

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: April 02, 2019

Time: The sale will begin at 10:00AM or not later than three hours after that time

Place: THE SOUTH MAIN ENTRANCE WITHIN TWELVE FEET OF THE DOOR OF THE BLANCO COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS 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 February 17, 2017 and recorded in Document CLERK'S FILE NO. 172564 real property records of BLANCO County, Texas, with JEFFREY L HORTON AND MELODY HORTON, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC, ("MERS"), AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by JEFFREY L HORTON AND MELODY HORTON, securing the payment of the indebtedness in the original principal amount of \$211,500.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. CMG MORTGAGE, 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. CENLAR FSB, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CENLAR FSB
425 PHILLIPS BLVD
EWING, NJ 08618

Stephen Rawlings
THOMAS ROSSINGTON, MARTHA ROSSINGTON, JILL NICHOLS, MEGHAN LAMONTE, KEVIN KEY, JAY JACOBS, RAYMOND PEREZ, GARRETT SANDERS, JACK BURNS II, MARYNA DANIELIAN, STACEY BENNETT, AMY ORTIZ, DYLAN RUIZ OR STEPHEN RAWLINGS, SHELLY HENDERSON, SANDY MEHAN OR JOHN MCCARTHY
Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Stephen Rawlings Certificate of Posting

My name is Stephen Rawlings and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001 I declare under penalty of perjury that on 2-14-2019 I filed at the office of the BLANCO County Clerk and caused to be posted at the BLANCO County courthouse this notice of sale.

Stephen Rawlings
Declarant's Name: Stephen Rawlings
Date: 2-14-2019

Filed this 14 day of Feb 20 19
12:44 PM

Laura Walla
County Clerk, Blanco County, Texas
By Shelly K. Maly Deputy



NOS00000008132623

EXHIBIT "A"

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BLANCO COUNTY, TEXAS, KNOWN AND DESIGNATED AS LOT 67 AND 68, STALLION ESTATES, UNIT 3, A SUBDIVISION ACCORDING TO MAP OR PLAT RECORDED IN VOLUME I, PAGE 261-264, OF THE MAP AND PLAT RECORDS OF BLANCO COUNTY, TEXAS.



NOS00000008132623

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 SITUATED IN BLANCO COUNTY, TEXAS AND BEING KNOWN AND DESIGNATED AS LOT 37, FALL CREEK RANCH, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 32, MAP AND PLAT RECORDED, BLANCO COUNTY, TEXAS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 03/22/2016 and recorded in Document 160841 real property records of Blanco County, Texas.

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

Date: **04/02/2019**

Time: **10:00 AM**

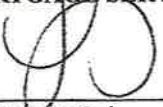
Place: Blanco County Courthouse, Texas at the following location: SOUTH (MAIN) ENTRANCE OF THE COURTHOUSE IN AN AREA NOT TO EXCEED 12 FEET FROM THE FRONT DOOR OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

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 ROLAND HEATH GRANT AND KATHRYN ELIZABETH GRANT, provides that it secures the payment of the indebtedness in the original principal amount of \$217,075.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Branch Banking and Trust Company is the current mortgagee of the note and deed of trust and BRANCH BANKING AND TRUST COMPANY is mortgage servicer. A servicing agreement between the mortgagee, whose address is Branch Banking and Trust Company c/o BRANCH BANKING AND TRUST COMPANY, P. O. BOX 2467, GREENVILLE, SC 29602 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. Substitute Trustee(s) Appointed to Conduct Sale. In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint THOMAS ROSSINGTON, MARTHA ROSSINGTON, JILL NICHOLS, MEGHAN LAMONTE, KEVIN KEY, JAY JACOBS, RAYMOND PEREZ, GARRETT SANDERS, JACK BURNS II, MARYNA DANIELIAN, STACEY BENNETT, AMY ORTIZ OR DYLAN RUIZ, 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
Chelsea Schneider, Attorney at Law
Ester Gonzales, Attorney at Law
Parkway Office Center, Suite 900
14160 North Dallas Parkway
Dallas, TX 75254



THOMAS ROSSINGTON, MARTHA ROSSINGTON, JILL NICHOLS, MEGHAN LAMONTE, KEVIN KEY, JAY JACOBS, RAYMOND PEREZ, GARRETT SANDERS, JACK BURNS II, MARYNA DANIELIAN, STACEY BENNETT, AMY ORTIZ OR DYLAN RUIZ
c/o AVT Title Services, LLC
1101 Ridge Rd. Suite 222
Rockwall, TX 75087

I am Martha Rossington whose address is c/o AVT Title Services, LLC, 1101 Ridge Rd., Suite 222, Rockwall, TX 75087. I declare under penalty of perjury that on 2-21-19 I filed this Notice of Foreclosure Sale at the office of the Blanco County Clerk and caused it to be posted at the location directed by the Blanco County Commissioners Court.

Filed this 21 day of Feb 20 19
1:28 P.M.

Laura Walla
County Clerk, Blanco County, Texas
By Sheri K. Maly Deputy



7 day of Mar 2019 M

COPY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date:
Note:

March 4, 2019

Laura Walla
County Clerk, Blanco County, Texas
By Shelik K. Mally Deputy

Date: April 21, 2012
Maker: Thomas P. Love and wife Sandra E. Love
Payee: Rockin J Ranch, Ltd., a Texas Limited Partnership
Original Principal Amount: \$26,010.00

Deed of Trust:

Date: April 21, 2012
Grantor: Thomas P. Love and wife Sandra E. Love
Beneficiary: Rockin J Ranch, Ltd., a Texas Limited Partnership
Trustee: Jason Merz
Substitute Trustee: Michele Barnes
Recorded under: Document #123146, of the Official Public Records of Real Property of Blanco County, Texas.

Property:

All that certain tract or parcel of land lying and being situated in Blanco County, Texas, being known and designated as Lot 756, Rockin J Ranch, Phase 3, according to map or plat recorded in Volume 1, Page(s) 378-390, Blanco County, Texas, Map and Plat Records.

Date and Place of Sale of Property:

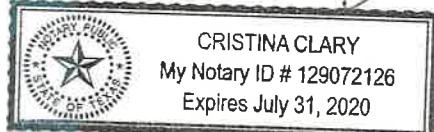
April 2, 2019, same being the first Tuesday in said month, at a time no earlier than 10:00 a.m. and not later than four (4) hours after such time, I, Michele Barnes, Substitute Trustee, will accordingly, after having complied with the terms of sale set forth in the Deed of Trust and the Laws of the State of Texas, sell the Mortgaged Property at public auction to the highest bidder or bidders for cash at the south entrance of the Blanco County Courthouse as designated by the Commissioner's Court of Blanco County, Texas. Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust which secures the Note. Because of such default, Beneficiary, the holder of the Note, has requested Substitute Trustee to sell the Property. 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, Michele Barnes, Substitute Trustee, will sell the Property by public sale to the highest bidder for cash or certified funds in accordance with the Deed of Trust, and the proceeds of such sale will be applied to the balance owing on the Note and other indebtedness secured by the Deed of Trust.


Michele Barnes
Substitute Trustee

THE STATE OF TEXAS)
)
COUNTY OF COMAL)

This instrument was acknowledged before me on the 4th day of March, 2019 by Michele Barnes, Substitute Trustee.


Notary Public, State of Texas
Notary's printed name &
Commission expiration date:



File this 1 day of Mar 2019
10:02 AM

COPY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date:
Note:

March 4, 2019

Laura Walla
County Clerk, Blanco County, Texas
By Shelle R. Mallery Deputy

Date: July 24, 2010
Maker: Mohan Penta and wife Latha Koochana
Payee: Rockin J Ranch, Ltd., a Texas Limited Partnership
Original Principal Amount: \$32,310.00

Deed of Trust:

Date: July 24, 2010
Grantor: Mohan Penta and wife Latha Koochana
Beneficiary: Rockin J Ranch, Ltd., a Texas Limited Partnership
Trustee: Jason Merz
Substitute Trustee: Michele Barnes
Recorded under: Document #103253, of the Official Public Records of Real Property of Blanco County, Texas.

Property:

All that certain tract or parcel of land lying and being situated in Blanco County, Texas, being known and designated as Lot 564, Rockin J Ranch, Phase 2, according to map or plat recorded in Volume 1, Page(s) 342-352, Blanco County, Texas, Map and Plat Records.

Date and Place of Sale of Property:

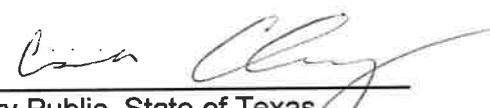
April 2, 2019, same being the first Tuesday in said month, at a time no earlier than 10:00 a.m. and not later than four (4) hours after such time, I, Michele Barnes, Substitute Trustee, will accordingly, after having complied with the terms of sale set forth in the Deed of Trust and the Laws of the State of Texas, sell the Mortgaged Property at public auction to the highest bidder or bidders for cash at the south entrance of the Blanco County Courthouse as designated by the Commissioner's Court of Blanco County, Texas. Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust which secures the Note. Because of such default, Beneficiary, the holder of the Note, has requested Substitute Trustee to sell the Property. 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, Michele Barnes, Substitute Trustee, will sell the Property by public sale to the highest bidder for cash or certified funds in accordance with the Deed of Trust, and the proceeds of such sale will be applied to the balance owing on the Note and other indebtedness secured by the Deed of Trust.



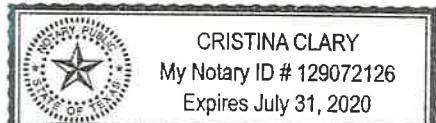
Michele Barnes
Substitute Trustee

THE STATE OF TEXAS)
)
COUNTY OF COMAL)

This instrument was acknowledged before me on the 4th day of March, 2019 by Michele Barnes, Substitute Trustee.



Notary Public, State of Texas
Notary's printed name &
Commission expiration date:



Filed this 7 day of Mar 20
10:04 A.M.

COPY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date:
Note:

March 4, 2019

Laura Walla
County Clerk, Blanco County, Texas
By Shelik K. Maly Deputy

Date: February 12, 2013
Maker: Veronica Y. Valdez, a married person not joined herein by her spouse
Payee: Rockin J Ranch, Ltd., a Texas Limited Partnership
Original Principal Amount: \$32,310.00

Deed of Trust:

Date: July 24, 2010
Grantor: Mohan Penta and wife Latha Koochana
Beneficiary: Rockin J Ranch, Ltd., a Texas Limited Partnership
Trustee: Jason Merz
Substitute Trustee: Michele Barnes
Recorded under: Document #103253, of the Official Public Records of Real Property of Blanco County, Texas.

Property:

All that certain tract or parcel of land lying and being situated in Blanco County, Texas, being known and designated as Lot 564, Rockin J Ranch, Phase 2, according to map or plat recorded in Volume 1, Page(s) 342-352, Blanco County, Texas, Map and Plat Records.

Date and Place of Sale of Property:

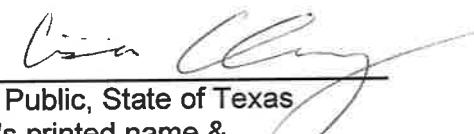
April 2, 2019, same being the first Tuesday in said month, at a time no earlier than 10:00 a.m. and not later than four (4) hours after such time, I, Michele Barnes, Substitute Trustee, will accordingly, after having complied with the terms of sale set forth in the Deed of Trust and the Laws of the State of Texas, sell the Mortgaged Property at public auction to the highest bidder or bidders for cash at the south entrance of the Blanco County Courthouse as designated by the Commissioner's Court of Blanco County, Texas. Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust which secures the Note. Because of such default, Beneficiary, the holder of the Note, has requested Substitute Trustee to sell the Property. 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, Michele Barnes, Substitute Trustee, will sell the Property by public sale to the highest bidder for cash or certified funds in accordance with the Deed of Trust, and the proceeds of such sale will be applied to the balance owing on the Note and other indebtedness secured by the Deed of Trust.



Michele Barnes
Substitute Trustee

THE STATE OF TEXAS)
)
COUNTY OF COMAL)

This instrument was acknowledged before me on the 4th day of March, 2019 by Michele Barnes, Substitute Trustee.



Notary Public, State of Texas
Notary's printed name &
Commission expiration date:

