

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
12/28/2001

Grantor(s)/Mortgagor(s):
BONITA M. MCGINTY AND HUSBAND,
MICHAEL THOMAS MCGINTY

Original Beneficiary/Mortgagee:
ALLIED MORTGAGE CAPITAL CORP.

Current Beneficiary/Mortgagee:
Wells Fargo Bank, NA

Recorded in:
Volume: 288
Page: 218
Instrument No: 020055

Property County:
CALDWELL

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

Mortgage Servicer's Address:
1 Home Campus, MAC 2301-04C,
West Des Moines, IA 50328

Legal Description: BEING LOT ONE (1), WESTRIDGE ESTATES, TOWNSHIP OF MARTINDALE, CALDWELL COUNTY, TEXAS, ACCORDING TO MAP OR PLAT OF RECORD IN PLAT CABINET A, SLIDE 146. PLAT RECORDS OF CALDWELL COUNTY, TEXAS.

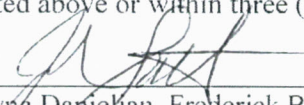
Date of Sale: 6/5/2018

Earliest Time Sale Will Begin: 1PM

Place of Sale of Property: Caldwell County Justice Center, 1703 S. Colorado, Lockhart, TX 78644 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

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

Notice Pursuant to Tex. Prop. Code § 51.002(i):
the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.


Maryna Daniellan, Frederick Britton, Jack Burns II, Kristopher Holub, Patrick Zwiers, Kristie Alvarez, Julian Perrine, Pamela Thomas, Stacey Bennett, Louise Graham, Donald Graham, Wendy Alexander, John Latham, Tobey Latham, Michael Latham, Wendy Alexander or Michael Latham or Louise Graham or Cole D. Patton or Deanna Segovia, Substitute Trustee
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075


FILED this 29th day of March 20 18
3:29 P M
CAROL HOLCOMB
COUNTY CLERK, CALDWELL COUNTY, TEXAS
By Marech Sclatya Deputy

MH File Number: TX-18-66186-POS
Loan Type: FHA

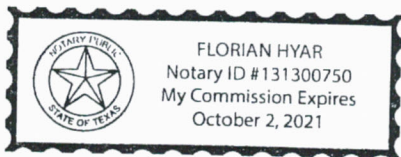
STATE OF TEXAS §
COUNTY OF Bastrop §

Before me, the undersigned Notary Public, on this day personally appeared John M Latham as Substitute Trustee, known to me or proved to me through a valid State driver's license or other official identification described as _____, to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 29 day of March, 2018.



Notary Public
Signature



Our File Number: 390.101519

Name: SUSAN PARTIDA & ATANACIO APOLINAR PARTIDA, WIFE & HUSBAND

NOTICE OF TRUSTEE'S SALE

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.

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.

WHEREAS, on April, 16 2008, SUSAN PARTIDA & ATANACIO APOLINAR PARTIDA, WIFE & HUSBAND, executed a Deed Of Trust conveying to PETER F. MAKOWIECKI as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR FIRST HORIZON HOME LOANS. A DIVISION OF FIRST TENNESSEE BANK N.A., in the payment of a debt therein described, said DEED OF TRUST being recorded under Volume 534, , Page 620 in the DEED OF TRUST OR REAL PROPERTY records of CALDWELL COUNTY, TX; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said DEED OF TRUST;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, **June 5, 2018** between ten o'clock AM and four o'clock PM and beginning not earlier than 12:00 PM or not later than three hours thereafter, the duly appointed Substitute Trustee will sell said Real Estate at the area designated by the County Commissioners Court pursuant to Section 51.002 of the Texas Property Code in CALDWELL COUNTY, TEXAS to the highest bidder for cash. The sale will be conducted in the area of the Courthouse; specifically, outside the mail entrance of the new Caldwell County Justice Center, located at 1703 S. Colorado Street, Lockhart, Caldwell County, Texas 78644 or any other area designated by the County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place , of said county, pursuant to Section §51.002 of the Texas Property Code as amended.

Said Real Estate is described as follows:

LOTS 2 AND 3, GUY COKER ADDITION, CITY OF LOCKHART, CALDWELL COUNTY, TEXAS,
ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 56, PAGE 410, OF THE DEED
RECORDS OF CALDWELL COUNTY, TEXAS

Property Address: 730 PEAR ST
LOCKHART, TX 78644
Mortgage Servicer: Carrington Mortgage Services, LLC
Noteholder: Carrington Mortgage Services, LLC
1600 South Douglass Road, Suite 200-A
Anaheim, CA 92806

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. 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.

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.

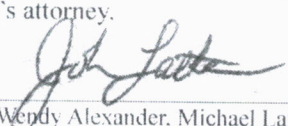
WITNESS MY HAND this day, March 29, 2018.

FILED this th 29 day of March 20 18
3:30 P M

CAROL HOLCOMB

COUNTY CLERK, CALDWELL COUNTY, TEXAS

By Manick Selarty Deputy


John Latham, Wendy Alexander, Michael Latham, Louise Graham,
Donald Graham, Chris LaFond, Frederick Britton, Jack Burns II,
Patricia Sanders, Kristopher Holub, Patrick Zwiers, Aarti Patel, Maryna
Danielian, Doug Woodard, Kristie Alvarez, Julian Perrine, Pamela
Thomas, Stacey Bennett, Chance Oliver or Max Murphy, Substitute
Trustee
c/o Angel Reyes & Associates, P.C.
5950 Berkshire Lane, Suite 410
Dallas, TX 75225 469-425-3140

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 10/09/2015
Grantor(s): BRADLEY VINCENT, A SINGLE PERSON
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR NTFN, INC., ITS SUCCESSORS AND ASSIGNS
Original Principal: \$141,391.00
Recording Information: Instrument 2015-006788
Property County: Caldwell
Property: BEING ALL OF LOT 7, BLOCK 15, SUMMERSIDE ADDITION, SECTION 2, CITY OF LOCKHART, CALDWELL COUNTY, TEXAS, ACCORDING TO THE PLAT OF RECORD IN PLAT CABINET B, SLIDE 6, OF THE PLAT RECORDS OF CALDWELL COUNTY, TEXAS.
Reported Address: 413 SUMMERSIDE AVENUE, LOCKHART, TX 78644

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: U.S. Bank National Association
Mortgage Servicer: U.S. Bank National Association
Current Beneficiary: U.S. Bank National Association
Mortgage Servicer Address: 4801 Frederica Street, Owensboro, KY 42301

SALE INFORMATION:

Date of Sale: Tuesday, the 5th day of June, 2018
Time of Sale: 12:00PM or within three hours thereafter.
Place of Sale: The Main Entrance of the new Caldwell County Judicial Center, located at 1703 S Colorado St. Lockhart, Texas 78644 in Caldwell County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Caldwell County Commissioner's Court.
Substitute Trustee(s): Maryna Danielian, Frederick Britton, Jack Burns II, Kristopher Holub, Patrick Zwiers, Kristie Alvarez, Julian Perrine, Pamela Thomas, Stacey Bennett, Louise Graham, Donald Graham, Wendy Alexander, John Latham, Tobey Latham, Michael Latham, Michael Burns, Elizabeth Hayes, Michael Hupf, Marilyn Jones, or Suzanne Suarez, 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 Maryna Danielian, Frederick Britton, Jack Burns II, Kristopher Holub, Patrick Zwiers, Kristie Alvarez, Julian Perrine, Pamela Thomas, Stacey Bennett, Louise Graham, Donald Graham, Wendy Alexander, John Latham, Tobey Latham, Michael Latham, Michael Burns, Elizabeth Hayes, Michael Hupf, Marilyn Jones, or Suzanne Suarez, 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. Maryna Danielian, Frederick Britton, Jack Burns II, Kristopher Holub, Patrick Zwiers, Kristie Alvarez, Julian Perrine, Pamela Thomas, Stacey Bennett, Louise Graham, Donald Graham, Wendy Alexander, John Latham, Tobey Latham, Michael Latham, Michael Burns, Elizabeth Hayes, Michael Hupf, Marilyn Jones, or Suzanne Suarez, 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,

Bonial & Associates, P.C.

FILED this 29th day of March 20 18
3:31 P.M.
CAROL HOLCOMB
COUNTY CLERK, CALDWELL COUNTY, TEXAS
By Marilla Sebestye Deputy