



Refugio County

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County Clerk
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INSTRUMENT # : 201600009

Accepted for filing in Refugio County, TX

10/27/2016 09:59:50 AM

By Krista Wiginton

OFFICIAL RECORDING COVER PAGE

Page 1 of 6

Document Type: REAL ESTATE NOTICE	Transaction #: 65857 ~ 1 Doc(s)
Transaction Reference:	Document Page Count: 5
Document Reference:	Operator Id: KRISTA
Grantor: JIM RECTOR ET AL	
Grantee: DANIEL GARCIA ESQUIVEL ET UX	

RETURN TO:
COASTAL BEND TRUSTEE SERVICE
1825 EMMAUS DR
CORPUS CHRISTI, TX 78418

SUBMITTED BY:
COASTAL BEND TRUSTEE SERVICE
1825 EMMAUS DR
CORPUS CHRISTI, TX 78418

FEES / TAXES:
Posting RE Notice \$8.00
Total: \$8.00

INSTRUMENT # : 201600009
RECORDED DATE: 10/27/2016 09:59:50 AM

I hereby CERTIFY that this document is recorded in
the Refugio County Clerk's office in Refugio, TX.

Ida Ramirez

Ida Ramirez
County Clerk

PLEASE DO NOT DETACH
THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

NOTE: If document data differs from cover sheet, document data always controls.

*COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT AFTER RECORDING FOR ADDITIONAL INFORMATION.

RECORDING REQUESTED BY:

Accepted for Filing in
Refugio County, TX
OCT 27, 2016 09:59 AM
by Krista Wigington

WHEN RECORDED MAIL TO:

Jim Rector, Denise Rector, Jo Woolsey, W.D. Larew,
Leslye Evans, Arnold Mendoza, Frederick Britton, Jack
Burns II, Patricia Sanders, Sheila Blake, Pamela
Thomas, Kristopher Holub, Patrick Zwiers, Aarti Patel,
Jason Spence, John Sisk
c/o Malcolm Cisneros/Trustee Corps
17100 Gillette Avenue
Irvine, CA 92614
(949) 252-8300

TS No TX07000195-16-1

APN 0028000130000000000000

TO No 160248744-TX-RWI

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

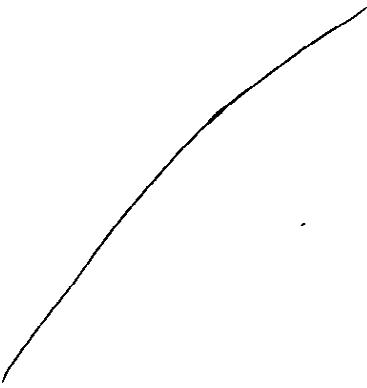
WHEREAS, on April 17, 2012, DANIEL GARCIA ESQUIVEL AND MARIA M. ESQUIVEL, HUSBAND AND WIFE as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of CHRIS A. PEIRSON as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as nominee for AMERICAN HOME FREE MORTGAGE, LLC, its 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 \$54,580.00, payable to the order of First Guaranty Mortgage Corporation as current Beneficiary, which Deed of Trust recorded on April 25, 2012 as Document No. 2012-00032420 in Book 259, on Page 684 in Refugio 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 0028000130000000000000

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, Jo Woolsey, W.D. Larew, Leslye Evans, Arnold Mendoza, Frederick Britton, Jack Burns II, Patricia Sanders, Sheila Blake, Pamela Thomas, Kristopher Holub, Patrick Zwiers, Aarti Patel, Jason Spence, John Sisk 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 First Guaranty 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, January 3, 2017 at 01:00 PM**, 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 Refugio 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: **THE FRONT PORCH ON THE EASTERY SIDE OF THE REFUGIO COUNTY COURTHOUSE FACING COMMERCE STREET,**



4596720

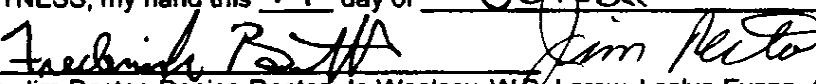
Refugio County Courthouse, 808 Commerce Street, Refugio, TX 78377.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of and First Guaranty 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 First Guaranty 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 19 day of October, 2016.


By: 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, Jason Spence, John Sisk
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: (949) 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 TX07000195-16-1

APN 00280001300000000000

TO No 160248744-TX-RWI

EXHIBIT "A"

LOTS ELEVEN (11) AND TWELVE (12), BLOCK D OF THE N. BERGVALL ADDITION TO THE TOWN OF WOODSBORO, REFUGIO COUNTY, TEXAS, AS SHOWN ON THE PLAT OF SAID ADDITION RECORDED IN VOLUME 1, PAGE 26 OF THE MAP AND PLAT RECORDS OF REFUGIO COUNTY, TEXAS.