

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

RECEIVED

Matter No.: 047941-TX

Date: September 27, 2016

County where Real Property is Located: San Patricio

OCT 11 2016
11:50 A M
GRACIE ALANIZ GONZALES
COUNTY CLERK

ORIGINAL MORTGAGOR: THOMAS GORDON STORY AND BARBARA ANN STORY, HUSBAND AND WIFE

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., SOLELY AS NOMINEE FOR QUICKEN LOANS, INC., ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: QUICKEN LOANS INC.

MORTGAGE SERVICER: QUICKEN LOANS INC.

DEED OF TRUST DATED 5/28/2014, RECORDING INFORMATION: Recorded on 6/3/2014, as Instrument No. 637816,

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): LAND SITUATED IN THE CITY OF ODEM IN THE COUNTY OF SAN PATRICIO IN THE STATE OF TX ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN SAN PATRICIO COUNTY, TEXAS, MORE COMPLETELY DESCRIBED IN ATTACHED EXHIBIT "A"

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 11/1/2016, the foreclosure sale will be conducted in San Patricio County in the area of the courthouse designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 11:00 AM, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

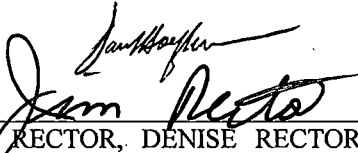
QUICKEN LOANS INC. is acting as the Mortgage Servicer for QUICKEN LOANS INC. who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. QUICKEN LOANS INC., as Mortgage Servicer, is representing the Mortgagee, whose address is:

QUICKEN LOANS INC.
1050 Woodard Ave
Detroit, MI 48226-1906

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



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

By:  Substitute Trustee
JIM RECTOR, DENISE RECTOR, W.D. LAREW, VICKI
HAMMONDS, LESLYE EVANS, JO WOOLSEY, ARNOLD
MENDOZA, JIM RECTOR, DENISE RECTOR, JO
WOOLSEY, W.D. LAREW, FREDERICK BRITTON, JACK
BURNS II, PATRICIA SANDERS, JUDY POST, PAMELA
THOMAS, KRISTOPER HOLUB, PATRICK ZWIERS, AARTI
PATEL, MIKE HANLEY, ISREAL CURTIS, JASON SPENCE,
JOHN SISK, TRAVIS KADDITZ, PAUL A. HOEFKER,
ROBERT L. NEGRIN

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

EXHIBIT A – LEGAL DESCRIPTION

Land Situated in the City of Odem in the County of San Patricio in the State of TX

ALL that certain tract or parcel of land situated in San Patricio County, Texas, same lying outside the Corporate City Limits of Odem, Texas, same being out of the North one half of Section 6, Cubage & Miller Subdivision as recorded in Volume 2, Page 36B of the Map Records of San Patricio County, Texas, same being the property as conveyed and described in Clerk's File No. 557236 of the Real Property Records of San Patricio County, Texas, same being out of the Julian de la Garza Survey, Abstract 8 of San Patricio County, Texas and being more particularly described by metes and bounds as follows, to wit:

BEGINNING at a 5/8 inch iron rod found for the Southeast corner of this tract, same lying in the North right-of-way margin of County Road 1798 (also known as Old County Road 54A):

THENCE, along said North right-of-way margin of County Road 1798 aka Old County Road 54A, NORTH 80 degrees 55 minutes 37 seconds West 217.16 feet to a 5/8 inch iron rod found for the Southwest corner of this tract, same being the Southeast corner of a 2.498 acre tract as recorded in Clerk's File No. 488631 of the Real Property Records of San Patricio County, Texas;

THENCE, along the common boundary line of our tract with said 2.498 acre tract, NORTH 09 degrees 07 minutes 22 seconds EAST 147.79 FEET TO A 5/8 inch iron rod found for the Northwest corner of this tract;

THENCE, along the North boundary line of this tract, SOUTH 80 degrees 56 minutes 53 seconds EAST 217.30 feet to a 5/8 inch iron rod found for the Northeast corner of this tract;

THENCE, along the North boundary line of this tract, SOUTH 80 degrees 56 minutes 53 seconds East 217.30 feet to a 5/8 inch iron rod found for the Northeast corner of this tract;

THENCE, along the East boundary line of this tract, SOUTH 09 degrees 10 minutes 43 seconds WEST 147.87 feet to the point of beginning and containing 0.737 acre of land.

NOTICE OF TRUSTEE'S SALE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Sender is: Codilis & Stawiarski, PC, 650 North Sam Houston Parkway East, Suite 450, Houston, Texas 77060

RECEIVED

Date of Security Instrument: December 03, 2007

Grantor(s): Phillip Lee Dennis and Natalie Dennis, husband and wife

Original Trustee: Charles A. Brown

Original Mortgagee: JPMorgan Chase Bank, National Association

Recording Information: Clerk's File No. 575654, in the Official Public Records of SAN PATRICIO County, Texas.

Current Mortgagee: JPMorgan Chase Bank, National Association

Mortgage Servicer: JPMorgan Chase Bank, National Association, whose address is C/O 3415 Vision Drive Columbus, OH 43219-6009 Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property.

OCT 11 2016
11:50 A M
GRACIE ALANIZ-GONZALES
COUNTY CLERK

Date of Sale: 11/01/2016 Earliest Time Sale Will Begin: 11:00 AM

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above, or within three (3) hours after that time.

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


Legal Description:

LOT FORTY-ONE (41), BLOCK THIRTEEN (13), BAY RIDGE SUBDIVISION UNIT 5, A SUBDIVISION OF THE CITY OF PORTLAND, SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT THEREOF, RECORDED IN ENVELOPE 1238 AND 1239, TUBE 23-3, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR ALL PERTINENT PURPOSES.

Place of Sale of Property: The foreclosure sale will be conducted in the area designated by the SAN PATRICIO County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

For Information:

Codilis & Stawiarski, P.C.
650 N. Sam Houston Parkway East
Suite 450
Houston, TX 77060
(281) 925-5200


Jim Rector as Substitute Trustee, Denise Rector as Successor Substitute Trustee, Jo Woolsey as Successor Substitute Trustee, W.D. Larew as Successor Substitute Trustee, Vicki Hammonds as Successor Substitute Trustee, Martin Vacca as Successor Substitute Trustee, or Cathy Cagle as Successor Substitute Trustee
c/o Servicelink Default Abstract Solutions
1320 Greenway Drive, Suite 300
Irving, TX 75038



NOTICE OF TRUSTEE'S SALE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Sender is: Codilis & Stawiarski, PC, 650 North Sam Houston Parkway East, Suite 450, Houston, Texas 77060

RECEIVED

Date of Security Instrument: February 17, 2015

Grantor(s): Kimberly A. Wagner, a single woman

Original Trustee: Ruth W. Garner

Original Mortgagee: Mortgage Electronic Registration Systems, Inc. ("MERS"), solely as nominee for Sente Mortgage, Inc., its successors and assigns

Recording Information: Clerk's File No. 644833, in the Official Public Records of SAN PATRICIO County, Texas.

Current Mortgagee: Pingora Loan Servicing, LLC

Mortgage Servicer: Cenlar FSB, whose address is C/O Attn: FC or BK Department
425 Phillips Blvd Ewing, NJ 08618 Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property.

Date of Sale: 11/01/2016 Earliest Time Sale Will Begin: 11:00 AM

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above, or within three (3) hours after that time.

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

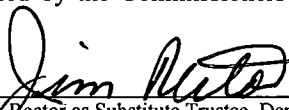
Legal Description:

LOTS NINE (9) AND TEN (10), BLOCK ONE HUNDRED FORTY (140), INGLESIDE TOWNSITE, AN ADDITION TO THE TOWN OF INGLESIDE ON THE BAY, IN SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY MAP OR PLAT OF SAME OF RECORD IN VOLUME 5, PAGE 39 OF THE MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.

Place of Sale of Property: The foreclosure sale will be conducted in the area designated by the SAN PATRICIO County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

For Information:

Codilis & Stawiarski, P.C.
650 N. Sam Houston Parkway East
Suite 450
Houston, TX 77060
(281) 925-5200


Jim Rector as Substitute Trustee, Denise Rector as Successor Substitute Trustee, Jo Woolsey as Successor Substitute Trustee, W.D. Larew as Successor Substitute Trustee, Israel Curtis as Successor Substitute Trustee, John Sisk as Successor Substitute Trustee, Travis Kaddatz as Successor Substitute Trustee, Jason Spence as Successor Substitute Trustee, Frederick Britton as Successor Substitute Trustee, Patricia Sanders as Successor Substitute Trustee, Aarti Patel as Successor Substitute Trustee, Judy Post as Successor Substitute Trustee, Patrick Zwiers as Successor Substitute Trustee, Jack Burns II as Successor Substitute Trustee, Mike Hanley as Successor Substitute Trustee, Pamela Thomas as Successor Substitute Trustee, Kristopher Holub as Successor Substitute Trustee, Vicki Hammonds as Successor Substitute Trustee, Martin Vacca as Successor Substitute Trustee, or Cathy Cagle as Successor Substitute Trustee



NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

1. Date, Time, and Place of Sale.

Date: November 01, 2016

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

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

2. Terms of Sale. Cash.

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

4. Obligations Secured. Deed of Trust or Contract Lien executed by CLIFFORD G. KOCH AND ESTHER R. KOCH, securing the payment of the indebtednesses in the original principal amount of \$95,200.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. THE VETERANS LAND BOARD OF THE STATE OF TEXAS is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

6. Mortgage Servicer Information. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP, as Mortgage Servicer, is representing the current mortgagee, whose address is:

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



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

Substitute Trustee

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

Certificate of Posting

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

Declarants Name: _____

Date: _____

RECEIVED

EXHIBIT "A"

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

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

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

Date: November 01, 2016

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

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

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated April 09, 1986 and recorded in Document CLERK'S FILE NO. 347991 real property records of SAN PATRICIO County, Texas, with JOHN A GRAHAM AND KAREN S KENDRICK, grantor(s) and DREW MORTGAGE COMPANY, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JOHN A GRAHAM AND KAREN S KENDRICK, securing the payment of the indebtednesses in the original principal amount of \$70,500.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. CITIMORTGAGE, INC. is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

c/o CITIMORTGAGE, INC.
1000 TECHNOLOGY DRIVE
O'FALLON, MO 63368



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

Substitute Trustee

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

Certificate of Posting

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

Declarants Name: _____

Date: _____

RECEIVED

OCT 11 2016

8:25A

GRACIE ALANIZ-GONZALES

EXHIBIT "A"

LOT NINE (9), BLOCK TWO (2), LOMA VISTA ESTATES, AN ADDTION TO THE TOWN OF ODEM IN SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY MAP OR PLAT OF SAME OF RECORD IN VOLUME 13, PAGE 7 OF THE MAP RECORDS OF SAID COUNTY.

RECEIVED

OCT 10 2016

2:38 P

GRACIE ALANIZ-GONZALES
COUNTY CLERK

Notice of Substitute Trustee's Sale

Date: 10-10, 2016

Mortgagee: Southwest Stage Funding, LLC dba Cascade Financial Services
Note: Note dated December 21, 2010 in the original principal amount of \$99,517.00

Deed of Trust

Date: December 21, 2010
Grantor: Robert A. Ortiz and Daisy Ortiz
Mortgagee: Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Southwest Stage Funding, LLC dba Cascade Financial Services
Recording information: Clerk's File No. 605266, of the Official Public Records of Real Property of San Patricio County, Texas
Property: LOT TWO (2), BLOCK TEN (10), OAK TERRACE ADDITION UNIT 2, AN ADDITION TO THE CITY OF INGLESIDE, SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT THEREOF RECORDED IN ENVELOPE A-245, TUBE 31-1, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.

Substitute Trustee's Name: Brent A. Lane, Vicki Hammonds, Leslye Evans, Arnold Mendoza or W.D. Larew, any to act

Substitute Trustee's Address: 12841 Jones Road, Suite 100, Houston, Texas 77070 (Harris County)

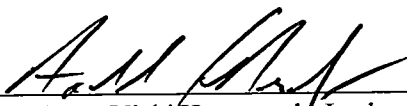
County: San Patricio
Date of Sale (first Tuesday of month): November 1, 2016
Time of Sale: 1:00 pm - 4:00 pm

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

Mortgagee has appointed Brent A. Lane, Vicki Hammonds, Leslye Evans, Arnold Mendoza or W.D. Larew, any to act, as Substitute Trustee under the Deed of Trust. Mortgagee has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

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

By: 
Brent A. Lane, Vicki Hammonds, Leslye Evans, Arnold Mendoza or W.D. Larew, any to act

Law Office of Beard & Lane, P.C. - (281) 897-8848

RECEIVED

OCT - 5 2016

4:00 p^M
GRACIE ALANIZ-GONZALES
COUNTY CLERK

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

Notice is hereby given that, WHEREAS, on October 7, 2014, Amy M. LaFortune and Michelle R. Westbrook ("Grantor") executed a Deed of Trust, to the Trustee therein named for the benefit of GROTHUES FINANCIAL, LTD. ("Beneficiary"), covering the hereinafter described property (the "Property"), which Deed of Trust is dated on October 7, 2014, and recorded under Document Number 641937 of the Official Public Records of San Patricio County, Texas; and

WHEREAS, default has occurred in the covenants of said Deed of Trust and the full indebtedness secured by the Deed of Trust is now due and payable; and

WHEREAS, the Beneficiary has requested GREGORY A. SCRIVENER or CHRISTOPHER C. STRAWN or JAMES MASON or AUSTIN GRIFFITH or WESTON C. HOLMSTROM to act as Substitute Trustee in accordance with the terms of the Deed of Trust; and

WHEREAS, the Beneficiary has requested the undersigned to sell said Property to satisfy the indebtedness secured by the Deed of Trust;

NOW, THEREFORE, I, the undersigned Trustee as aforesaid, give notice that I will, after notice as required by the Deed of Trust and by law, sell at public venue to the highest bidder for cash at the area designated by the San Patricio County Commissioner's Court pursuant to Section 51.002 of the Texas Property Code, no earlier

than 10:00 o'clock a.m. and no later than 1:00 o'clock p.m. on the 1st day of November, 2016, the Property covered by the Deed of Trust and described as follows, to-wit:

Lot Thirteen (13), Block Two (2), Angelita Estates, a subdivision in San Patricio County, Texas, as shown by map or plat recorded in Envelope No. 1454-1456, Tube 33-2, Map Records of San Patricio County, Texas, to which reference is hereby made for all pertinent purposes.

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

WITNESS MY HAND this 4th day of October, 2016.

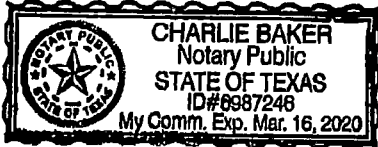


GREGORY A. SCRIVENER
Substitute Trustee

STATE OF TEXAS §

COUNTY OF BEXAR §

This instrument was acknowledged before me on the 4th day of October, 2016, by GREGORY A. SCRIVENER, Substitute Trustee.



Charlie Baker
NOTARY PUBLIC, STATE OF TEXAS

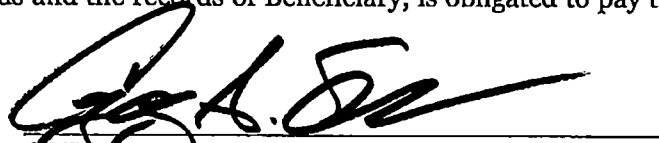
AFFIDAVITS OF FORECLOSURE MAILING, AND POSTING

The following promissory note was accelerated upon default and failure to cure:

Substitute Trustee: Gregory A. Scrivener
Beneficiary: GROTHUES FINANCIAL, LTD.
Grantor: AMY L. LAFORTUNE and MICHELLE R. WESTBROOK
Face Amount of Promissory Note: \$420,127.89
Date of Promissory Note: October 7, 2014
Recording Data of Deed of Trust: Document Number 641937 of the Official Public Records of San Patricio County, Texas

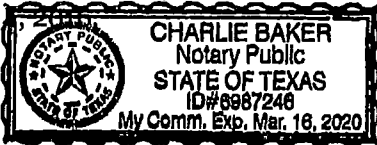
STATE OF TEXAS §
 §
COUNTY OF BEXAR §

I, Gregory A. Scrivener, Substitute Trustee under the Deed of Trust, certify that on October 4, 2016, I signed a notice of foreclosure sale, which had been prepared in accordance with the requirements of Section 51.002 of the Texas Property Code, and that on the same date, I signed and sealed, in an envelope for mailing, notice(s) of the scheduled foreclosure sale (including a copy of the above described notice of foreclosure sale), with such notice(s) to be sent by certified mail, return receipt requested, to the Grantors at the following addresses: *Amy L. LaFortune and Michelle R. Westbrook, 4917 Dusty Dawn Road, Corpus Christi, Texas 78413*, and to each debtor who, according to my records and the records of Beneficiary, is obligated to pay the debt.



GREGORY A. SCRIVENER

SUBSCRIBED, SWORN TO AND ACKNOWLEDGED before me, the undersigned authority, on October





NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS §
 §
COUNTY OF BASTROP §

I, _____, a courier service person for Ford Murray, PLLC, certify that at approximately _____, ____ m., on _____, 2016, on behalf of the above Substitute Trustee, I personally posted one of the notices referenced in the above Affidavit of Notice Preparation at the place designated for posting of the County Courthouse, San Patricio County, and with the County Clerk's office.

SUBSCRIBED, SWORN TO AND ACKNOWLEDGED before me, the undersigned authority, on _____, 2016.

NOTARY PUBLIC, STATE OF TEXAS

APPOINTMENT OF SUBSTITUTE TRUSTEE

Date: August __//, 2016

Borrowers: AMY M. LAFORTUNE and MICHELLE R. WESTBROOK

Borrower's Address:

Amy M. LaFortune and Michelle R. Westbrook
4917 Dusty Dawn Road
Corpus Christi, Texas 78413

Mortgagee: GROTHUES FINANCIAL, LTD.

Mortgagee's Address:

GROTHUES FINANCIAL, LTD.
3619 Paesanos Parkway, Suite 312
San Antonio, Texas 78231

Substitute Trustee:

GREGORY A. SCRIVENER or CHRISTOPHER C. STRAWN or JAMES
MASON or AUSTIN GRIFFITH or WESTON C. HOLMSTROM

Substitute Trustee's Address:

FORD MURRAY PLLC
10001 Reunion Place, Ste. 640
San Antonio, Texas 78216

Deed of Trust

Date: October 7, 2014

Grantor: Amy M. LaFortune and Michelle R. Westbrook

Mortgagee: GROTHUES FINANCIAL, LTD.

Recording information: Document Number 641937 of the Official
Public Records of San Patricio County, Texas.

Property:

Lot Thirteen (13), Block Two (2) ANGELITA ESTATES, a subdivision in San
Patricio County, Texas, as shown by map or plat thereof recorded in Envelope No.

1454-1456, Tube 33-2, Map Records of San Patricio County, Texas, to which reference is hereby made for all pertinent purposes.

Sections 51.0001(7) and 51.0075 of the Texas Property Code allow a mortgage servicer to remove the trustee and appoint a substitute trustee. Mortgage Servicer removes the present trustee and appoints Substitute Trustee as the trustee under the Deed of Trust. Mortgage Servicer allows Substitute Trustee to foreclose on the lien of the Deed of Trust in accordance with its terms and the laws of the state of Texas.

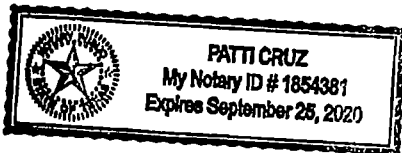
GROTHUES FINANCIAL, LTD.

BY: Kevin P. Sullivan
Kevin P. Sullivan
Representative of
Grothues Financial, Ltd.

STATE OF TEXAS §

COUNTY OF BEXAR §

This instrument was acknowledged before me on August 11, 2016, by KEVIN P. SULLIVAN as a representative of GROTHUES FINANCIAL, LTD.



Patti Cruz
NOTARY PUBLIC, STATE OF TEXAS
My commission expires: _____

PREPARED IN THE OFFICE OF:

FORD MURRAY, PLLC
10001 Reunion Place, Ste. 640
San Antonio, Texas 78216

AFTER RECORDING RETURN TO:

Gregory A. Scrivener
FORD MURRAY, PLLC
10001 Reunion Place, Ste. 640
San Antonio, Texas 78216

NOTICE OF TRUSTEE'S SALE

RECEIVED

Date: September 26, 2016
Trustee: Coastal Properties
Lender: Safeguard Investments, LTD

SEP 26 2016
3:56 PM
GRACIE ALANIZ GONZALES
COUNTY CLERK

Deed Of Trust

Date: April 28, 2010
Grantor: Karl Jennings, Mary Jennings and Roswell Hopkins
Lender: Safeguard Investments, LTD

Property: Lot Twelve (12), Block Five (5), East Cliff No. 5, a Subdivision of the City of Portland, San Patricio County, Otherwise known as 224 Nueces Dr.

County: San Patricio County, Texas

Date of Sale: November 1, 2016


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

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

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

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

Signed this 26th day of September, 2016


Trustee
Isabella Faith Rich
Coastal Properties
c/o Safeguard Investments, LTD
P.O. Box 489
Portland, TX 78374

**Regular First Class U.S. Mail and
Certified Return Receipt Request
7016 0340 0000 9661 4797
Additional copy sent via regular**

THE STATE OF TEXAS

COUNTY OF SAN PATRICIO

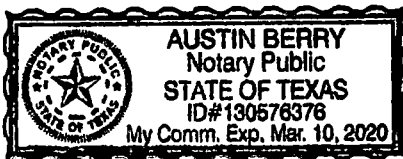
The foregoing instrument was acknowledged before me on this 26th day of September, 2016 by Isabella Faith Rich, acting as Trustee.

Austin Berry

NOTARY PUBLIC, STATE OF TEXAS

Austin Berry

PRINTED NAME OF NOTARY



NOTICE OF TRUSTEE'S SALE

RECEIVED

Date: September 26, 2016
Trustee: Coastal Properties
Lender: Private Investors Family Limited Partnership
Deed Of Trust

SEP 26 2016
3:54p M
GRACIE ALANIZ-GONZALES
COUNTY CLERK

Date: September 8, 2009
Grantor: Domingo Flores Jr. and Rose Marie Rivera
Lender: Private Investors Family Limited Partnership
Property: Lot Seventeen (17), Block Four (4), Portland-Oak Ridge #6 0.169 acres, a Subdivision of the City of Portland, San Patricio County, Otherwise known as 2306 Timber Ridge.

County: San Patricio County, Texas
Date of Sale: November 1, 2016
Time of Sale: 10:00a.m. - 1:00 p.m.
Place of Sale: San Patricio county Texas on the courthouse steps at back entrance.

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

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

Signed this 26th day of September, 2016 Isabella Faith Rich

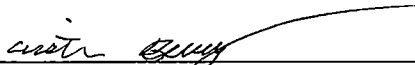
Trustee
Isabella Faith Rich
Coastal Properties
c/o Private Investors Family Limited Partnership
P.O. Box 489
Portland, TX 78374

**Regular First Class U.S. Mail and
Certified Return Receipt Request
7016 0340 0000 9661 4803
Additional copy sent via regular**

THE STATE OF TEXAS

COUNTY OF SAN PATRICIO

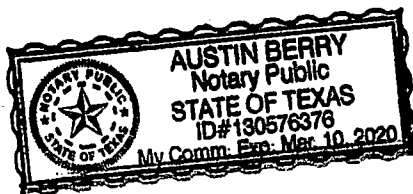
The foregoing instrument was acknowledged before me on this 26th day of September, 2016 by Isabella Faith Rich, acting as Trustee.



NOTARY PUBLIC, STATE OF TEXAS

Austin Berry

PRINTED NAME OF NOTARY



RECEIVED

SEP 26 2016

9:27A M
GRACIE ALANIZ-GONZALES
COUNTY CLERK

NOTICE OF FORECLOSURE SALE

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

1. Property to Be Sold. The property to be sold is described as follows: LOT TWENTY-ONE (21), BLOCK THREE (3), OAK HARBOR SUBDIVISION UNIT 2, A SUBDIVISION OF THE CITY OF ARANSAS PASS, SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT THEREOF, RECORDED IN ENVELOPE A-1208 & A-1209, TUBE 4-2, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR ALL PERTINENT PURPOSES.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 12/19/2006 and recorded in Document 564563 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: 11/01/2016

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.

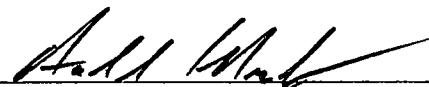
5. Obligations Secured. The Deed of Trust executed by RICHARD F SOUTHWARD AND SASHI SOUTHWARD, provides that it secures the payment of the indebtedness in the original principal amount of \$109,120.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust is the current mortgagee of the note and deed of trust and CALIBER HOME LOANS, INC. is mortgage servicer. A servicing agreement between the mortgagee, whose address is U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust c/o CALIBER HOME LOANS, INC., 3701 Regent Boulevard, Suite 200, Irving, TX 75063 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

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

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



Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L. Keller Mackie, Attorney at Law
Lori Liane Long, Attorney at Law
Tracey Midkiff, Attorney at Law
Joseph Modric, 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

Current Borrower: JASON HOLLAND MIMS AND MALISSA GAYLE MIMS HUSBAND AND WIFE
MH File Number: TX-14-08149-FC
VA/FHA/PMI Number:
Loan Type: Conventional Residential
Property Address: 2219 ESCONDIDO, PORTLAND, TX 78374

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
12/30/2014

Grantor(s)/Mortgagor(s):
JASON HOLLAND MIMS AND MALISSA GAYLE MIMS, HUSBAND AND WIFE

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

Current Beneficiary/Mortgagee:
Federal National Mortgage Association ("Fannie Mae"), a corporation organized and existing under the laws of the United States of America

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 643712

Property County:
SAN PATRICIO

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

Mortgage Servicer's Address:
14523 SW Millikan Way, Suite 200, Beaverton, OR 97005

Legal Description: LOT THIRTY (30), BLOCK TWENTY (20), BAY RIDGE SUBDIVISION OF THE CITY OF PORTLAND, SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT THEREOF RECORDED IN ENVELOPE 1558-1559, TUBE 33-5, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR ALL PERTINENT PURPOSES.

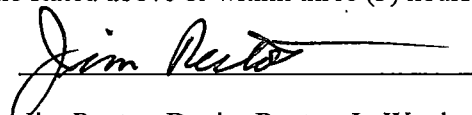
Date of Sale: 11/1/2016

Earliest Time Sale Will Begin: 11:00AM

Place of Sale of Property: 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 IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

Notice Pursuant to Tex. Prop. Code § 51.002(i): Assert and protect your rights as 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.


Jim Rector, Denise Rector, Jo Woolsey, Bob Frisch, Vicki Hammonds, Arnold Mendoza, Sandra Mendoza or Jamie Steen or Cole D. Patton or Catherine Allen-Rea
MCCARTHY HOLTHUS - TEXAS, LLP
ATTN: SALES
1255 West 15th Street, Suite 1060
Plano, TX 75075

RECEIVED

SEP 22 2016
12:10 PM
GRACIE ALANIZ-GONZALES
COUNTY CLERK

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

RECEIVED

SEP 13 2016

10:45AM
GRACIE ALANIZ-GONZALES
COUNTY CLERK

DEED OF TRUST INFORMATION:

Date: 05/20/2011
Grantor(s): FRANCISCO G. GARCIA AND SPOUSE, JOLYNN B. GARCIA
Original Mortgagee: WELLS FARGO BANK, N.A.
Original Principal: \$88,850.00
Recording Information: Instrument 608775
Property County: San Patricio
Property:

FILED NOTES OF A 0.362 ACRE TRACT OF LAND, BEING OUT OF A 0.73 ACRE TRACT OF LAND DESCRIBED IN DEED OF TRUST BETWEEN CHRISTOVAL H. GOMEZ, ET UX, AND ZACH H. PRUETT, TRUSTEE, DATED AUGUST 6, 1974, AND RECORDED IN VOLUME 321, PAGE 291 OF THE DEED OF TRUST RECORDS OF SAN PATRICIO COUNTY, TEXAS;

SAID 0.362 ACRE TRACT IS PART OF LOT 76 OF THE WELDER AND ODEM SUBDIVISION, AS SHOWN ON MAP RECORDED IN VOLUME 2, PAGE 4 OF THE MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS; SAID 0.362 ACRE TRACT IS COMPRISED OF A PORTION OF THE T.T. WILLIAMSON SURVEY, ABSTRACT 146, IS SITUATED IN SAN PATRICIO COUNTY, TEXAS, INSIDE THE CITY LIMITS OF ODEM, AND IS DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WITH SURVEYOR'S CAP STAMPED "RPLS 1907" SET IN THE NORTHEAST RIGHT-OF-WAY LINE OF BULLARD STREET AND THE SOUTHWEST LINE OF SAID LOT 76, FOR THE SOUTH CORNER OF SAID 0.73 ACRE TRACT AND THE SOUTH CORNER OF THIS TRACT; WHENCE THE SOUTH CORNER OF SAID LOT 76 BEARS SOUTH 53 DEGREES 12'20" EAST, A DISTANCE OF 140.00 FEET; THENCE NORTH 53 DEGREES 12'20" WEST ALONG THE NORTHEAST RIGHT-OF-WAY LINE OF SAID BULLARD STREET, THE SOUTHWEST LINE OF SAID LOT 76, THE SOUTHWEST LINE OF SAID 0.73 ACRE TRACT, AND THE SOUTHWEST LINE OF THIS TRACT, A DISTANCE OF 100.00 FEET TO A 5/8" IRON ROD WITH SURVEYOR'S CAP STAMPED "RPLS 1907" SET FOR THE WEST CORNER OF THIS TRACT;

THENCE NORTH 37 DEGREES 02'42" EAST ACROSS SAID 0.73 ACRE TRACT AND ALONG THE NORTHWEST LINE OF THIS TRACT, A DISTANCE OF 158.04 FEET TO A 5/8" IRON ROD WITH SURVEYOR'S CAP STAMPED "RPLS 1907" SET IN THE NORTHEAST LINE OF SAID 0.73 ACRE TRACT, FOR THE NORTH CORNER OF THIS TRACT; THENCE SOUTH 52 DEGREES 57'19" EAST ALONG THE NORTHEAST LINE OF SAID 0.73 ACRE TRACT AND THE NORTHEAST LINE OF THIS TRACT, A DISTANCE OF 100.00 FEET TO A 5/8" IRON ROD WITH SURVEYOR'S CAP STAMPED "RPLS 1907" SET FOR THE EAST CORNER OF SAID 0.73 ACRE TRACT AND THE EAST CORNER OF THIS TRACT; THENCE SOUTH 37 DEGREES 02'43" WEST ALONG THE SOUTHEAST LINE OF SAID 0.73 ACRE TRACT AND THE SOUTHEAST LINE OF THIS TRACT, A DISTANCE OF 157.61 FEET TO THE POINT OF BEGINNING, CONTAINING 0.362 ACRES (15,782.811 SQ. FT.) OF LAND, MORE OR LESS.

Reported Address: 307 BULLARD STREET, ODEM, TX 78370-4371

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: Wells Fargo Bank, NA
Mortgage Servicer: Wells Fargo Bank, N. A.
Current Beneficiary: Wells Fargo Bank, NA
Mortgage Servicer Address: 3476 Stateview Boulevard, Fort Mill, SC 29715

SALE INFORMATION:

Date of Sale: Tuesday, the 1st day of November, 2016
Time of Sale: 11:00AM or within three hours thereafter.
Place of Sale:

ON THE FIRST FLOOR OF THE COURTHOUSE AT THE SOUTH ENTRANCE BETWEEN THE GLASS DOORS IN THE VESTIBULE in San Patricio County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the San Patricio County Commissioner's Court.

Substitute Trustee(s): Jim Rector, Denise Rector, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act
Substitute Trustee Address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

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

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been

Womack, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.

3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Very truly yours,

Buckley Madole, P.C.

A handwritten signature in black ink, appearing to read "Jim Recto". The signature is written in a cursive style with a horizontal line extending from the end.

**APPOINTMENT OF SUBSTITUTE TRUSTEE
and NOTICE OF TRUSTEE SALE**

RECEIVED

THE STATE OF TEXAS
COUNTY OF SAN PATRICIO

Deed of Trust Date:
JULY 22, 2013

Property address:
1111 LIVERMORE ST
PORTLAND, TX 78374

SEP 12 2016
10:10 AM
GRACIE ALANIZ-GONZALES
COUNTY CLERK

Grantor(s)/Mortgagor(s):
GEORGE ANDREW REYES, AN UNMARRIED MAN

LEGAL DESCRIPTION:
LOT SIX (6), BLOCK FIFTEEN (15), BAY RIDGE
SUBDIVISION UNIT 6, A SUBDIVISION IN THE CITY OF
PORTLAND, SAN PATRICIO COUNTY, TEXAS, AS
SHOWN BY MAP OR PLAT THEREOF RECORDED IN
ENVELOPE 1287-1288, TUBE 20-1, MAP RECORDS OF
SAN PATRICIO COUNTY, TEXAS, TO WHICH
REFERENCE IS HERE MADE FOR ALL PERTINENT
PURPOSES.

Original Mortgagee:
FIRST COMMUNITY BANK

Earliest Time Sale Will Begin: 11:00 AM

Current Mortgagee:
LAKEVIEW LOAN SERVICING, LLC

Date of Sale: 11/01/2016

Property County: SAN PATRICIO

Original Trustee: WES HOSKINS

Recorded on: JULY 25, 2013
As Clerk's File No.: 629865

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

Mortgage Servicer:
LOANCARE, 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 VICKI HAMMONDS, LESLYE EVANS, ARNOLD MENDOZA, W. D. LAREW, JIM RECTOR, DENISE RECTOR, JO WOOLSEY, FREDERICK BRITTON, KRISTOPHER HOLUB, EVAN PRESS, AMY BOWMAN, REID RUPLE, CAROL EVANGELISTI, MARCIA CHAPA, MARTHA BOETA, 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 NOVEMBER 1, 2016 between ten o'clock AM and four o'clock PM and beginning not earlier than 11:00 AM or not later than three hours thereafter. 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.

LOANCARE, LLC, is acting as the Mortgage Servicer for LAKEVIEW LOAN SERVICING, 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, August 30, 2016

MARINOSCI LAW GROUP, PC

By: [Signature]
KYLE HAUSMANN
MANAGING PARALEGAL (name & title)

THE STATE OF TEXAS
COUNTY OF DALLAS

Before me, Jacqueline R. Garner, the undersigned officer, on this, the 30th day of August, 2016, personally appeared KYLE HAUSMANN, 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: 10-21-2019
Jacqueline R. Garner
Printed Name and Notary Public

Grantor: LAKEVIEW LOAN SERVICING, LLC BY
LOANCARE, A DIVISION OF FNF SERVICING,
INC. NKA LOANCARE, LLC AS ATTORNEY IN
FACT UNDER A LIMITED POWER OF
ATTORNEY
3637 SENTARA WAY, SUITE 303
VIRGINIA BEACH, VA 23452
LF No. 16-10015

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

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

RECEIVED

SEP 12 2016

10:10 AM

GRACIE ALANIZ-GONZALES
COUNTY CLERK

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

Date: November 01, 2016

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

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

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated December 02, 2003 and recorded in Document CLERK'S FILE NO. 526377 AS AFFECTED BY LOAN MODIFICATION AGREEMENT CLERK'S FILE NO. 645930 real property records of SAN PATRICIO County, Texas, with ULMER STURGEON AND DORA STURGEON, grantor(s) and COASTAL BEND MORTGAGE, INC. D/B/A GLOBAL MORTGAGE GROUP, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by ULMER STURGEON AND DORA STURGEON, securing the payment of the indebtednesses in the original principal amount of \$82,367.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. JPMORGAN CHASE BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

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



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

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

Active Duty Notifications: Special Loans Unit /CHASE Home Lending Attn: SCRA/2210 Enterprise Drive /Florence, SC 29501 /Fax: 843 413 5433/scra.military.orders@chase.com

My name is Sandra Mendoza and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on 9.12.16 I filed at the office of the SAN PATRICIO County Clerk and caused to be posted at the SAN PATRICIO County courthouse this notice of sale.

Declarants Name: Sandra Mendoza
Date: 9.12.16

EXHIBIT "A"

LOT NINE (9), BLOCK THREE (3), CASTILLIAN HEIGHTS, A SUBDIVISION IN THE CITY OF PORTLAND, SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT THEREOF RECORDED IN VOLUME 11, PAGE 34, MAP RECORDS, SAN PATRICIO COUNTY, TEXAS.

RECEIVED

SEP 12 2016

8:10 A.M.
GRACIE ALANIZ-GONZALES
COUNTY CLERK

NOTICE OF FORECLOSURE SALE

September 12, 2016

Lien:

Lakeview Garden Homes Homeowners Association, Inc. lien granted through the Association by the Declarations of Covenants, Conditions and Restrictions of Lakeview Garden Homes being filed at Clerk's File No. 465323 and 561232- 561265, Real Property Records of San Patricio County, Texas

Dated: August 11, 2016

Obligors: Jana (Storms) Shaw and Jerry Gene Storms, Jr. as nominee of Jerry S. Storms, Sr.

Lienholder: Lakeview Garden Homes Homeowners Association, Inc.

Secures: Lakeview Garden Homes Homeowners Association, Inc. in the amount of \$6,762.92

Original Property: The real property, improvements, and personal property described as follows:

Lot Seventeen (17), LAKEVIEW GARDEN HOMES, an Addition to the Town of Ingleside in San Patricio County, Texas, as shown by map or plat of same recorded in Envelope A-226, & A-227, Tube 27-4, Map records of San Patricio County, Texas, otherwise known as 2304 Cyprus Drive, Ingleside, Texas 78362.

Trustee: NATHAN A. EAST

Trustee's Address: Suite F, One Cedar Place, 101 Cedar Drive, Portland, Texas 78374
And P. O. Box 1333, Portland, Texas 78374

Foreclosure Sale:

Date: **Tuesday, November 1, 2016**

Time: The sale of the Property will be held between the hours of 10:00 A.M. and three hours thereafter.

Place: San Patricio County Courthouse located at 400 W. Sinton Street, Sinton, Texas as designated by the San Patricio County Commissioner's Court

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 Lienholder's bid may be by credit against the indebtedness secured by the lien.

Default has occurred in the payment of the lien. Because of that default, Lienholder, the owner and holder of the lien, has requested Trustee to sell the Property.

The lien may encumber both real and personal property. Formal notice is hereby given of election to proceed against and sell both the real property and any personal property described herein in accordance with Lienholder's rights and remedies.

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

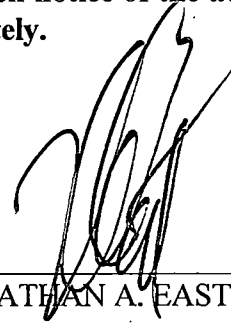
If Lienholder passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth, 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. 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 Lienholder. 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.** 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, 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 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.



NATHAN A. EAST, Trustee

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 03/16/2004
Grantor(s): LORENZO TORRES ARISPE AND MARIA ARISPE, HUSBAND AND WIFE
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR AMERIGROUP MORTGAGE CORPORATION, A DIVISION OF MORTGAGE INVESTORS CORPORATION, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$44,650.00
Recording Information: Instrument 529629
Property County: San Patricio
Property: LOT NO. NINE (9), BLOCK NO. TWO HUNDRED SIXTY-NINE (269), CITY OF ARANSAS PASS, SAN PATRICIO COUNTY, TEXAS, ACCORDING TO MAP OR PLAT RECORDED IN VOLUME 3, PAGE 41, OF THE MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.
Reported Address: 160 SOUTH 8TH STREET, ARANSAS PASS, TX 78336

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: ResCap Liquidating Trust
Mortgage Servicer: Ocwen Loan Servicing, LLC
Current Beneficiary: ResCap Liquidating Trust
Mortgage Servicer Address: 1661 Worthington Rd, Suite 100, West Palm Beach, FL 33409

SALE INFORMATION:

Date of Sale: Tuesday, the 1st day of November, 2016
Time of Sale: 11:00AM or within three hours thereafter.
Place of Sale: ON THE FIRST FLOOR OF THE COURTHOUSE AT THE SOUTH ENTRANCE BETWEEN THE GLASS DOORS IN THE VESTIBULE in San Patricio County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the San Patricio County Commissioner's Court.
Substitute Trustee(s): Jim Rector, Denise Rector, Jo Woolsey, W.D. Larew, Leslye Evans, Arnold Mendoza, Frederick Britton, Jack Burns II, Patricia Sanders, Shelia Blake, Pamela Thomas, Kristopher Holub, Patrick Zwiers, Aarti Patel, Mike Hanley, Isreal Curtis, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act
Substitute Trustee Address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

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

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

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Jim Rector, Denise Rector, Jo Woolsey, W.D. Larew, Leslye Evans, Arnold Mendoza, Frederick Britton, Jack Burns II, Patricia Sanders, Shelia Blake, Pamela Thomas, Kristopher Holub, Patrick Zwiers, Aarti Patel, Mike Hanley, Isreal Curtis, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

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

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

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Jim Rector, Denise Rector, Jo Woolsey, W.D. Larew, Leslye Evans, Arnold Mendoza, Frederick Britton, Jack Burns II, Patricia Sanders, Shelia Blake, Pamela Thomas, Kristopher Holub, Patrick Zwiers, Aarti Patel, Mike Hanley, Isreal Curtis, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

RECEIVED

AUG 24 2016

4:58 p.m.
GRACIE ALANIZ-GONZALES
COUNTY CLERK

Notice of Foreclosure Sale

PURSUANT TO TEXAS TAX CODE SECTION 32.06, THE FORECLOSURE SALE REFERRED TO IN THIS DOCUMENT IS A SUPERIOR TRANSFER TAX LIEN SUBJECT TO THE RIGHT OF REDEMPTION UNDER CERTAIN CONDITIONS. THE FORECLOSURE IS SCHEDULED TO OCCUR ON NOVEMBER 1, 2016.

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

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

LT 14 BLK 36 TAFT, 0.155 ACRES; and more fully described as Lot Fourteen (14), Block Thirty-Six (36), 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; more commonly known as 605 Porter Street, Taft, Texas 78390.

2. *Instrument to be Foreclosed.* The instruments to be foreclosed are the Property Tax Lien Deed of Trust (Deed of Trust) recorded in Document No. 605240 of the real property records of San Patricio County, Texas and the Transferred Tax Lien recorded in Document Nos. 607088 and 616808 of the 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: November 1, 2016.

Time: The sale will begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale will be completed by no later than 4:00 p.m.

Place: First floor of San Patricio courthouse, at south entrance, between glass doors in vestibule or as otherwise designated by County Commissioner.

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

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

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

the nature and extent of such matters, if any.

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

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

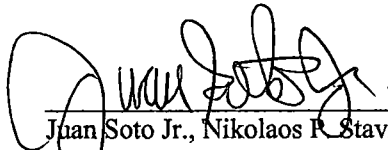
5. *Type of Sale.* The sale is an expedited foreclosure sale of a Transferred Tax Lien created pursuant to Sections 32.06 and 32.065, Texas Tax Code, Section 51.002, Texas Property Code and the power of sale granted by the Deed of Trust executed by Brenda Robertson.

6. *Obligations Secured.* The Deed of Trust provides that it secures the payment of the indebtednesses and obligations therein described (collectively, the "Obligations") including but not limited to (a) the Note in the original principal amount of \$5,692.83, modified in the principal amount of \$7,568.91, executed by Brenda Robertson, and payable to the order of Casey Lending, LLC; (b) all renewals and extensions of the Note; and (c) any and all present and future indebtednesses of Brenda Robertson to Casey Lending, LLC. Casey Lending, LLC is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

Questions concerning the sale may be directed to Nikolaos P. Stavros, Lindsey Kelly, or Wendy Storey at 3624 N. Hills Drive, Suite B-100, Austin, Texas 78731.

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

Dated: August 12th, 2016



Juan Soto Jr., Nikolaos P. Stavros,
Lindsey Kelly, Wendy Storey, or Calli Rawls
3624 North Hills Dr., Suite B-100
Austin, TX 78731
Telephone: (512) 346-6011
Fax: (512) 346-6005

AFTER POSTING RETURN TO:
Stavros & Kelly, PLLC
3624 North Hills Dr., Suite B-100
Austin, TX 78731
Tel: (512) 346-6011
Fax: (512) 346-6005

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

Jim Rector, Denise Rector, W.D. Larew, Vicki
Hammonds, Leslye Evans, Jo Woolsey, Arnold Mendoza
c/o Malcolm Cisneros/Trustee Corps
17100 Gillette Avenue
Irvine, CA 92614
(949) 252-8300

RECEIVED

AUG - 4 2016

11:09 AM
GRACIE ALANIZ-GONZALES
COUNTY CLERK

TS No TX06000039-16-1

APN 59486

TO No 160110414

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on September 1, 2012, DAVID LEE VITEK AND YUKARI VITEK, HUSBAND AND WIFE as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of NETWORK NATIONAL TITLE, INC. as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as nominee for AMERIGROUP MORTGAGE CORPORATION A DIVISION OF MORTGAGE INVESTORS CORPORATION, its successors and assigns, as original Beneficiary, which Deed of Trust secures the payment of that certain Promissory Note of even date therewith in the original amount of \$206,060.00, payable to the order of FREEDOM MORTGAGE CORPORATION as current Beneficiary, which Deed of Trust recorded on September 13, 2012 as Document No. 621160 in San Patricio County, Texas. Deed of Trust covers all of the real property described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit: **SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

APN 59486

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 FREEDOM MORTGAGE CORPORATION, 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.

NOW THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, November 1, 2016 at 11:00 AM**, no later than three (3) hours after such time, being the first Tuesday of such month, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place in San Patricio County, Texas, 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** located at 400 West Sinton Street Sinton, Texas 78387.




4586597

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

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. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition. Conveyance of the Property shall be made without any representations or warranties whatsoever, expressed or implied. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters and are advised to conduct an independent investigation of the nature and physical condition 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 expressed or implied warranties, except as to the warranted.

WITNESS, my hand this 4 day of Aug, 2016


By Jim Rector, Denise Rector, W.D. Larew, Vicki Hammonds, Leslye Evans, Jo Woolsey, Arnold Mendoza
Substitute Trustee(s)

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.

FOR REINSTATEMENT / PAY OFF REQUESTS CONTACT: (849) 252-8300
THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

To the extent your original obligation was discharged, or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party retains rights under its security instrument, including the right to foreclose its lien.

TS No TX06000039-16-1

APN 59486

TO No 160110414

EXHIBIT "A"

LOT TWENTY-TWO (22), BLOCK SIX (6), EAST CLIFF NUMBER TWO, AN ADDITION TO THE CITY OF PORTLAND, SAN PATRICIO COUNTY, TEXAS, ACCORDING TO MAP OR PLAT RECORDED IN VOLUME 4, PAGE 85 OF THE MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS