

FILED this 13th day of Nov. 2018
11:10 A.M.
CAROL HOLCOMB
COUNTY CLERK, CALDWELL COUNTY, TEXAS
By Kathrina Reesha Deputy

1002 W PRAIRIE LEA STREET, LOCKHART, TX, 78644
10409.0090

APPOINTMENT OF SUBSTITUTE TRUSTEE AND
NOTICE OF SUBSTITUTE TRUSTEE 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 AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

**APPOINTMENT OF
SUBSTITUTE TRUSTEE:**

WHEREAS, in my capacity as the attorney for the Mortgagee and/or its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I hereby name, appoint and designate Sharlet Watts, Angela Zavala, Richard Zavala Jr., Michelle Jones, Louise Graham, Donald Graham, Randy Jennings, Chris LaFond, Maryna Danielian, Frederick Britton, Jack Burns II, Kristopher Holub, Patrick Zwiers, Kristie Alvarez, Julian Perrine, Pamela Thomas, Stacey Bennett, Wendy Alexander, John Latham, Tobey Latham, Michael Latham, Travis Gray, Chris Ferguson, or Jack O'Boyle, each as Substitute Trustee, to act under and by virtue of said Deed of Trust, including posting and filing the public notice required under Section 51.002 Texas Property Code as amended, and to proceed with a foreclosure of the Deed of Trust lien securing the payment of the Note.

**SUBSTITUTE TRUSTEE'S
ADDRESS:**

c/o JACK O'BOYLE & ASSOCIATES, Mailing Address: P.O. Box 815369, Dallas, Texas 75381;
Physical Address: 12300 Ford Road, Suite 212, Dallas, TX 75234.

**NOTICE OF SUBSTITUTE
TRUSTEE SALE:**

WHEREAS, default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on December 04, 2018 between the hours of 1pm-4pm the Substitute Trustee will sell said real property at the place hereinafter set out and pursuant to the terms herein described. The sale will begin at the earliest time stated above or within three (3) hours after that time.

LOCATION OF SALE:

The place of the sale shall be: THE MAIN ENTRANCE OF THE NEW CALDWELL COUNTY JUDICIAL CENTER, LOCATED AT 1703 S. COLORADO ST. LOCKHART, TEXAS, 78644 in CALDWELL County, Texas or as designated by the County Commissioners.

**INSTRUMENT TO BE
FORECLOSED:**

Deed of Trust or Contract Lien dated 08/22/2014 and recorded under Volume, Page or Clerk's File No. INSTRUMENT NO. 2014-003702 in the real property records of Caldwell County Texas, with SEAN THOMAS O'BRIEN, A MARRIED MAN, JOINED HERE BY CASSIE L O'BRIEN as Grantor(s) and AMERICAN SOUTHWEST MORTGAGE CORP. as Original Mortgagee.

OBLIGATIONS SECURED:

Deed of Trust or Contract Lien executed by SEAN THOMAS O'BRIEN, A MARRIED MAN, JOINED HERE BY CASSIE L O'BRIEN securing the payment of the indebtedness in the original principal amount of \$136,224.00 and obligations therein described including but not limited to the promissory note and all the modifications, renewals and extensions of the promissory note (the "Note") executed by SEAN THOMAS O'BRIEN. ORIGIN BANK is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

**MORTGAGE SERVICING
INFORMATION:**

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

c/o BSI Financial Services
314 S FRANKLIN STREET, TITUSVILLE, PA 16354

**LEGAL DESCRIPTION OF
PROPERTY TO BE SOLD:**

LOT 1, BLOCK 6, TRAMMEL'S SECOND ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 222, PAGE 167, DEED RECORDS, CALDWELL COUNTY, TEXAS (the "Property")

**REPORTED PROPERTY
ADDRESS:**

1002 W PRAIRIE LEA STREET, LOCKHART, TX 78644

TERMS OF SALE: The Substitute Trustee will sell the Property by public auction at the place and date specified herein.

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 and the priority of the lien being foreclosed.

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 Mortgagee and/or Mortgage Servicer 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 priority, nature and extent of such matters, if any.


In the event of a defect or other problem with the foreclosure process is discovered that may invalidate the sale, the consideration paid will be returned to the purchaser as the sole and absolute remedy. In the event of any claim or action brought by any person including the purchaser requiring or resulting in the invalidation of the sale and rescission of the Trustee's Deed or Substitute Trustee's Deed, purchaser's damages resulting therefrom are limited to the consideration paid to the Trustee or Substitute Trustee and the sole and absolute remedy shall be the return to purchaser of the consideration paid. The purchaser shall have no further recourse against the Trustee, Substitute Trustee, Mortgagee and/or Mortgage Servicer, or its attorney(s).

The Deed of Trust permits the Mortgagee and/or Mortgage Servicer to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee under the Deed of Trust or Substitute Trustee appointed herein need not appear at the date, time and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refilled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiling may be after the date originally scheduled for this 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.

Respectfully,

JACK O'BOYLE & ASSOCIATES



Jack O'Boyle | SBN: 15165300
jack@jackoboyle.com

Travis H. Gray | SBN: 24044965
travis@jackoboyle.com

Chris S. Ferguson | SBN: 24069714
chris@jackoboyle.com

P.O. Box 815369

Dallas, Texas 75381

P: 972.247.0653 | F: 972.247.0642

ATTORNEYS FOR MORTGAGEE AND/OR ITS MORTGAGE
SERVICER

FILED this 13th day of Nov. 2018
11:12 A.M.
CAROL HOLCOMB
COUNTY CLERK, CALDWELL COUNTY, TEXAS
By Robrena Reegma Deputy

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

Angela Zavala, Michelle Jones, Sharlet Watts
c/o Malcolm Cisneros/Trustee Corps
17100 Gillette Avenue
Irvine, CA 92614
(949) 252-8300

TS No TX08000064-18-1

APN 21135

TO No 180447379

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on February 28, 2017, CODY D REED AND VERONICA REED, HUSBAND AND WIFE as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of THOMAS E. BLACK, JR. as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as nominee for IHS 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 \$146,444.00, payable to the order of Caliber Home Loans, Inc. as current Beneficiary, which Deed of Trust recorded on March 1, 2017 as Document No. 2017-001009 in Caldwell 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 21135

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 Angela Zavala, Michelle Jones, Sharlet Watts 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 Caliber Home Loans, Inc., 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.



4674639

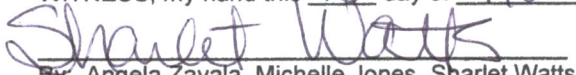
NOW THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, December 4, 2018 at 01:00 PM**, no later than three (3) hours after such time, being the first Tuesday of such month, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place in Caldwell 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 MAIN ENTRANCE OF THE NEW CALDWELL COUNTY JUDICIAL CENTER, LOCATED AT 1703 S. COLORADO ST. LOCKHART, TEXAS, 78644.**

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of and Caliber Home Loans, Inc.'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 Caliber Home Loans, Inc.'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 13 day of November, 2018


By: Angela Zavala, Michelle Jones, Sharlet Watts
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.

**SALE INFORMATION CAN BE OBTAINED ON LINE AT www.servicelinkasap.com
FOR AUTOMATED SALES INFORMATION PLEASE CALL: ServiceLinkASAP AT 800-683-2468**

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 TX08000064-18-1

APN 21135

TO No 180447379

EXHIBIT "A"

LOT 28, BLOCK 2, HUNTER'S POINTE SUBDIVISION, CITY OF LOCKHART, CALDWELL COUNTY, TEXAS, ACCORDING TO THE PLAT OF RECORD IN PLAT CABINET A, SLIDE 83, OF THE PLAT RECORDS OF CALDWELL COUNTY, TEXAS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

CALDWELL County

Deed of Trust Dated: September 20, 2003

Amount: \$91,814.00

Grantor(s): BOBBY W OSBORN and MISTY D OSBORN

Original Mortgagee: PRINCIPAL RESIDENTIAL MORTGAGE, INC.

Current Mortgagee: GSMPS MORTGAGE LOAN TRUST 2005-RP3, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-RP3, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR-IN-INTEREST TO WACHOVIA BANK NATIONAL ASSOCIATION, AS TRUSTEE

Mortgagee Servicer and Address: c/o CITIMORTGAGE, INC., 1000 Technology Drive, MS 100, O'Fallon, MO 63368

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

Recording Information: Document No. 035731

Legal Description: LOT TWO (2), BLOCK TWO (2), SUNRISE TERRACE ADDITION, AN ADDITION TO THE CITY OF LOCKHART, CALDWELL COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT CABINET A, SLIDE 86, CALDWELL COUNTY PLAT RECORDS.

Date of Sale: December 4, 2018 between the hours of 10:00 AM and 1:00 PM.

Earliest Time Sale Will Begin: 10:00 AM

Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the CALDWELL County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where 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.

MARYNA DANIELIAN OR FREDERICK BRITTON, JACK BURNS II, KRISTOPHER HOLUB, KRISTIE ALVAREZ, PAMELA THOMAS, STACEY BENNETT, DONALD GRAHAM, WENDY ALEXANDER, JOHN LATHAM, MICHAEL LATHAM, GARRETT SANDERS, AMY ORTIZ, CHARLOTTE BRYAN, CORIN JOHNSON, AARON JOHNSON, TRENT DAVIS, DEANNA RAY, ANGELA ZAVALA, MICHELLE JONES OR CHRIS LAFOND have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust.

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.

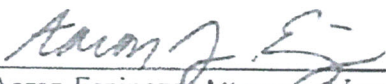
If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. **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.**

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.

FILED this 8th day of Nov 20 18
1:12 M
CAROL HOLCOMB
COUNTY CLERK, CALDWELL COUNTY, TEXAS
By Marek Schlegel Deputy

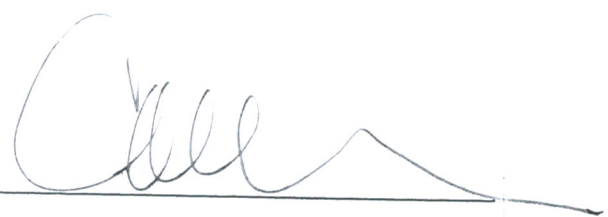

Aaron Espinoza, Attorney at Law

HUGHES, WATTERS & ASKANASE, L.L.P.

1201 Louisiana, SUITE 2800

Houston, Texas 77002

Reference: 2018-004095


MARYNA DANIELIAN OR FREDERICK BRITTON, JACK BURNS II,
KRISTOPHER HOLUB, KRISTIE ALVAREZ, PAMELA THOMAS, STACEY
BENNETT, DONALD GRAHAM, WENDY ALEXANDER, JOHN LATHAM,
MICHAEL LATHAM, GARRETT SANDERS, AMY ORTIZ, CHARLOTTE
BRYAN, CORIN JOHNSON, AARON JOHNSON, TRENT DAVIS, DEANNA
RAY, ANGELA ZAVALA, MICHELLE JONES OR CHRIS LAFOND

c/o Auction.com, LLC

1 Mauchly

Irvine, California 92618

STATE OF TEXAS

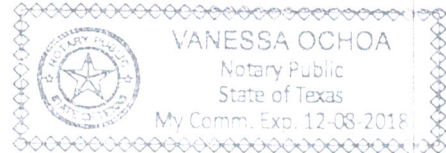
COUNTY OF CALDWELL

Before me, the undersigned authority, on this 08 day of November, personally appeared Corin Johnson, known to me to be the person(s) whose name is/are subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.



NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING RETURN TO:
Hughes, Watters & Askanase, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2018-004095



Notice of Trustee's Sale

Date: **November 8, 2018**
Trustee: **TRACY MANCINELLI**
Trustee's Address: **2211 Hancock Dr.
Austin, Texas 78756**
Lender: **CENTEX LAS ESTANCIAS, L.P., a Texas limited partnership**
Note: **SEVENTY ONE THOUSAND TWO HUNDRED THIRTEEN AND
NO/100THS DOLLARS (\$71,213.00)**

Deed of Trust

Date: **May 18, 2018**
Grantor: **JESUS ARMANDO MARTINEZ, a single person**
Lender: **CENTEX LAS ESTANCIAS, a Texas limited partnership**

Recording information: A Corrected Special Warranty Deed with Vendor's Lien dated May 18, 2018, executed by CENTEX LAS ESTANCIAS, L.P., a Texas limited partnership to JESUS ARMANDO MARTINEZ, a single person recorded under Clerk's Document No. 2018-002801 Official Records, Caldwell County, Texas and being further secured by Deed of Trust of even date therewith JESUS ARMANDO MARTINEZ, a single person to TRACY MANCINELLI, Trustee, recorded under Clerk's Document No. 2018-002802 Official Records, Caldwell County, Texas.

Property: (including any improvements), All of Lot 48, Block A, LAS ESTANCIAS SUBDIVISION, Caldwell County, Texas, according to the map recorded under Cabinet C, Slide #96, in the map Records of Caldwell County, Texas.

County: **Caldwell**
Date of Sale (first Tuesday of month): **December 4, 2018**
Time of Sale: **10:00 a.m.**
Place of Sale: **Caldwell County Justice Center, 1703 S. Colorado, Lockhart, Texas 78644 or in the area designated by the commissioner's court, pursuant to section 51.002 of Texas property code.**

TRACY MANCINELLI is Trustee under the Deed of Trust. 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, AS IS. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter. The Deed of Trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee or Substitute Trustee under the Deed of Trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refilled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or refiling may be after the date originally scheduled for this sale.


TRACY MANCINELLI, TRUSTEE

Notice of Trustee's Sale

FILED this 8th day of Nov 20 18
1:00 P M
CAROL HOLCOMB
COUNTY CLERK, CALDWELL COUNTY, TEXAS
By Heather S. Styer Deputy