to time.

WHEREAS, Debtor executed and delivered a Subordinate Deed of Trust Security Agreement - Financing Statement (Commercial) dated as of November 15, 2011 (the "Deed of Trust 2") conveying to M.V. McCarthy, Trustee, the real estate and other property therein described, to secure First National Bank, in the payment of certain indebtedness evidenced by the Note, said Deed of Trust 2 being filed for record in the Official Public Records of San Patricio County, Texas on January 4, 2012 under Document No. 614062, as may be modified, renewed or extended from time to time. Deed of Trust 1 and Deed of Trust 2 are collectively referred to as "Deed of Trust".

WHEREAS, M.V. McCarthy has been removed as Trustee and the undersigned has been appointed Substitute Trustee in accordance with the provisions of said Deed of Trust;

WHEREAS, the indebtedness secured by the Deed of Trust has now fully matured and is now due and unpaid, and PlainsCapital Bank (successor-in-interest to certain assets of First National Bank), being the current owner and holder of said indebtedness, has requested the undersigned to sell the property covered by said Deed of Trust to satisfy said indebtedness; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on Tuesday, the 6th day of February, 2018, between the hours of 11:00 a.m. and 2:00 p.m. I, the undersigned, will sell and convey all or part of the real estate being more particularly described on Exhibit A attached hereto and made a part hereof, at the area designated by the Commissioners Court as the location where foreclosure sales are to take place, such designation being on the first floor of the Courthouse at the South entrance between the glass doors in the vestibule, or as designated by the County Commissioners in San Patricio County, Texas, at public auction to the highest bidder for cash.

Notice is hereby further given that the sale hereinabove mentioned shall include both the real estate hereinabove referenced and all improvements, fixtures and personal property located or related thereto, all as more particularly described in said Deed of Trust to which reference is hereby made for all purposes.

RECEIVED

JAN 16 2018
11:55A
M
GRACIE ALANIZ-GONZALES
COUNTY CLERK

The real estate and other property sold hereunder shall be sold "as is" and subject to all matters of record that are not extinguished through the foreclosure of the lien established under the above described Deed of Trust.

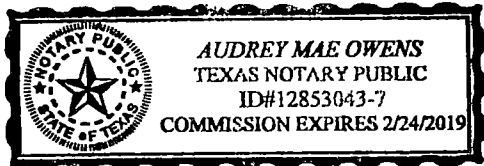
WITNESS MY HAND this 16 day of January, 2018.

Jim Rector
Jim Rector, Denise Rector, Jo Woolsey,
Bob Frisch, Vicki Hammonds,
Arnold Mendoza, Sandra Mendoza
or Jamie Steen, Substitute Trustee
c/o Tejas Trustee Services
14800 Landmark Blvd., Suite 850
Addison, Texas 75254
Phone: 469.208.0401

STATE OF TEXAS
COUNTY OF SAN PATRICK

BEFORE ME, the undersigned authority, on this day personally appeared Jim Rector, known to me to be the person whose name is subscribed to the foregoing instrument as Substitute Trustee, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 16 day of January, 2018.



Audrey Mae Owens
Notary Public, State of Texas

AUDREY MAE OWENS
Typed or Printed Name of Notary

My Commission Expires:

2019

EXHIBIT "A"

LEGAL DESCRIPTION

Lots Seven (7) and Eight (8), Block One (1), BRIAR BLUFF UNIT 5, City of Portland, San Patricio County, Texas, said Unit 5 being all of Lot Two (2) and Lot Three (3), BRIAR BLUFF UNIT 2, a Subdivision of the City of Portland, San Patricio County, Texas, according to the map or plat thereof recorded in Volume 11, Page 33, of the Map Records of San Patricio County, Texas, to which reference is here made for all purposes.

SAVE AND EXCEPT: That portion of the above described property as set out in that certain Notice of Ownership, dated August 28, 1992, filed September 1, 1992, under County Clerk's File No. 407174, Official Public Records of San Patricio County, Texas; and amended by instrument dated November 4, 1992, filed November 12, 1992, under County Clerk's File No. 408829, of the Official Public Records of San Patricio County, Texas.

SEE EXHIBIT A-1 FOR BALANCE OF PROPERTY.

EXHIBIT A - 1

Field notes of a 0.4675 acre tract of land being out of a tract of land described in Warranty Deed from Jeff E. Bell, Jr. to R. C. Allen, et al. dated October 8, 1976, recorded in Clerk's File No. 253816 of the Real Property Records of San Patricio County, Texas; also part of a tract land conveyed from R. C. Allen to Jolinaja, Inc. by Warranty Deed dated March 6, 1989, and recorded in Clerk's File No. 379926 of the Real Property Records, San Patricio County, Texas;

Said 0.4675 acre tract is out of a portion of Lots 7, 8, 9, 10, 11, and 12 of Block Eleven, Her "P" of the Portland Townsite, as shown on map and recorded in Volume 1, Page 5A of the Map Records of San Patricio County, Texas; together with a portion of a Fifteen Foot (15') Alley, closed by City Ordinance No. 508 dated September 21, 1976, recorded under Clerk's File No. 253815, Volume 538, Page 46, Deed Records of San Patricio County, Texas;

Said 0.4675 acre tract is situated inside the City of Portland, Texas, and is described by metes and bounds as follows:

Beginning at a 1" iron pipe found at the intersection of the north right-of-way line of Sixth Street, and the west right-of-way line of Dallas Street, for the southeast corner of said Lot 12, the southeast corner of Block 11, and the southeast corner of this tract;

Thence S 89° 38' 39" W along the north right-of-way line of said Sixth Street, the south line of said Lot 12, the south line of said Block 11 and the south line of this tract, a distance of 122.39 feet to a 5/8" iron rod found at the intersection of the northeast right-of-way line of Moore Avenue, for the southwest corner of this tract;

Thence N 33° 24' 54" W along the northeast right-of-way line of said Moore Avenue, and the southwest line of this tract, a distance of 59.34 feet to a Highway Disc found at the intersection of the east right-of-way line of U. S. Highway 181 for an angle corner of this tract;

Thence N 07° 25' 36" E along the east right-of-way line of said U. S. Highway 181, and the west line of this tract, a distance of 49.96 feet to a 3/8" iron rod with surveyor's cap stamped "RPLS 1907" set in the east right-of-way line of said U.S. Highway 181, for an angle corner of this tract;

Thence N 40° 17' 12" E along the southeast right-of-way line of said U. S. Highway 181 and the northwest line of this tract, a distance of 80.47 feet to a Highway Disc found in the south line of Lot 6, and the north line of said Lot 7, for the northwest corner of this tract;

Thence N 89° 58' 27" E along the south line of said Lot 6, the north line of said Lot 7, and the north line of this tract, a distance of 86.23 feet to a Small Axle found in the west right-of-way line of said Dallas Street, the east line of said Block 11, at the southeast corner of said Lot 6, for the northeast corner of said Lot 7 and the northeast corner of this tract;

Thence S 00° 10' 51" E along the west right-of-way line of said Dallas Street, the east line of said Lots 7, 8, 9, 10, 11, and 12, the east line of said Block 11, and the east line of this tract, a distance of 149.77 feet to the place of beginning, containing 0.4675 acres of land more or less, subject to all easements of record.

COUNTY CLERK'S MEMO
Portions of document
illegible when received.

CHARGE & RETURN TO:

San Jacinto Title Services
802 No. Carondelet, Suite 1500
Corpus Christi, Texas 78470

GF # 070216079
NUMBER OF PAGES: _____

FEE: _____

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Gracia Alaniz-Gonzales

Gracia Alaniz-Gonzales, County Clerk
San Patricio Texas

February 16, 2011 12:31:57

FEE: \$32.00
RENEW/EXT/MODI

606395



**NOTICE OF TRUSTEE'S SALE
BY SUBSTITUTE TRUSTEE**

WHEREAS, WILLIAM J. TINNING, P.C., Texas professional corporation (hereinafter referred to as "Debtor") executed and delivered a Deed of Trust Security Agreement - Financing Statement (Commercial) dated as of December 17, 2007 (the "Deed of Trust") conveying to M.V. McCarthy, Trustee, the real estate and other property therein described, to secure First National Bank, in the payment of certain indebtedness evidenced by the promissory note therein described (the "Note"), said Deed of Trust being filed for record in the Official Public Records of San Patricio County, Texas on December 31, 2007 under Document No. 576106, as may be modified, renewed or extended from time to time.

WHEREAS, M.V. McCarthy has been removed as Trustee and the undersigned has been appointed Substitute Trustee in accordance with the provisions of said Deed of Trust;

WHEREAS, the indebtedness secured by the Deed of Trust has now fully matured and is now due and unpaid, and PlainsCapital Bank (successor-in-interest to certain assets of First National Bank), being the current owner and holder of said indebtedness, has requested the undersigned to sell the property covered by said Deed of Trust to satisfy said indebtedness; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on Tuesday, the 6th day of February, 2018, between the hours of 11:00 a.m. and 2:00 p.m. I, the undersigned, will sell and convey all or part of the real estate being more particularly described on Exhibit A attached hereto and made a part hereof, at the area designated by the Commissioners Court as the location where foreclosure sales are to take place, such designation being on the first floor of the Courthouse at the South entrance between the glass doors in the vestibule, or as designated by the County Commissioners in San Patricio County, Texas, at public auction to the highest bidder for cash.

Notice is hereby further given that the sale hereinabove mentioned shall include both the real estate hereinabove referenced and all improvements, fixtures and personal property located or related thereto, all as more particularly described in said Deed of Trust to which reference is hereby made for all purposes.

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RECEIVED

JAN 16 2018

JLSSA
GRACIE ALANIZ-GONZALES
COUNTY CLERK

WITNESS MY HAND this 16 day of January, 2018.

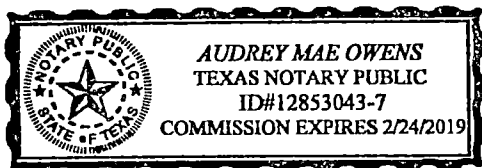
Jim Rector
Jim Rector, Denise Rector, Jo Woolsey,
Bob Frisch, Vicki Hammonds,
Arnold Mendoza, Sandra Mendoza
or Jamie Steen, Substitute Trustee
c/o Tejas Trustee Services
14800 Landmark Blvd., Suite 850
Addison, Texas 75254
Phone: 469.208.0401

STATE OF TEXAS

COUNTY OF SAN PATRICKIO

BEFORE ME, the undersigned authority, on this day personally appeared Jim Rector, known to me to be the person whose name is subscribed to the foregoing instrument as Substitute Trustee, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 16 day of January, 2018.



Audrey Mae Owens
Notary Public, State of Texas

Audrey MAE OWENS
Typed or Printed Name of Notary

My Commission Expires:

2019

EXHIBIT A

Field notes of a 0.4675 acre tract of land being out of a tract of land described in Warranty Deed from Jeff E. Bell, Jr. to R. C. Allen, et al. dated October 8, 1976, recorded in Clerk's File No. 253816 of the Real Property Records of San Patricio County, Texas; also part of a tract land conveyed from R. C. Allen to Jolinaja, Inc. by Warranty Deed dated March 6, 1989, and recorded in Clerk's File No. 379926 of the Real Property Records, San Patricio County, Texas;

Said 0.4675 acre tract is out of a portion of Lots 7, 8, 9, 10, 11, and 12 of Block Eleven, Tier "F" of the Portland Townsite, as shown on map and recorded in Volume 1, Page 5A of the Map Records of San Patricio County, Texas; together with a portion of a Fifteen Foot (15') Alley, closed by City Ordinance No. 508 dated September 21, 1976, recorded under Clerk's File No. 253815, Volume 538, Page 46, Deed Records of San Patricio County, Texas;

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COUNTY CLERK'S MEMO
Portions of document
Eligible when received.

CHARGE & RETURN TO:

San Jacinto Title Services
802 No. Caranahua, Suite 1500
Corpus Christi, Texas 78470

GF # 072216079

NUMBER OF PAGES: _____

FEE: _____

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Gracia Alaniz-Gonzales

Gracia Alaniz-Gonzales, County Clerk
San Patricio Texas

February 16, 2011 12:31:57

FEE: \$32.00
RENEW/EXT/MODI

686395



NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: January 11, 2018

RECEIVED

DEED OF TRUST:

Date: February 23, 2017

Grantor: JOHNNY ACOSTA and KRISTY ACOSTA

Beneficiary: BAY MOUNTAIN FUND I, LLC

Trustee: BRUCE WAYNE CORLEY

Substitute Trustee: ROBERT E. BLACK, JIM MILLS, SUSAN MILLS, EMILY NORTHERN, MONICA JONES, and CLARA LABERGE, or any of them

Substitute Trustee's Address:

ROBERT E. BLACK
2499 S. Capital of Texas Hwy., Ste A-205
Austin, Travis County, Texas 78746
(512) 477-1964

JIM MILLS, SUSAN MILLS, EMILY NORTHERN, MONICA JONES and
CLARA LABERGE
P.O. Box 9932
Austin, Travis County, Texas 78766
(512) 340-0331

Recorded in: Document No. 664389, Real Property Records, San Patricio County, Texas

PROPERTY:

LOT SEVEN-A (7A), BLOCK FIFTY EIGHT (58), ORIGINAL TOWNSITE OF TAFT IN SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY MAP OR PLAT OF SAME OF RECORD IN ENVELOPE 1722, TUBE 34-5 OF THE MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.

Commonly known as 428 1st Street, Taft, Texas 78390

JAN 16 2018
9:55A_M
GRACIE ALANIZ-GONZALES
COUNTY CLERK

DATE OF SALE OF PROPERTY (first Tuesday of month, between 10:00 a.m. and 4:00 p.m.): 6th day of February, 2018.

PLACE OF SALE OF PROPERTY (including county):


County Courthouse of San Patricio County, Sinton, Texas, at area designated by County Commissioners for said sales.

The earliest time at which a sale will occur is 10:00 a.m., provided the sale must begin at such time or not later than three hours after that time.

Because of default in performance of the obligations of the Deed of Trust, Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust.

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 services to the sender of this notice immediately.



JIM MILLS, SUSAN MILLS, EMILY
NORTHERN, MONICA JONES and
CLARA LABERGE
P.O. Box 9932
Austin, Travis County, Texas 78766
(512) 340-0331

SUBSTITUTE TRUSTEE'S NOTICE OF 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.

Note: Retail Installment Contract
Date: May 24, 2003
Original Creditor: Jim Walter Homes, Inc.
Debtor: Mary Ann Hernandez and Victor Hernandez
Current Holder: The Bank of New York Mellon f/k/a The Bank of New York as trustee
for Mid-State Capital Corporation 2004-1 Trust by Ditech Financial
LLC, as servicer with delegated authority

RECEIVED

Security Instrument:

Mechanic's Lien Contract with Power of Sale
Date: May 24, 2003
Grantor: Mary Ann Hernandez and Victor Hernandez
Trustee: Ron Achille
Recording Information: Document #519402 recorded in the Official Records of San
Patricio County, Texas

JAN 16 2018
9:05 AM
GRACIE ALANIZ-GONZALES
COUNTY CLERK

Property: All that property (and improvements thereon) covered by and described in the above Security Instrument and as more particularly described in **Exhibit "A"** attached hereto (setting forth therein the legal description of the property as contained in or attached to the above Security Instrument) (referred to in this Notice of Sale as the "Property").

Current Holder: The Bank of New York Mellon f/k/a The Bank of New York as trustee
for Mid-State Capital Corporation 2004-1 Trust by Ditech Financial
LLC, as servicer with delegated authority

Mortgage Servicer: Ditech Financial LLC (f/k/a Green Tree Servicing LLC), 7360 S. Kyrene Road, Mailstop T325, Tempe, Arizona 85283, by virtue of a servicing agreement with Current Holder.

**Attorney for Mortgage
Servicer Authorized to**

Appoint Substitute Trustees: Kenneth M. Culbreth, Jr.

Appointment of

Substitute Trustees: 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.

In accordance with Texas Property Code Section 51.0076, the undersigned attorney for the Mortgage Servicer has named and appointed Kenneth M. Culbreth, Jr. and others (identified in **Exhibit "B"** attached hereto) as Substitute Trustees, each to act individually (the "Substitute Trustee") under and by virtue of the Security Instrument.

Foreclosure Sale:

County: San Patricio, Texas

Date of Sale (first Tuesday of month): February 6, 2018

Time of Sale: The sale of the Property will begin no earlier than 1:00 o'clock P.M. and no later than three (3) hours thereafter

Place of Sale: The sale of the Property will be held at the county courthouse in San Patricio County, Texas (located at 400 West Sinton Street, Sinton, Texas), the county in which the above described Property is located, and at that area of said county courthouse which has been so designated by the San Patricio County Commissioners' Court as follows: First floor of courthouse, at south entrance, between glass doors in vestibule.

Type of Sale: The sale of the Property is a non-judicial sale being conducted pursuant to the power of sale granted by the Security Instrument.

Terms of Sale: The sale of the Property will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Security Instrument permitting the Holder to have the bid credited against the indebtedness secured by the Security Instrument at the time of the 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.

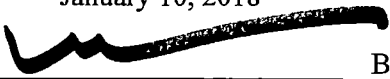
The sale of the Property will be made expressly subject to any title matters set forth in the Security Instrument, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Security Instrument. The sale shall not cover any part of the Property that has been released of public record from the lien of the Security Instrument. 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 Security Instrument, the Holder has the right to direct the Substitute 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 Security Instrument.** Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Default and Notice: Default has been made in payment of the Note and Security Instrument and the Note is now unpaid, delinquent and in default. All required notices have been given to Debtor and any and all other necessary parties with regard to the defaulted indebtedness. Mortgage Servicer has requested the undersigned, Substitute Trustee, to post, file and give notice of foreclosure of the Security Instrument and the lien thereof in accordance with applicable Texas law and the terms and provisions of the Security Instrument. Mortgage Servicer is representing Mid-State Capital Corporation 2004-1 Trust under a Servicing Agreement.

Dated: January 10, 2018

By: 
Kenneth M. Culbreth, Jr., as
Attorney for Mortgage Servicer

By: 
Kenneth M. Culbreth, Jr., as Substitute Trustee
500 North Shoreline, Suite 900
Corpus Christi, Texas 78401-0341
(361) 884-5678 Telephone
(361) 888-9149 Telecopier



a

1. 2. 3.

4.

5. 6.

Exhibit "A"

Lot Number Eighteen (18), Block Number Ten (10), in Reynolds Park Addition to the City of Gregory, as shown on the map or plat of said addition of record in Volume 4, Page 29, Map Records of San Patricio County, Texas, to which reference is here made.

Exhibit "B"

Kenneth M. Culbreth, Jr.
500 North Shoreline, Suite 900
Corpus Christi, Nueces County, Texas 78401-0341

Vicki Hammonds
c/o 500 North Shoreline, Suite 900
Corpus Christi, Nueces County, Texas 78401-0341

Leslye Evans
c/o 500 North Shoreline, Suite 900
Corpus Christi, Nueces County, Texas 78401-0341

Arnold Mendoza
c/o 500 North Shoreline, Suite 900
Corpus Christi, Nueces County, Texas 78401-0341

W. D. Larew
c/o 500 North Shoreline, Suite 900
Corpus Christi, Nueces County, Texas 78401-0341

Note: Individually and separate, each Substitute Trustee listed above is authorized to act alone without the joinder of the other Substitute Trustees.

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: JANUARY 12, 2018

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

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

RECEIVED
JAN 16 2018
9:00 AM
GRACIE ALANIZ-GONZALES
COUNTY CLERK

DEED OF TRUST: Deed of Trust described as follows:

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

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

BORROWER: Melissa A. Gonzales & Arnulfo Gonzales

PROPERTY: The real property described as follows:

Commonly known as: 132 SUNSET, INGLESIDE, TEXAS 78362

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

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

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

Substitute Trustee's Mailing Address:

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

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

FEBRUARY 6, 2018, the first Tuesday of the month, to commence at 1:00 PM, or within three (3) hours after that time.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

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

RECITALS

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

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

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

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

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

EXECUTED effective as of JANUARY 12, 2018.

SUBSTITUTE TRUSTEE

Sign: _____

Print: **Arnold Mendoza**

Notice of Foreclosure Sale

January 8, 2018

RECEIVED

Deed of Trust ("Deed of Trust"):

JAN 12 2018
3:52 PM
GRACIE ALANIZ GONZALES
COUNTY CLERK

Dated: December 31, 2015

Grantor: Johnny Joe Acosta and Kristy Acosta

Trustee: Kevin M. Maraist

Lender: First Community Bank

Recorded in: Document No. 653041 of the official public records of San Patricio County, Texas.

Secures: Promissory Note ("Note") in the original principal amount of \$72,250.00, executed by Johnny Joe Acosta ("Borrower") and payable to the order of Lender.

Property: The real property, improvements, and personal property described in and mortgaged in the Deed of Trust, including the real property described as follows, and all rights and appurtenances thereto:

Lot Three (3), Block Fifty-Nine (59), TAFT TOWNSITE, an Addition to the Town of Taft in San Patricio County, Texas, as shown by map or plat of same of record in Volume 3, Page 3 of the Map Records of San Patricio County, Texas (the "Property").

Trustee's Address: Anderson, Lehrman, Barre & Maraist, LLP
Gaslight Square
1001 Third Street, Ste. 1
Corpus Christi, TX 78404

Foreclosure Sale:

Date: Tuesday, February 6, 2018

Time: The sale of the Property will be held between the hours of 10:00 a.m. and 4:00 p.m. local time; **the earliest time at which the Foreclosure Sale will begin is 1:00 p.m.**

Place: San Patricio County Courthouse in Sinton, Texas, at the following location: at the first floor of the courthouse, at the south entrance, between the glass doors in the vestibule, or such other location as may be designated by the County

Commissioners Court of San Patricio County, Texas.

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 Lender'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, Lender, the owner and holder of the Note, has requested the Trustee to sell the Property.

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

If Lender 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 Lender. 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, the 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 the 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.

Dated: January 8, 2018.


Kevin M. Maraist, Trustee
1001 Third St., Ste. 1
Corpus Christi, TX 78404
361-884-4981
361-884-1286 (fax)

Mortgagee:

First Community Bank
416 N. Water Street
Corpus Christi, TX 78401

Notice of Foreclosure Sale

January 8, 2018

RECEIVED

Deed of Trust ("Deed of Trust"):

Dated: August 6, 2014

Grantor: Johnny Joe Acosta a/k/a Johnny Acosta

Trustee: Kevin M. Maraist

Lender: First Community Bank

Recorded in: Document No. 639734 of the official public records of San Patricio County, Texas.

Secures: Promissory Note ("Note") in the original principal amount of \$31,000.00, executed by Johnny Joe Acosta ("Borrower") and payable to the order of Lender.

Property: The real property, improvements, and personal property described in and mortgaged in the Deed of Trust, including the real property described as follows, and all rights and appurtenances thereto:

Lot Seventeen (17), Block Two (2), SECOND HIDALGO ADDITION, an Addition to the Town of Taft in San Patricio County, Texas, as shown by map or plat of same of record in Volume 3, Page 13 of the Map Records of San Patricio County, Texas (the "Property").

Trustee's Address: Anderson, Lehrman, Barre & Maraist, LLP
Gaslight Square
1001 Third Street, Ste. 1
Corpus Christi, TX 78404

JAN 12 2018
3:52 PM
GRACIE ALANIZ-GONZALES
COUNTY CLERK

Foreclosure Sale:

Date: Tuesday, February 6, 2018

Time: The sale of the Property will be held between the hours of 10:00 a.m. and 4:00 p.m. local time; **the earliest time at which the Foreclosure Sale will begin is 1:00 p.m.**

Place: San Patricio County Courthouse in Sinton, Texas, at the following location: at the first floor of the courthouse, at the south entrance, between the glass doors in the

vestibule, or such other location as may be designated by the County Commissioners Court of San Patricio County, Texas.

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 Lender'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, Lender, the owner and holder of the Note, has requested the Trustee to sell the Property.

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

If Lender 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 Lender. 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, the 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 the 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.

Dated: January 8, 2018.



Kevin M. Maraist, Trustee
1001 Third St., Ste. 1
Corpus Christi, TX 78404
361-884-4981
361-884-1286 (fax)

Mortgagee:

First Community Bank
416 N. Water Street
Corpus Christi, TX 78401

Notice of Foreclosure Sale

January 8, 2018

RECEIVED

Deed of Trust ("Deed of Trust"):

Dated: June 6, 2014

Grantor: Johnny Joe Acosta a/k/a Johnny J. Acosta

Trustee: Kevin M. Maraist

Lender: First Community Bank

Recorded in: Document No. 637970 of the official public records of San Patricio County, Texas.

Secures: Promissory Note ("Note") in the original principal amount of \$29,325.00, executed by Johnny Joe Acosta ("Borrower") and payable to the order of Lender.

Property: The real property, improvements, and personal property described in and mortgaged in the Deed of Trust, including the real property described as follows, and all rights and appurtenances thereto:

Lot Nine (9), Block Six (6), HIDALGO ADDITION, an Addition to the Town of Taft in San Patricio County, Texas, as shown by map or plat of same of record in Volume 2, Page 37 of the Map Records of San Patricio County, Texas (the "Property").

Trustee's Address: Anderson, Lehrman, Barre & Maraist, LLP
Gaslight Square
1001 Third Street, Ste. 1
Corpus Christi, TX 78404

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GRACIE ALANIZ-GONZALES
COUNTY CLERK

Foreclosure Sale:

Date: Tuesday, February 6, 2018

Time: The sale of the Property will be held between the hours of 10:00 a.m. and 4:00 p.m. local time; **the earliest time at which the Foreclosure Sale will begin is 1:00 p.m.**

Place: San Patricio County Courthouse in Sinton, Texas, at the following location: at the first floor of the courthouse, at the south entrance, between the glass doors in the

vestibule, or such other location as may be designated by the County Commissioners Court of San Patricio County, Texas.

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 Lender'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, Lender, the owner and holder of the Note, has requested the Trustee to sell the Property.

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

If Lender 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 Lender. 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, the 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 the 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.

Dated: January 8, 2018.



Kevin M. Maraist, Trustee
1001 Third St., Ste. 1
Corpus Christi, TX 78404
361-884-4981
361-884-1286 (fax)

Mortgagee:

First Community Bank
416 N. Water Street
Corpus Christi, TX 78401

Notice of Foreclosure Sale

January 8, 2018

Deed of Trust ("Deed of Trust"):

Dated: November 16, 2015

Grantor: Johnny Joe Acosta and Kristy Ann Acosta

Trustee: Kevin M. Maraist

Lender: First Community Bank

Recorded in: Document No. 652001 of the official public records of San Patricio County, Texas.

Secures: Promissory Note ("Note") in the original principal amount of \$65,450.00, executed by Johnny Joe Acosta ("Borrower") and payable to the order of Lender.

Property: The real property, improvements, and personal property described in and mortgaged in the Deed of Trust, including the real property described as follows, and all rights and appurtenances thereto:

Lot Four (4), Block Ten (10), ROOSEVELT ADDITION, an addition to the City of Taft in San Patricio County, Texas, as shown by map or plat of same of record in Volume 3, Page 14A, Map Records of San Patricio County, Texas (the "Property").

Trustee's Address: Anderson, Lehrman, Barre & Maraist, LLP
Gaslight Square
1001 Third Street, Ste. 1
Corpus Christi, TX 78404

Foreclosure Sale:

Date: Tuesday, February 6, 2018

Time: The sale of the Property will be held between the hours of 10:00 a.m. and 4:00 p.m. local time; **the earliest time at which the Foreclosure Sale will begin is 1:00 p.m.**

Place: San Patricio County Courthouse in Sinton, Texas, at the following location: at the first floor of the courthouse, at the south entrance, between the glass doors in the vestibule, or such other location as may be designated by the County

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GRACIE ALANIZ-GONZALES
COUNTY CLERK

Commissioners Court of San Patricio County, Texas.

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 Lender'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, Lender, the owner and holder of the Note, has requested the Trustee to sell the Property.

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

If Lender 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 Lender. 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, the 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 the 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.

Dated: January 8, 2018.



Kevin M. Maraist, Trustee
1001 Third St., Ste. 1
Corpus Christi, TX 78404
361-884-4981
361-884-1286 (fax)

Mortgagee:

First Community Bank
416 N. Water Street
Corpus Christi, TX 78401

Notice of Foreclosure Sale

January 8, 2018

Deed of Trust ("Deed of Trust"):

Dated: March 30, 2016

Grantor: Johnny Joe Acosta and Kristy Acosta

Trustee: Kevin M. Maraist

Lender: First Community Bank

Recorded in: Document No. 655441 of the official public records of San Patricio County, Texas.

Secures: Promissory Note ("Note") in the original principal amount of \$68,000.00, executed by Johnny Joe Acosta ("Borrower") and payable to the order of Lender.

Property: The real property, improvements, and personal property described in and mortgaged in the Deed of Trust, including the real property described as follows, and all rights and appurtenances thereto:

Lot Seven (7), Block Fifty-Eight (58), ORIGINAL TOWNSITE OF TAFT, in San Patricio County, Texas, as shown by map or plat of same of record in Volume 3, Page 3B of the Map Records of San Patricio County, Texas (the "Property").

Trustee's Address: Anderson, Lehrman, Barre & Maraist, LLP
Gaslight Square
1001 Third Street, Ste. 1
Corpus Christi, TX 78404

RECEIVED

JAN 12 2018
3:52 PM
GRACIE ALANIZ-GONZALES
COUNTY CLERK

Foreclosure Sale:

Date: Tuesday, February 6, 2018

Time: The sale of the Property will be held between the hours of 10:00 a.m. and 4:00 p.m. local time; **the earliest time at which the Foreclosure Sale will begin is 1:00 p.m.**

Place: San Patricio County Courthouse in Sinton, Texas, at the following location: at the first floor of the courthouse, at the south entrance, between the glass doors in the vestibule, or such other location as may be designated by the County Commissioners Court of San Patricio County, Texas.

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 Lender'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, Lender, the owner and holder of the Note, has requested the Trustee to sell the Property.

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

If Lender 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 Lender. 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, the 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 the 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.

Dated: January 8, 2018.



Kevin M. Maraist, Trustee
1001 Third St., Ste. 1
Corpus Christi, TX 78404
361-884-4981
361-884-1286 (fax)

Mortgagee:

First Community Bank
416 N. Water Street
Corpus Christi, TX 78401

Notice of Foreclosure Sale

January 8, 2018

Deed of Trust ("Deed of Trust"):

Dated: June 27, 2017

Grantor: Johnny Joe Acosta

Trustee: Kevin M. Maraist

Lender: First Community Bank

Recorded in: Document No. 668500 of the official public records of San Patricio County, Texas.

Secures: Promissory Note ("Note") in the original principal amount of \$62,900.00, executed by Johnny Joe Acosta ("Borrower") and payable to the order of Lender.

Property: The real property, improvements, and personal property described in and mortgaged in the Deed of Trust, including the real property described as follows, and all rights and appurtenances thereto:

Lots Thirty-One R (31R) and Thirty-Two R (32R), being a replat of the East Five Feet (E 5') of Lot Thirty (30) and all of Lots Thirty One (31) and Thirty Two (32), Block Thirty-Eight (38), ORIGINAL TOWNSITE of TAFT in San Patricio County, Texas, as shown by map or plat of same recorded in Envelope 1743, Tube 34-6, Map Records of San Patricio County, Texas (the "Property").

Trustee's Address: Anderson, Lehrman, Barre & Maraist, LLP
Gaslight Square
1001 Third Street, Ste. 1
Corpus Christi, TX 78404

RECEIVED

JAN 12 2018
 3:52 PM
 GRACIE ALANIZ-GONZALES
 COUNTY CLERK

Foreclosure Sale:

Date: Tuesday, February 6, 2018

Time: The sale of the Property will be held between the hours of 10:00 a.m. and 4:00 p.m. local time; **the earliest time at which the Foreclosure Sale will begin is 1:00 p.m.**

Place: San Patricio County Courthouse in Sinton, Texas, at the following location: at the first floor of the courthouse, at the south entrance, between the glass doors in the

vestibule, or such other location as may be designated by the County Commissioners Court of San Patricio County, Texas.

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 Lender'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, Lender, the owner and holder of the Note, has requested the Trustee to sell the Property.

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

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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.

Dated: January 8, 2018.


Kevin M. Maraist, Trustee
1001 Third St., Ste. 1
Corpus Christi, TX 78404
361-884-4981
361-884-1286 (fax)

Mortgagee:

First Community Bank
416 N. Water Street
Corpus Christi, TX 78401

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
6/24/1996

Grantor(s)/Mortgagor(s):
JOHN ROBERT MANVILLE, JOINED HEREIN
PRO FORMA BY HIS WIFE, SYLKE V.
MANVILLE NON PURCHASING SPOUSE

Original Beneficiary/Mortgagee:
COUNTRYWIDE HOME LOANS, INC.

Current Beneficiary/Mortgagee:
BANK OF AMERICA, N.A.

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 442994

Property County:
SAN PATRICIO

RECEIVED

Mortgage Servicer:
Bank of America, N.A. is representing the
Current Beneficiary/Mortgagee under a servicing
agreement with the Current
Beneficiary/Mortgagee.

Mortgage Servicer's Address:
7105 Corporate Drive,
Plano, TX 75024

JAN - 4 2018
12:02 PM
GRACIE ALANIZ-GONZALES
COUNTY CLERK

Legal Description: LOT SEVENTEEN (17), BLOCK THREE (3), SECTION 1, WESTCLIFF ADDITION, UNIT 1, AN ADDITION TO THE TOWN OF PORTLAND IN SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY MAP OR PLAT OF SAME OF RECORD IN VOLUME 6, PAGE 40, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.

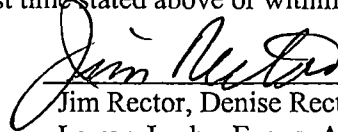
Date of Sale: 2/6/2018

Earliest Time Sale Will Begin: 11AM

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



Jim Rector, Denise Rector, Jo Woolsey, W.D. Larew, Leslye Evans, Arnold Mendoza, Carol Evangelisti, Marcia Chapa, Martha Boeta, Bob Frisch, Vicki Hammonds, Sandra Mendoza, Jamie Steen, Lanna Larew or Cole D. Patton or Deanna Segovia
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

RECEIVED

APPOINTMENT OF SUBSTITUTE TRUSTEE
and NOTICE OF TRUSTEE SALE

DEC 28 2017

12:30 PM
GRACIE ALANIZ-GONZALES
COUNTY CLERK

THE STATE OF TEXAS
COUNTY OF SAN PATRICIO

Deed of Trust Date:
JANUARY 28, 2016

Property address:
9587 COUNTY ROAD 249
MATHIS, TX 78368

Grantor(s)/Mortgagor(s):
WILLIAM M. NICHOLS, AN UNMARRIED MAN

LEGAL DESCRIPTION: BEING A TRACT OF LAND CONTAINING 10.01 ACRES COMPRISED OF THAT 5.0 ACRE TRACT 2 AND THAT 5.0 ACRE TRACT 3 DESCRIBED IN A CONVEYANCE BY THE MELMOTH STEWART BURTON AND MARY AGNES BURTON REVOCABLE LIVING TRUST BY DEED DATED DECEMBER 23, 2004, RECORDED AS COUNTY CLERK'S FILE NO. 539297 OF THE REAL PROPERTY RECORDS OF SAN PATRICIO COUNTY, TEXAS AND ALSO BEING OUT OF BLOCK 9 OF THE MATHIS TOWN AND LAND COMPANY'S SUBDIVISION (A PLAT OF SAID SUBDIVISION BEING OF RECORD IN VOLUME 2, PAGE 39A OF THE MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS) AND BEING SITUATED IN SAN PATRICIO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Original Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS A NOMINEE FOR MORIA DEVELOPMENT, INC.

Earliest Time Sale Will Begin: 1:00 PM

Current Mortgagee:
PENNYMAC LOAN SERVICES, LLC

Date of Sale: 02/06/2018

Recorded on: FEBRUARY 4, 2016

Original Trustee: BLACK, MANN & GRAHAM, L.L.P.

Property County: SAN PATRICIO
As Clerk's File No.: 653913

Substitute Trustee: MARINOSCI LAW GROUP, P.C., JO WOOLSEY, BOB FRISCH, JODI STEEN, JAMIE STEEN, MARY GOLDSTON

Mortgage Servicer:
PENNYMAC LOAN SERVICES, LLC

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 Current Mortgagee under said Deed of Trust, according to the provisions therein set out does hereby remove the original trustee and all successor substitute trustees and appoints in their stead MARINOSCI LAW GROUP, P.C., JO WOOLSEY, BOB FRISCH, JODI STEEN, JAMIE STEEN, MARY GOLDSTON, 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 Mortgagee therein.

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;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday FEBRUARY 6, 2018 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 the property by public auction to the highest bidder for cash at the place and date specified. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county pursuant to Section 51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

PENNYMAC LOAN SERVICES, LLC, who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. 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 debt.

ACTIVE MILITARY SERVICE NOTICE

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

WITNESS MY HAND, 12/18/2017

MARINOSCI LAW GROUP, P.C.
By: [Signature]
TIFFANY KING
MANAGING PARALEGAL (name & title)

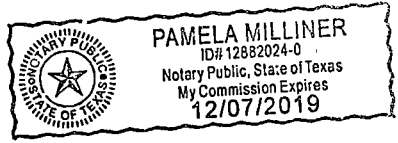
THE STATE OF TEXAS
COUNTY OF DALLAS

Before me, Pamela Milliner, the undersigned officer, on this, the 18th day of December 2017,
(insert name of notary)

personally appeared TIFFANY KING, known to me, who identified herself/himself to be the MANAGING PARALEGAL of MARINOSCI LAW GROUP PC, the person and officer whose name is subscribed to the foregoing instrument, and being authorized to do so, acknowledged that (s)he had executed the foregoing instrument as the act of such corporation for the purpose and consideration described and in the capacity stated

Witness my hand and official seal
(SEAL)

[Signature]
Notary Public for the State of TEXAS



My Commission Expires: 12/7/19
Pamela Milliner
Printed Name and Notary Public

Grantor: PENNYMAC LOAN SERVICES, LLC
3043 TOWNSGATE ROAD #200
WESTLAKE VILLAGE, CA 91361
LF No. 17-11774

Return to: MARINOSCI LAW GROUP, P.C.
MARINOSCI & BAXTER
14643 DALLAS PARKWAY, SUITE 750
DALLAS, TX 75254

EXHIBIT A - LEGAL DESCRIPTION

State of Texas
County of San Patricio

10.01 Acre Tract

Being a tract of land containing 10.01 acres comprised of that 5.0 acre Tract 2 and that 5.0 acre Tract 3 described in a conveyance by the Melmoth Stewart Burton and Mary Agnes Burton Revocable Living Trust by deed dated December 23, 2004, recorded as County Clerk's File No. 539297 of the Real Property Records of San Patricio County, Texas and also being out of Block 9 of the Mathis Town and Land Company's Subdivision (a plat of said Subdivision being of record in Volume 2, Page 39A of the Map Records of San Patricio County, Texas) and being situated in San Patricio County, Texas.

Said 10.01 acre tract being more particularly described by metes and bounds, to-wit:

Beginning at a 5/8 inch iron rod found for the East corner of this tract, said point being the East corner of said Tract No. 3, the South corner of that 1.0 acre tract described in a conveyance by Katherine Morrow to Harrell H. Horton et ux by deed dated September 11, 1970, recorded in Volume 412, Page 494 of the Deed Records of San Patricio County, Texas and in the Northwest boundary of County Road No. 249;

Thence S 32° 33' 20" W along the Southeast boundary of said Tract No. 3, along the Southeast boundary of said Tract No. 2 and along the Northwest boundary of said County Road No. 249, at 526.89 feet a 5/8 inch iron rod found for the South corner of this tract, said point being the South corner of said Tract No. 2 and the East corner of that 1.00 acre tract described in a conveyance by Donald Delbert Bailey et ux to Joe David Reamy et ux by deed dated July 24, 2006 recorded as County Clerk's File No. 559013;

Thence N 57° 30' 30" W along the Southwest boundary of said Tract No. 2, along the Northeast boundary of said Reamy 1.0 acre tract, along the Northeast boundary of that 1.00 acre tract described in a conveyance by the Estate of Evelyn Boultinghouse, Deceased to Robert Schumann, Jr. and Stephanie Durante by deed dated September 30, 2011, recorded as County Clerk's File No. 612049, along the Northeast boundary of that 0.50 of an acre tract described in a conveyance by Rey Robles et ux to James F. Brown et ux by deed dated June 18, 1985, recorded as County Clerk's File No. 339444, along the Northeast boundary of another 0.50 of an acre tract, along the Northeast boundary of that 0.50 of an acre tract described in a conveyance by Rey Robles et ux to James F. Brown et ux by deed dated June 18, 1985, recorded as County Clerk's File No. 339442, along the Northeast boundary of that 0.50 of an acre tract described in a conveyance by Rey Robles et ux to James F. Brown et ux by deed dated June 18, 1985, recorded as County Clerk's File No. 339443, along the Northeast boundary of that 1.024 acre tract described in a conveyance by

EXHIBIT A - LEGAL DESCRIPTION

Gordon F. McLaughlin et al to Judy A. Lousignont by deed dated April 3, 1995, recorded as County Clerk's File No. 430814 and along the center line of private road, at 828.10 feet a 5/8 inch iron rod set for the West corner of this tract, said point being the West corner of said Tract No. 2, the North corner of said 1.024 acre tract, the East corner of that 5.00 acre tract described in a conveyance by the Estate of Samuel Lewis Columbus, Deceased to Karl R. Kutzer by deed dated November 17, 1998, recorded as County Clerk's File No. 468349 and the South corner of that 5.0 acre tract described in a conveyance by Frank F. Lasater to Karl Randal Kutzer et ux by deed dated April 23, 2013, recorded as County Clerk's File No. 627593;

Thence N 32° 30' 00" E (Deed Call: N 32° 30' E) along the Northwest boundary of said Tract No. 2, along the Northwest boundary of said Tract No. 3, along the Southeast boundary of said 5.0 acre tract recorded as County Clerk's File No. 627593, along the Southeast boundary of that 5.0 acre tract described in a conveyance by Frank F. Lasater to Karl Randal Kutzer et ux by deed dated April 23, 2013, recorded as County Clerk's File No. 627594 and along the general course of a fence, at 525.80 feet a 1 inch iron pipe found for the North corner of this tract, said point being the North corner of said Tract No. 3, the East corner of said 5.0 acre tract recorded as County Clerk's File No. 627594, the South corner of that 0.94 of an acre tract described in a Deed of Trust dated October 21, 2013, recorded as County Clerk's File No. 632758 and the West corner of that 2.46 acre tract described in a conveyance by Kenneth Wayne McKinzey et ux to John Majek, Jr. et ux by deed dated December 22, 1994, recorded as County File No. 429025;

Thence S 57° 35' 00" E (Deed Call: S 57° 35' E) along the Northeast boundary of said Tract No. 3, along the Southwest boundary of said 2.46 acre tract, along the Southwest boundary of that 2.42 acre tract described in a conveyance by Kenneth R. McGee et ux to Fay Walters by deed dated April 2, 2012, recorded as County Clerk's File No. 618246, along the Southwest boundary of said Horton 1.0 acre tract and along the center line of private road, at 828.61 feet the place of beginning and containing 10.01 acres of land. Along with and subject to a 20 ft. wide "Way of Necessity" easement along the Northeast boundary and the Southwest boundary of the above described tract with said "Way of Necessity" being described in a conveyance by Stanley L. Fry to Katherine Morrow by deed dated May 1, 1968, recorded in Volume 369, Page 493 of said Deed Records and also described in a conveyance by Katherine Morrow to Stanley L. Fry by deed dated May 1, 1968, recorded in Volume 369, Page 449 of said Deed Records.

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: BEING LOT FOURTEEN (14), IN BLOCK TWO (2), OF THE CAPEHEART ADDITION, AN ADDITION TO THE CITY OF PORTLAND, SAN PATRICIO COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF, RECORDED IN VOLUME 5, PAGE 40, MAP RECORDS, SAN PATRICIO COUNTY, TEXAS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 06/07/2007 and recorded in Document 570093 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: 02/06/2018

Time: 01:00 PM

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

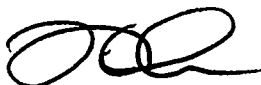
4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of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

5. Obligations Secured. The Deed of Trust executed by PHYLLIS WILSON AND EDWARD L WILSON, provides that it secures the payment of the indebtedness in the original principal amount of \$107,750.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Specialized Loan Servicing LLC is the current mortgagee of the note and deed of trust and SPECIALIZED LOAN SERVICING LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is Specialized Loan Servicing LLC c/o SPECIALIZED LOAN SERVICING LLC, 8742 LUCENT BLVD., SUITE 300, HIGHLANDS RANCH, CO 80129 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. Order to Foreclose. Specialized Loan Servicing LLC obtained a Order from the 343rd District Court of San Patricio County on 03/15/2017 under Cause No. S-17-5051CV-C. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.

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

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



Mackie Wolf Zientz & Mann, P.C.

Brandon Wolf, Attorney at Law

✓ L. Keller Mackie, Attorney at Law

Lori Liane Long, Attorney at Law

Tracey Midkiff, Attorney at Law

Marissa Sibal, Attorney at Law

Parkway Office Center, Suite 900

14160 North Dallas Parkway

Dallas, TX 75254



VICKI HAMMONDS, LESLYE EVANS, ARNOLD
MENDOZA OR W.D. LAREW

c/o AVT Title Services, LLC

1101 Ridge Rd. Suite 222

Rockwall, TX 75087

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
12/22/1998

Original Beneficiary/Mortgagee:
AMERIQUEST MORTGAGE COMPANY

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 469507

Mortgage Servicer:
Bank of America, N.A. is representing the
Current Beneficiary/Mortgagee under a servicing
agreement with the Current
Beneficiary/Mortgagee.

Grantor(s)/Mortgagor(s):
DAVID HINOJOSA AND THELMA
HINOJOSA

Current Beneficiary/Mortgagee:
The Bank of New York Mellon Trust
Company, N.A. FKA The Bank of New York
Trust Company, N.A. as successor to JPMorgan
Chase Bank, N.A., as Trustee for Residential Asset
Mortgage Products, Inc., Mortgage Asset-Backed
Pass-Through Certificates Series 2006-RP3

Property County:
SAN PATRICIO

Mortgage Servicer's Address:
7105 Corporate Drive,
Plano, TX 75024

Legal Description: LOT ONE (1), BLOCK SEVEN (7), OAK RIDGE ESTATES UNIT 3, AN ADDITION TO THE CITY OF PORTLAND, SAN PATRICIO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 13, PAGES 61-63, MAP RECORDS, SAN PATRICIO COUNTY, TEXAS.

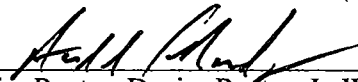
Date of Sale: 2/6/2018

Earliest Time Sale Will Begin: 11AM

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



Jim Rector, Denise Rector, Jo Woolsey, W.D. Larew, Leslye Evans, Arnold Mendoza, Carol Evangelisti, Marcia Chapa, Martha Boeta, Bob Frisch, Vicki Hammonds, Sandra Mendoza, Jamie Steen, Lanna Larew or Cole D. Patton or Deanna Segovia
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

RECEIVED

DEC 21 2017
2:45 PM
GRACIE ALANIZ-GONZALES
COUNTY CLERK

MH File Number: TX-16-27348-FC
Loan Type: Conventional Residential

[RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:]

Carrington Foreclosure Services, LLC
P.O. Box 3309
Anaheim, California 92803
For Sale Information: (888) 313-1969
For Reinstatement Requests: 1-866-874-5860
Pay Off Requests: 1-800-561-4567

RECEIVED

DEC 21 2017
2.46 PM
GRACIE ALANIZ-GONZALES
COUNTY CLERK

TS#: 17-19046

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 8/20/2004, JOE DAVIS AND WIFE, SANDRA DAVIS, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of ELDON L. YOUNGBLOOD, as Trustee, NEW CENTURY MORTGAGE CORPORATION, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$281,000.00, payable to the order of NEW CENTURY MORTGAGE CORPORATION, which Deed of Trust is Recorded on 9/7/2004 as Volume 535698, Book , Page , in San Patricio County, Texas, Deed of Trust covers all of the real property, personal property, and fixtures described therein, including , but not limited to, all the following described property, rights and interests (the "Property"), to-wit;

See attached exhibit "A" attached hereto and made a part hereof

Commonly known as: **4774 FARM ROAD 2986, GREGORY, TX 78359**

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Jim Rector, Denise Rector, W.D. Larew, Vicki Hammonds, Leslye Evans, Jo Woolsey, Arnold Mendoza** or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust: and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Carrington Mortgage Services, LLC whose address is 1600 Douglass Road, Suite 200 A, Anaheim, CA 92806 is acting as the mortgage servicer for **Deutsche Bank National Trust Company, as Indenture Trustee for New Century Home Equity Loan Trust 2004-3**

, which is the mortgagee of the Note and Deed of Trust or mortgage and the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust. Carrington Mortgage Services, LLC is authorized to represent the mortgagee by virtue of a written servicing agreement with the mortgagee. Pursuant to that agreement and Texas Property Code Section 51.0025, Carrington Mortgage Services, LLC is authorized to administer the foreclosure referenced herein.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on **TUESDAY, 2/6/2018 at 11:00 AM**, or no later than three (3) hours after such time, being the first Tuesday of such month, of **San Patricio**



4641566

County, Texas, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: **On the first floor of the Courthouse at the South entrance between the glass doors in the vestibule**

NOTICE IS FURTHER GIVEN that , except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied.

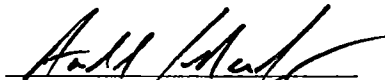
If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

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

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.

WITNESS, my hand this 12/18/2017



By: Substitute Trustee(s)

Jim Rector, Denise Rector, W.D. Larew, Vicki Hammonds, Leslye Evans, Jo Woolsey, Arnold Mendoza
C/O Carrington Foreclosure Services, LLC
P.O. Box 3309
Anaheim, California 92803

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

TRACT 1:

FIELD NOTES OF AN 6.00 ACRE TRACT OF LAND BEING PART OF TRACT 1 (12.277 ACRES) OF THE WILDCAT COUNTRY RANCH ESTATES, AS SHON ON MAP RECORDED IN CLERK'S FILE NO. 498657 OF THE

REAL PROPERTY RECORDS OF SAN PATRICIO COUNTY, TEXAS;

SAID 6.00 ACRE TRACT IS COMPRISED OF A PORTION OF THE J M SWISHER SURVEY, ABSTRACT 394, IS

SITUATED IN SAN PATRICIO COUNTY, TEXAS, APPROXIMATELY 1 MILE WEST OF THE TOWN OF GREGORY, AND IS DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD FOUND IN THE EAST RIGHT-OF-WAY LINE OF F M HIGHWAY 2986, OF

THE NORTHWEST CORNER OF LOT 1, BLOCK 2 OF THE WILDCAT COUNTRY ESTATES, AS SHOWN ON

MAP RECORDED N CLERK'S FILE NO 454395 OF THE REAL PROPERTY RECORDS OF SAN PATRICIO COUNTY, TEXAS, AND THE SOUTHWEST CORNER OF AN 1.140 ACRE ACCESS EASEMENT JUST SURVEYED, FOR THE WESTERLY SOUTHWEST CORNER OF SAID TRACT 1 (12.277 ACRES), AND THE WESTERLY SOUTHWEST CORNER OF THIS TRACT;

THENCE N 30° 04' 26" E ALONG THE EAST RIGHT-OF-WAY LINE OF SAID F M HIGHWAY 2986 THE WESTERLY WEST LINE OF SAID 1.140 ACRE ACCESS EASEMENT, THE MIDDLE WEST LINE OF SAID

TRACT 1 (12.277 ACRES) AND THE MIDDLE WEST LINE OF THIS TRACT, A DISTANCE OF 59394 FEET TO A 5/8"

IRON ROD FOUND AT THE SOUTHWEST CORNER OF LOT 3, BLOCK 1, OF SAID WILDCAT COUNTRY ESTATES, FOR THE WESTERLY NORTHWEST CORNER OF THIS TRACT

THENCE, S 59° 58' 19" E ALONG THE SOUTH LINE OF SAID LOT 3, BLOCK 1, THE WESTERLY NORTH LINE

OF TRACT 1 (12.277 ACRES), THE WESTERLY NORTH LINE OF SAID 1.140 ACRE ACCESS EASEMENT, AND

THE WESTERLY NORTH LINE OF THIS TRACT, A DISTANCE OF 692.08 FEET TO A 5/8" IRON ROD WITH

SURVEYOR'S CAP STAMPED "RPLS 1907" SET AT THE SOUTHEAST CORNER OF SAID LOT 3, BLOCK 1, FOR

AN INTERIOR CORNER OF SAID TRACT 1 (12.277 NOTES) AN INTERIOR CORNER OF SAID 1.140 ACRE ACCESS EASEMENT AND AN INTERIOR CORNER OF THIS TRACT,

THENCE, N 30° 04' 23" E ALONG THE EAST LINE OF SAID LOT 3, BLOCK 1, THE NORTHERLY WEST LINE OF

SAID TRACT 1 (12.277 ACRES), THE EASTERLY WEST THE OF SAID 1.140 ACRE ACCESS EASEMENT AND

THE NORTHERLY WEST LINE OF THIS TRACT, A DISTANCE OF 28.79 FEET TO A 5/8" IRON ROD WITH SURVEYORS CAP STAMPED "RPLS 1907" SET AT THE SOUTHWEST CORNER OF A 6 277 ACRE TRACT

OF

LAND JUST SURVEYED, FOR THE EASTERLY NORTHWEST CORNER OF SAID 1.140 ACRE ACCESS EASEMENT AND THE EASTERLY NORTHWEST CORNER OF THIS TRACT

THENCE S 59° 55' 17" E ACROSS SAID TRACT 1 (12.277 ACRES), ALONG THE SOUTH LINE OF SAID 6.277

ACRE TRACT, THE EASTERLY NORTH LINE OF SAID 1.140 ACRE ACCESS EASEMENT AND THE EASTERLY

NORTH LINE OF THIS TRACT AT 166.36 FEET PASS A 5/8" IRON ROD WITH SURVEYOR'S ROD STAMPED

"RPLS 1907" SET AT THE EAST CORNER OF SAID 1.140 ACRE ACCESS EASEMENT, IN ALL A DISTANCE OF

617.77 FEET TO A 5/8" IRON ROD WITH SURVEYORS CAP STAMPED "RPLS 1907" SET IN THE WEST LINE OF

TRACT 2 (8.131 ACRES) OF SAID WILDCAT COUNTRY RANCH ESTATES, THE EAST LINE OF SAID TRACT 1

(12.277 ACRES), AND THE SOUTHEAST CORNER OF SAID 6.277 ACRE TRACT FOR THE NORTHEAST

CORNER OF THIS TRACT
THENCE S 30° 03' 35" W ALONG THE WEST LINE OF SAID TRACT 2 (8.131 ACRES), THE EAST LINE OF SAID TRACT 1 (12.277 ACRES), AND THE EAST LINE OF THIS TRACT, A DISTANCE OF 355.57 FEET TO A 5/8" IRON ROD FOUND IN THE NORTH LINE OF LOT 10, BLOCK 2 OF SAID WILDCAT COUNTRY ESTATES AND AT THE SOUTHWEST CORNER OF THIS TRACT
THENCE, N 60° 01' 02" W ALONG THE NORTH LINE OF LOTS 10, 9, 8, AND 7, BLOCK 2, OF SAID WILDCAT COUNTRY ESTATES, THE EASTERLY SOUTH LINE OF SAID TRACT 1 (12.277 ACRES) AND THE EASTERLY SOUTH LINE OF THIS TRACT, A DISTANCE OF 617.66 FEET TO A 5/8" IRON ROD FOUND IN THE EAST LINE OF LOT 2, BLOCK 2 OF SAID WILDCAT COUNTRY ESTATES, FOR THE EASTERLY SOUTHWEST CORNER OF SAID TRACT 1 (12.277 ACRES) AND THE EASTERLY SOUTHWEST CORNER OF THIS TRACT, THENCE N 30° 01' 43" E ALONG THE EAST LINE OF LOTS 2 AND 1, BLOCK 2, THE SOUTHERLY WEST LINE OF SAID TRACT 2 (12.277 ACRES), AND THE SOUTHERLY WEST LINE OF THIS TRACT, A DISTANCE OF 267.76 FEET TO A 5/8" IRON ROD WITH SURVEYORS CAP STAMPED "RPLS 1907" SET IN THE SOUTH LINE OF SAID 1.140 ACRE ACCESS EASEMENT AND AT THE NORTHEAST CORNER OF SAID LOT 1, FOR AN INTERIOR CORNER OF SAID TRACT 1 (12.277 ACRES) AND AN INTERIOR CORNER OF THIS TRACT, THENCE N 59° 57' 47" W ALONG THE NORTH LINE OF SAID LOT 1, BLOCK 2, THE WESTERLY SOUTH LINE OF SAID THIS TRACT, A DISTANCE OF 692.07 FEET TO THE PLACE OF BEGINNING, CONTAINING 6.00 ACRES OF LAND MORE OR LESS SUBJECT TO ALL EASEMENTS OF RECORD
BEARINGS IN THIS DESCRIPTION WERE DETERMINED FROM A GPS SURVEY, NAD 27 TEXAS SOUTH ZONE
EASEMENT ESTATE ONLY:
TRACT 2:
EASEMENT ESTATE ONLY FIELD NOTES OF AN 1.140 ACRE ACCESS EASEMENT, BEING IN PART OF TRACT 1 (12.277 ACRES) OF THE WILDCAT COUNTRY RANCH ESTATES, AS SHOWN ON MAP RECORDED IN CLERK'S FILE NO 498657 OF THE REAL PROPERTY RECORDS OF SAN PATRICIO COUNTY, TEXAS, SAID 1.140 ACRE ACCESS EASEMENT IS COMPRISED OF A PORTION OF THE J M SWISHER SURVEY ABSTRACT 394 IS SITUATED IN SAN PATRICIO COUNTY, TEXAS, APPROXIMATELY 1 MILE WEST OF TOWN OF GREGORY, AND IS DESCRIBED BY METES AND BOUNDS AS FOLLOWS
BEGINNING AT A 5/8" IRON ROD FOUND IN THE EAST RIGHT-OF-WAY LINE OF F M HIGHWAY 2986, AT THE NORTHWEST CORNER OF LOT 1, BLOCK 2 OF THE WILDCAT COUNTRY ESTATES AS SHOWN ON MAP RECORDED IN CLERK'S FILE NO 454395 OF THE REAL PROPERTY RECORDS OF SAN PATRICIO COUNTY, TEXAS, THE WESTERLY SOUTHWEST CORNER OF SAID TRACT 1 (12.227 ACRES), AND THE WESTERLY SOUTHWEST CORNER OF A 6.00 ACRE TRACT OF LAND JUST SURVEYED FOR THE SOUTHWEST CORNER OF THIS EASEMENT;
THENCE N 30° 04' 26" E ALONG THE EAST RIGHT-OF-WAY OF SAID F M HIGHWAY 2986, THE MIDDLE WEST LINE OF SAID TRACT 1 (12.277 ACES), THE MIDDLE WEST LINE OF SAID 6.00 ACRE TRACT, AND THE WESTERLY WEST LINE OF THIS EASEMENT, A DISTANCE OF 59.94 FEET TO A 5/8" IRON ROD FOUND

AT THE SOUTHWEST CORNER OF LOT 3, BLOCK 1 OF SAID WILDCAT COUNTRY ESTATES, FOR THE WESTERLY NORTHWEST CORNER OF SAID TRACT 1 (12.277 ACRES), THE WESTERLY NORTHWEST CORNER OF SAID 6.00 ACRE TRACT, AND THE WESTERLY NORTHWEST CORNER OF THIS EASEMENT,
THENCE S 59° 58' 19" E ALONG THE SOUTH LINE OF SAID LOT 3, BLOCK 1, THE WESTERLY NORTH LINE OF SAID TRACT 1 (12.277 ACRES), THE WESTERLY NORTH LINE OF SAID 6.00 ACRE TRACT, AND THE WESTERLY NORTH LINE OF THIS EASEMENT, A DISTANCE OF 692.08 FEET TO A 5/8" IRON ROD WITH SURVEYOR'S CAP STAMPED "RPLS 1907" SET AT THE SOUTHEAST CORNER OF SAID LOT 3, BLOCK 1, FOR AN INTERIOR CORNER OF SAID TRACT 1 (12.277 ACRES), AN INTERIOR CORNER OF SAID 6.00 ACRE TRACT, AND AN INTERIOR CORNER OF THIS EASEMENT;
THENCE N 30° 04' 23" E ALONG THE EAST LINE OF SAID LOT 3, BLOCK 1, THE EASTERLY WEST LINE OF SAID TRACT 1 (12.277 ACRES), THE EASTERLY WEST LINE OF SAID 6.00 ACRE TRACT, AND THE EASTERLY WEST LINE OF THIS EASEMENT A DISTANCE OF 28.79 FEET TO A 5/8" IRON ROD WITH SURVEYOR'S CAP STAMPED "RPLS 1907" SET AT THE SOUTHWEST CORNER OF A 6.277 ACRE TRACT OF LAND JUST SURVEYED FOR THE EASTERLY NORTHWEST CORNER OF SAID 6.00 ACRE TRACT AND THE EASTERLY NORTHWEST CORNER OF THIS EASEMENT, THENCE S 59° 55' 17" E ALONG THE SOUTH LINE OF SAID 6.277 ACRE TRACT, THE EASTERLY NORTH LINE OF SAID 6.00 ACRE TRACT, AND THE EASTERLY NORTH LINE OF THIS EASEMENT, A DISTANCE OF 166.36 FEET TO A 5/8" IRON ROD WITH SURVEYOR'S CAP STAMPED "RPLS 1907" SET FOR THE EAST CORNER OF THIS EASEMENT,
THENCE S 89° 26' 35" W ALONG THE SOUTHEAST LINE OF THIS EASEMENT, A DISTANCE OF 174.31 TO A 5/8" IRON ROD WITH SURVEYOR'S CAP STAMPED "RPLS 1907" SET FOR AN ANGLE CORNER OF THIS EASEMENT,
THENCE N 59° 57' 47" W ALONG THE SOUTH LINE OF THIS EASEMENT, AT 16.38 FEET PASS A 5/8" IRON ROD WITH SURVEYOR'S CAP STAMPED "RPLS 1907" SET AT THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 2, AN INTERIOR CORNER OF SAID TRACT 1 (12.277 ACRES), AND AN INTERIOR CORNER OF SAID 6.00 ACRE TRACT, IN ALL A DISTANCE OF 708.45 FEET TO THE PLACE OF BEGINNING, CONTAINING 1.140 ACRES OF LAND, MORE OR LESS, SUBJECT TO ALL EASEMENTS OF RECORD
BEARINGS IN THIS DESCRIPTION WERE DETERMINED FROM A GPS SURVEY, NAD 27 TEXAS SOUTH ZONE