

**NOTICE OF ACCELERATION AND 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.

**DEED OF TRUST INFORMATION:**

Date: **November 9, 2007**  
Grantor(s): **Juan Gonzalez and Leslie Cox**  
Original Mortgagee: **United State of America acting through the Rural Housing Service or successor agency, United States Department of Agriculture**  
Original Principal: **\$92,500.00**  
Recording Information: **Instrument No. 575052 and re-recorded under Instrument No. 617077**  
Property County: **San Patricio**  
Property: **Lot Three (3), Block Two (2), LANTANA PLACE SUBDIVISION UNIT-1, a subdivision in the Town of Ingleside, San Patricio County, Texas, according to the map or plat thereof, recorded in Volume 5, Page 20, Map Records, San Patricio County, Texas.**  
Property Address: **2643 Henrietta Place  
Ingleside, TX 78362**

**MORTGAGE SERVICING INFORMATION:**

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

Current Mortgagee: **United States Department of Agriculture, Rural Housing Service**  
Mortgage Servicer: **USDA Rural Development**  
Mortgage Servicer Address: **4300 Goodfellow Blvd  
Bldg. 105F, FC 215  
St. Louis, MO 63120**

**RECEIVED**

**JAN 13 2020**

**1:38 P.M.  
GRACIE ALANIZ-GONZALES  
COUNTY CLERK**

**SALE INFORMATION:**

Date of Sale: **February 4, 2020**  
Time of Sale: **1:00 pm or within three hours thereafter.**  
Place of Sale: **The first floor of the Courthouse at the south entrance between the glass doors in the vestibule or, if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.**  
Substitute Trustee: **Arnold Mendoza, Jo Woolsey, Bob Frisch, Sandra Mendoza, Jodi Steen, Susan Sandoval, Leslye Evans, Vicki Hammonds, Janice Stoner, Mary Goldston or Alexis Mendoza, any to act**  
Substitute Trustee Address: **5501 East LBJ Frwy, Ste. 925  
Dallas, TX 75240**

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 are declared immediately due and payable.

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Arnold Mendoza, Jo Woolsey, Bob Frisch, Sandra Mendoza, Jodi Steen, Susan Sandoval, Leslye Evans, Vicki Hammonds, Janice Stoner, Mary Goldston or Alexis Mendoza, any to act, have been appointed as Substitute Trustees and authorized by the Mortgage Servicer to enforce the power of sale granted in the Deed of Trust; 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 is hereby accelerated, and all sums secured by the Deed of Trust are declared to be immediately due and payable.
2. Arnold Mendoza, Jo Woolsey, Bob Frisch, Sandra Mendoza, Jodi Steen, Susan Sandoval, Leslye Evans, Vicki Hammonds, Janice Stoner, Mary Goldston or Alexis Mendoza, 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 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 imposed by the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for the 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 sold "AS-IS", purchaser's 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 interest 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.
5. 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, the Mortgagee's Attorney, or the duly appointed Substitute Trustee.

Padgett Law Group  
6267 Old Water Oak Road  
Suite 203  
Tallahassee, FL 33213  
(850) 422-2520



**NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE**

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RECEIVED

JAN 13 2020

1:38 PM

GRACIE ALANIZ-GONZALES  
COUNTY CLERK

**DEED OF TRUST INFORMATION:**

Date: January 10, 1986  
Grantor(s): Nancy Reyes and husband, John Raymond Reyes  
Original Mortgagee: United State of America, acting through the Farmers Home Administration, United States Department of Agriculture  
Original Principal: \$39,400.00  
Recording Information: Instrument Number 345379  
Property County: San Patricio  
Property: Field notes of a 0.141 acre tract of land out of the Maldonados` Addition to the City of Sinton;

Said 0.141 acre tract is located between Lots 11 and 12 as shown on Replat of Portions of Maldonados` Addition and Second Yoakum and Nicholas Addition to the City of Sinton as recorded in Volume 13, Page 43 of the Map Records of San Patricio County, Texas;

Said 0.141 acre tract is described by metes and bounds as follows:

Beginning at a 1/2" iron rod found at the northeast corner of Lot 12 of said Replat of Portions of Maldonados` Addition and Second Yoakum and Nichols Addition to the City of Sinton, for the northwest corner of this tract;

Thence South along the east line of said Lot 12, a distance of 125.21 feet to a 1 1/4" iron pipe found at the southeast corner of said Lot 12 for the southwest corner of this tract;

Thence N 88 degrees 29` 44" E along the south line of this tract, a distance of 49.52 feet to a 1/2" iron rod found at the southwest corner of Lot 11 of said Replat for the southeast corner of this tract;

Thence North along the west line of said Lot 11, a distance of 120.50 feet to a 1/2" Iron rod found in the south line of Maldonado Drive in a curve to the left for the northeast corner of this tract;

Thence in a northwesterly direction with said curve to the left, whose radius is 34.52 feet, a distance of 15.86 feet to a 1/2" iron rod found at the Point of Tangency of said curve for a corner of the tract;

**Thence S 89 degrees 46`, W along the South Line of Maldonado Street, a distance of 34.15 feet to the place of beginning, containing 0.141 acres, more or less.**

**Formerly know as Lot Eight (8), Block Two(2), Maldonado Addition to the City of Sinton in San Patricio County, Texas.**

**Property Address: 608 Maldonado Street  
Sinton, TX 78387**

**MORTGAGE SERVICING INFORMATION:**

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

**Current Mortgagee: United States Department of Agriculture, Rural Housing Service  
Mortgage Servicer: USDA Rural Development  
Mortgage Servicer 4300 Goodfellow Blvd  
Address: Bldg. 105F, FC 215  
St. Louis, MO 63120**

**SALE INFORMATION:**

**Date of Sale: February 4, 2020  
Time of Sale: 1:00 pm or within three hours thereafter.  
Place of Sale: The first floor of the Courthouse at the south entrance between the glass doors in the vestibule or, if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.  
Substitute Trustee: Arnold Mendoza, Jo Woolsey, Bob Frisch, Sandra Mendoza, Jodi Steen, Susan Sandoval, Leslye Evans, Vicki Hammonds, Janice Stoner, Mary Goldston or Alexis Mendoza, any to act  
Substitute Trustee Address: 5501 East LBJ Frwy, Ste. 925  
Trustee Address: Dallas, TX 75240**

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 are declared immediately due and payable.

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Arnold Mendoza, Jo Woolsey, Bob Frisch, Sandra Mendoza, Jodi Steen, Susan Sandoval, Leslye Evans, Vicki Hammonds, Janice Stoner, Mary Goldston or Alexis Mendoza, any to act, have been appointed as Substitute Trustees and authorized by the Mortgage Servicer to enforce the power of sale granted in the Deed of Trust; 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 is hereby accelerated, and all sums secured by the Deed of Trust are declared to be immediately due and payable.
2. Arnold Mendoza, Jo Woolsey, Bob Frisch, Sandra Mendoza, Jodi Steen, Susan Sandoval, Leslye Evans, Vicki Hammonds, Janice Stoner, Mary Goldston or Alexis Mendoza, 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 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 imposed by the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for the 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 sold "AS-IS", purchaser's 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 interest 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.
5. 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, the Mortgagee's Attorney, or the duly appointed Substitute Trustee.

Padgett Law Group  
6267 Old Water Oak Road  
Suite 203  
Tallahassee, FL 33213  
(850) 422-2520

A handwritten signature in black ink, appearing to be a stylized name with a large initial 'P' and a long, sweeping flourish extending to the right.



# Notice of Trustee's Sale

Date: **January 8, 2020**  
Trustee: **Lee J. Schmitt**  
Mortgagee: **Ocean Lots, LLC, a Texas Limited Liability Company**  
Note: **December 10, 2014, Principal Amount \$ 18,400.00**

RECEIVED

JAN 10 2020

10:46 AM  
GRACIE ALANIZ-GONZALEZ  
COUNTY CLERK

## Deed of Trust

Date: **December 10, 2014**  
Grantor: **Virginia Morales**  
Mortgagee: **Ocean Lots, LLC, a Texas Limited Liability Company**

Recording information: Deed of Trust and Promissory Note

Property: Acct. No. 1954-0005-0022-000, 1.05074 acres, more or less, being Lot 22 of the W. J. Ranch Annex, an unrecorded subdivision situated in a 31.333 acre tract located in the Malcom McAuley League, Abstract 13 and the Patrick Fitzsimmons Survey, Abstract 5; said 31.333 acres being more particularly described by metes and bounds in Volume 620, Page 885, Deed Records of San Patricio County, Texas, with said Lot 22, shown on the unrecorded Plat of the W. J. Ranch Annex as Exhibit A.

(Address: 1.5074 Acres C.R. 1412 Sinton, San Patricio County, Texas 78387)

County: **San Patricio County**  
Trustee's/Substitute Trustee's Name: **Lee J. Schmitt**  
Trustee's/Substitute Trustee's Address: **P.O. Box 865, Lancaster, Texas 75146**  
Date of Sale (first Tuesday of month): **February 4<sup>th</sup>, 2020**  
Time of Sale: **10:00 am**  
Place of Sale: **San Patricio County Courthouse**

**Lee J. Schmitt** is Trustee under the Deed of Trust/ Ocean Lots, LLC, a Texas Limited Liability Company has appointed **Lee J. Schmitt** as Trustee under the Deed of Trust. Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the **February 4<sup>th</sup>, 2020**, Trustee will offer the Property for sale at public auction at the **San Patricio County Courthouse, Sinton, Texas**, 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 **10:00 AM**, and sale will be conducted no later than three hours thereafter.

  
Lee J. Schmitt, Trustee

1-8-2020

RECEIVED

JAN - 9 2020

6:45 PM  
GRACIE ALANZ-GONZALES  
COUNTY CLERK

0000008533333

1100 NARANJO STREET  
SINTON, TX 78387

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: February 04, 2020

Time: The sale will begin at 1:00 PM 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 July 24, 2003 and recorded in Document CLERK'S FILE NO. 524761; AS AFFECTED BY CLERK'S FILE NO. 692613 real property records of SAN PATRICIO County, Texas, with ENRIQUE G MARTINEZ, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by ENRIQUE G MARTINEZ, securing the payment of the indebtednesses in the original principal amount of \$79,219.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO 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. WELLS FARGO BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o WELLS FARGO BANK, N.A.  
3476 STATEVIEW BLVD  
FORT MILL, SC 29715



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.

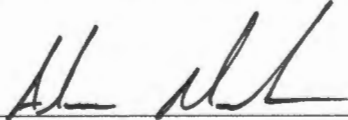
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead JO WOOLSEY, BOB FRISCH, ARNOLD MENDOZA, SANDRA MENDOZA, JODI STEEN, SUSAN SANDOVAL, LESLYE EVANS, VICKI HAMMONDS, ALEXIS MENDOZA, JANIE STONER, MARY GOLDSTON, BARBARA SANDOVAL, MARTHA BOETA, RAMON PEREZ, MEGAN YSASSI, JOHN SISK OR LANNA LAREW, WILLIAM D. LAREW whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 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 beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is Alexis Mendoza, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 01-09-20 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: Alexis Mendoza

Date: 01-09-20



1100 NARANJO STREET  
SINTON, TX 78387

0000008533333

0000008533333

SAN PATRICIO

**EXHIBIT "A"**

LOT EIGHT (8), BLOCK SEVEN (7), SECOND RANCHO CHICO ADDITION, AN ADDITION NEAR THE CITY OF SINTON, SAN PATRICIO COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 4, PAGE 17, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.

RECEIVED

DEC 30 2019

2:19 P.M.

GRACIE ALANIZ-GONZALES  
COUNTY CLERK

**NOTICE OF CANCELLING TRUSTEE'S SALE**

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

The Trustee's sale previously scheduled on January 7, 2020, at 1:00 P.M. is hereby *cancelled.*

Place: At the County Courthouse in San Patricio County, Texas, on the first floor of the courthouse, at the South entrance facing Main Street, between the glass doors in the vestibule unless the location of the sale has been otherwise designated to the specific location by the Commission's Court of San Patricio.

**2. Terms of Sale. *Sale Cancelled.***

**3. Property to Be Sold.** The property at issue is described on the attached Exhibit A:

*[Handwritten signature of Todd M. Feldman]*

Todd M. Feldman, Substitute Trustee  
c/o Shutts & Bowen LLP  
200 South Biscayne Blvd., Suite 4100  
Miami, FL 33131

STATE OF FLORIDA                     )  
   ) ss.  
COUNTY OF MIAMI DADE            )

Sworn to and subscribed before me on December 26, 2019, by Todd M. Feldman. He is personally known to me and did take an oath.

Given under my hand this 26<sup>th</sup> day of December, 2019.

*[Handwritten signature of Beth A. Velapoldi]*  
\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires: 7/31/21

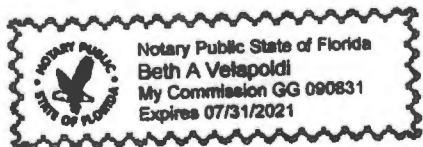


EXHIBIT A

**SURFACE ESTATE ONLY:**

**1.667 Acres of Land lying and being situated in San Patricio County, Texas, and being a portion of the southwest quarter of Section Thirty-Four (34) of the George H. Paul Subdivision of the Coleman-Fulton Pasture Company's Lands as shown by map or plat of the same of record in Volume 1, Page 27, Map Records of San Patricio County, Texas and described as follows, to wit:**

**BEGINNING at a point, said point being the Southwest corner of the Southwest Quarter of Section 34; George H. Paul Subdivision of the Coleman-Fulton Pasture Company's Lands, San Patricio County, Texas;**

**THENCE, S 89° 52' 03" E, 330.00 feet to a point for the Point of Beginning and Southwest corner of a 1.667 Acre Tract;**

**THENCE, North, 660.13 feet, to a point for the Northwest corner of said 1.667 Acre Tract;**

**THENCE, S 89° 53' 17" E, 109.99 feet, to a point for the Northeast corner of said 1.667 Acre Tract;**

**THENCE, South 660.17 feet, to a point for the Southeast corner of said 1.667 Acre Tract;**

**THENCE, N 89° 52' 03" W, 109.99 feet to the Point of Beginning, containing 1.667 Acres, more or less.**

RECEIVED

DEC 30 2019

11:38 AM  
GRACIE ALANIZ-GONZALES  
COUNTY CLERK

00000008487993

607 W FULTON ST  
MATHIS, TX 78368

**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: February 04, 2020

Time: The sale will begin at 1:00 PM 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 May 19, 2009 and recorded in Document CLERK'S FILE NO. 544459 real property records of SAN PATRICIO County, Texas, with EMILIO LOPEZ AND GLORIA H LOPEZ, grantor(s) and JIM WALTER HOMES, INC., mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by EMILIO LOPEZ AND GLORIA H LOPEZ, securing the payment of the indebtednesses in the original principal amount of \$243,122.40, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. U.S. Bank, N.A., as Trustee, successor in interest to Wachovia Bank, National Association, as Trustee, for Mid-State Capital Corporation 2005-1 Trust 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. DITECH FINANCIAL LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o DITECH FINANCIAL LLC  
2100 E ELLIOT RD.  
BLDG 94  
TEMPE, AZ 85284





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 undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead JO WOOLSEY, BOB FRISCH, ARNOLD MENDOZA, SANDRA MENDOZA, JODI STEEN, SUSAN SANDOVAL, LESLYE EVANS, VICKI HAMMONDS, ALEXIS MENDOZA, JANIE STONER, MARY GOLDSTON, BARBARA SANDOVAL, MARTHA BOETA, RAMON PEREZ, MEGAN YSASSI, JOHN SISK OR LANNA LAREW, WILLIAM D. LAREW whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 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 beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is Alexis Mendoza, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 12-30-19 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: Alexis Mendoza

Date: 12-30-19

607 W FULTON ST  
MATHIS, TX 78368

0000008487993

0000008487993

SAN PATRICIO

**EXHIBIT "A"**

ALL OF LOT THREE (3) IN BLOCK NUMBER ONE (1) OF THE GELLETT ADDITION TO THE TOWN OF MATHIS, SAN PATRICIO COUNTY, TEXAS IN ACCORDANCE WITH MAP OR PLAT OF SAID ADDITION OF RECORD AMONG THE MAP AND PLAT RECORDS OF SAN PATRICIO COUNTY, TEXAS

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**DEED OF TRUST INFORMATION:**

Date: August 8, 2003

Grantor(s): DOMINGA D. DE ELIZONDO, ALSO KNOWN AS DOMINGA D. ELIZONDO, AS ATTORNEY-IN-FACT FOR DOMINGO DELEON, ALSO KNOWN AS DOMINGO J. DELEON AND WIFE, CANDALARIA DELEON, ALSO KNOWN AS CANDELARIA S. DELEON

Original Mortgagee: Rural Housing Service, United States Department of Agriculture

Original Principal: \$20,000.00

Recording Information: Instrument Number 521822

Property County: San Patricio

Property: Lot Three (3), Block One (1), HAWKINS an Addition to the Town of Mathis in San Patricio County, Texas, as shown by map or plat of same of record in Volume 3, Page 11D of the Map Records of San Patricio County, Texas.

Property Address: 510 North South Street  
Mathis, TX 78368

**RECEIVED**  
**DEC 30 2019**  
*11:36 AM*  
GRACIE ALANIZ-GONZALES  
COUNTY CLERK

**MORTGAGE SERVICING INFORMATION:**

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

Current Mortgagee: United States Department of Agriculture, Rural Housing Service  
Mortgage Servicer: USDA Rural Development  
Mortgage Servicer Address: 4300 Goodfellow Blvd  
Bldg. 105F, FC 215  
St. Louis, MO 63120

**SALE INFORMATION:**

Date of Sale: February 4, 2020  
Time of Sale: 1:00 pm or within three hours thereafter.  
Place of Sale: The first floor of the Courthouse at the south entrance between the glass doors in the vestibule or, if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.

Substitute Trustee: Arnold Mendoza, Jo Woolsey, Bob Frisch, Sandra Mendoza, Jodi Steen, Susan Sandoval, Leslye Evans, Vicki Hammonds, Janice Stoner, Mary Goldston or Alexis Mendoza, any to act

Substitute Trustee Address: 5501 East LBJ Frwy, Ste. 925  
Dallas, TX 75240

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 are declared immediately due and payable.

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Arnold Mendoza, Jo Woolsey, Bob Frisch, Sandra Mendoza, Jodi Steen, Susan Sandoval, Leslye Evans, Vicki Hammonds, Janice Stoner, Mary Goldston or Alexis Mendoza, any to act, have been appointed as Substitute Trustees and authorized by the Mortgage Servicer to enforce the power of sale granted in the Deed of Trust; 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 is hereby accelerated, and all sums secured by the Deed of Trust are declared to be immediately due and payable.
2. Arnold Mendoza, Jo Woolsey, Bob Frisch, Sandra Mendoza, Jodi Steen, Susan Sandoval, Leslye Evans, Vicki Hammonds, Janice Stoner, Mary Goldston or Alexis Mendoza, 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 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 imposed by the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for the 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 sold "AS-IS", purchaser's 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 interest 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.
5. 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, the Mortgagee's Attorney, or the duly appointed Substitute Trustee.

Padgett Law Group  
6267 Old Water Oak Road  
Suite 203  
Tallahassee, FL 33213  
(850) 422-2520





# NOTICE OF SUBSTITUTE TRUSTEE SALE

**Deed of Trust Date:**  
7/9/2003

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

**Recorded in:**  
**Volume:** N/A  
**Page:** N/A  
**Instrument No:** 520623

**Mortgage Servicer:**  
Nationstar Mortgage LLC d/b/a Mr. Cooper is  
representing the Current Beneficiary/Mortgagee under a  
servicing agreement with the Current  
Beneficiary/Mortgagee.

**Legal Description:** SEE EXHIBIT "A".

**Date of Sale:** 2/4/2020

**Earliest Time Sale Will Begin:** 1:00PM

**Place of Sale of Property:** San Patricio County Courthouse, 400 West Sinton Street, Sinton, TX 78387  
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 member of  
the armed forces of the United States. If you  
or your spouse are serving on active military duty,  
including active military duty as a member of the  
Texas National 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.**

**Grantor(s)/Mortgagor(s):**  
JANIS B. TOWNSEND, AND CHARLES E.  
TOWNSEND, WIFE AND HUSBAND  
**Current Beneficiary/Mortgagee:**  
Nationstar Mortgage LLC d/b/a Mr. Cooper

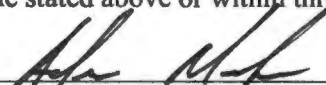
**Property County:**  
SAN PATRICIO

**Mortgage Servicer's Address:**  
8950 Cypress Waters Blvd.,  
Coppell, TX 75019

RECEIVED

DEC 30 2019

11:36 AM  
GRACIE ALANIZ-GONZALES  
COUNTY CLERK

  
\_\_\_\_\_  
Jim Rector, Denise Rector, Jo Woolsey, Bob Frisch,  
Leslye Evans, Arnold Mendoza, Sandra Mendoza,  
Marcia Chapa, Martha Boeta, Barbara Sandoval,  
Stacey Bennett, Amy Ortiz, Garrett Sanders, Kim  
Hinshaw, Benjamin Griesinger, Jodi Steen, Jamie  
Steen, Susan Sandoval, Vicki Hammonds or Alexis  
Mendoza  
or Thuy Frazier  
or Cindy Mendoza  
or Catherine Allen-Rea  
or Cole Patton, Substitute Trustee  
MCCARTHY & HOLTHUS, LLP  
1255 WEST 15TH STREET, SUITE 1060  
PLANO, TX 75075

**MH File Number:** TX-18-69977-POS  
**Loan Type:** Conventional Residential

LEGAL DESCRIPTION  
EXHIBIT "A"

Being a 4.112 acre tract of land, more or less, in the Miguel, Pedro, Juan and Nepomuceno Delgado Grant, Abstract No. 4 in San Patricio County, Texas, and being out of an 88 acre tract of land described in Volume 237, Pages 499-502 of the Deed Records of San Patricio County, Texas, and being all of a 5.00 acre tract of land conveyed to Jesse James Taylor and wife Jeanne Marie Taylor and recorded in Volume 646, Pages 464-467 of the Deed Records of San Patricio County, Texas, except that 25 foot wide strip of land for a right-of-way easement recorded in Volume 416, Pages 203-205 of the Deed Records of San Patricio County and Ratified in Volume 427, Page 48 of the Deed Records of San Patricio County, Texas, and except the 0.627 acre tract of land conveyed to Jim Walter Homes, Inc. by deed recorded in Document No. 435237 of the Real Property Records of San Patricio County, Texas: said 4.112 acre tract of land located approximately 1.5 miles North of Mathis being more particularly described by metes and bounds as follows:

Commencing: At a 1/2" iron rod found on the, West line of said right-of-way easement now called Stagecoach Lane and the South line of said 5.00 acre tract of land for The POINT OF BEGINNING; the Southeast corner of this 4.112 acre tract of land; whence the Southeast corner of said 5.00 acre tract of land bears S 69 deg. 05' E. a distance of 25.00 feet;

Thence: N 69 deg. 05' W, with a fence on the South line of said 5.00 acre tract of land, a distance of 455.00 feet to a fence corner post on the Easterly line of a 22.50 acre tract of land described in Volume 378, Pages 204-206 of the Deed Records of San Patricio County, Texas, for the Southwest corner of said 5.00 acre tract of land and the Southwest corner of this 4.112 acre tract of land;

Thence: N 20 deg. 55' E, with a fence on the Easterly line of said 22.50 acre tract of land and with the West line of said 5.00 acre tract of land, a distance of 453.75 feet to a 5/8" iron rod found for the Northwest corner of said 5.00 acre tract of land and the Northwest corner of this 4.112 acre tract of land;

Thence: S 69 deg. 05' E, with a fence on the North line of said 5.00 acre tract of land, a distance of 455.00 feet to a 5/8" iron rod found on the West line of Stagecoach Lane for the Northeast corner of this 4.112 acre tract of land;

Thence: S 20 deg. 55' W, with the West line of Stagecoach Lane. a distance of 154.68 feet to a 1/2" iron rod found for the Northeast corner of said 0.627 acre tract of land for a corner of this 4.112 acre tract of land;

Thence: N 69 deg. 05' W, with the North line of said 0.627 acre tract of land, a distance of 130.00 feet to 1/2" iron rod found for a corner of said 0.627 acre tract of land and a corner of this 4.112 acre tract of land;

Thence: S 20 deg. 55' W. with a Westerly line of said 0.627 acre tract of land, a distance of 75.00 feet to a 'A" iron rod found for an inner corner of said 0.627 acre tract of land and a corner of this 4.112 acre tract of land;

Thence: N 69 deg. 05' W, with a North line of said 0.627 acre tract of land, a distance of 40.00 feet to a 1/2" iron rod found for a corner of said 0.627 acre tract of land for a corner of this 4.112 acre tract of land;

Thence: S 24 deg. 55' W, with a Westerly line of said 0.627 acre tract of land, a distance of 97.63 feet to 1/2" iron rod found

for the Southwest corner of said 0.627 acre tract of land and a corner of this 4.112 acre tract of land;

Thence: S 66 deg. 35' W, with the Southerly line of said 0.627 acre tract of land, a distance of 176.98 feet to a 1/2" iron rod found on the West line of Stagecoach Road for the Southeast corner of said 0.627 acre tract of land and a corner of this 4.112 acre tract of land;

Thence: S 20 deg. 55' W, with the West line of Stagecoach Road. a distance of 118.96 feet to the POINT OF BEGINNING, containing 4.112 acres, more or less.



RECEIVED

DEC 19 2019

11:25 AM  
GRACIE ALANIZ-GONZALES  
COUNTY CLERK

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**SAN PATRICIO County**

**Deed of Trust Dated:** August 15, 2016

**Amount:** \$177,230.00

**Grantor(s):** JAY MAX HAWKINS and KRISTINA M. MANNING

**Original Mortgagee:** GUILD MORTGAGE COMPANY, A CALIFORNIA CORPORATION

**Current Mortgagee:** GUILD MORTGAGE COMPANY

**Mortgagee Address:** GUILD MORTGAGE COMPANY, 5898 COPLEY DR. 4TH FLOOR, SAN DIEGO, CA 92111

**Recording Information:** Document No. 659333

**Legal Description:** LOTS ONE (1), TWO (2), THREE (3) AND FOUR (4), BLOCK SIXTY (60), INGLESIDE TOWNSITE, AN ADDITION TO THE CITY 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.

**Date of Sale:** February 4, 2020 between the hours of 1:00 PM and 4:00 PM.

**Earliest Time Sale Will Begin:** 1:00 PM

**Place of Sale:** The foreclosure sale will be conducted at public venue 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 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.

JIM RECTOR OR DENISE RECTOR, JO WOOLSEY, W.D. LAREW, LESLYE EVANS, ARNOLD MENDOZA, MARTHA BOETA, JIM RECTOR, BARBARA SANDOVAL, BOB FRISCH, VICKI HAMMONDS, JANICE STONER, MARY GOLDSTON, SANDRA MENDOZA, JODI STEEN, SUSAN SANDOVAL, RAMON PEREZ, MEGAN YASSI, JOHN SISK, JANIE STONER OR ALEXIS MENDOZA 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.

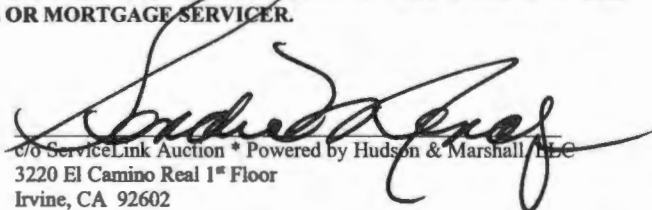
A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. Assert and protect your rights as a member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



RACHEL U. DONNELLY, ATTORNEY AT LAW

HUGHES, WATTERS & ASKANASE, L.L.P.  
1201 Louisiana, Suite 2800  
Houston, Texas 77002  
Reference: 2019-006741



c/o ServiceLink Auction \* Powered by Hudson & Marshall, LLC  
3220 El Camino Real 1<sup>st</sup> Floor  
Irvine, CA 92602



RECEIVED

DEC 19 2019

11:27 AM  
GRACIE ALANIZ-GONZALES  
COUNTY CLERK

1916 ELIZABETH STREET  
INGLESIDE, TX 78362

00000008748881

**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: February 04, 2020

Time: The sale will begin at 1:00 PM 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 29, 2008 and recorded in Document CLERK'S FILE NO. 586960; AS AFFECTED BY LOAN MODIFICATION AGREEMENT IN CLERK'S FILE NO. 660029 AND CLERK'S FILE NO. 683340 real property records of SAN PATRICIO County, Texas, with VICTOR A. HERNANDEZ AND MARIBEL G. HERNANDEZ, 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 VICTOR A. HERNANDEZ AND MARIBEL G. HERNANDEZ, securing the payment of the indebtednesses in the original principal amount of \$141,428.00, 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



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 undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead JO WOOLSEY, BOB FRISCH, ARNOLD MENDOZA, SANDRA MENDOZA, JODI STEEN, SUSAN SANDOVAL, LESLYE EVANS, VICKI HAMMONDS, ALEXIS MENDOZA, JANIE STONER, MARY GOLDSTON, BARBARA SANDOVAL, MARTHA BOETA, RAMON PEREZ, MEGAN YSASSI, JOHN SISK OR LANNA LAREW, WILLIAM D. LAREW whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 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 beneficiary therein.



Israel Saucedo

**Certificate of Posting**

My name is Alexis Mendoza, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 12-19-19 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: Alexis Mendoza

Date: 12-19-19

1916 ELIZABETH STREET  
INGLESIDE, TX 78362

0000008748881

0000008748881

SAN PATRICIO

**EXHIBIT "A"**

LOT EIGHT (8) AND NINE (9), BLOCK FIVE (5) FRANK PHELPS GARDEN TRACTS, A SUBDIVISION IN SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY MAP OR PLAT OF SAME OF RECORD IN VOLUME 4, PAGE 30 OF THE MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.

**NOTICE OF ACCELERATION AND 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.

**DEED OF TRUST INFORMATION:**

**Date:** 06/13/1995  
**Grantor(s):** CYNTHIA ANN BILLMAN  
**Original Mortgagee:** HARBOR FINANCIAL MORTGAGE CORPORATION  
**Original Principal:** \$44,990.00  
**Recording Information:** Instrument 432736  
**Property County:** San Patricio  
**Property:** (See Attached Exhibit "A")  
**Reported Address:** 2380 MESQUITE CIRCLE, INGLESIDE, TX 78362

RECEIVED

DEC - 5 2019

1:02 p.m.  
GRACIE ALANIZ-GONZALES  
COUNTY CLERK

**MORTGAGE SERVICING INFORMATION:**

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

**Current Mortgagee:** JPMorgan Chase Bank, National Association  
**Mortgage Servicer:** JPMorgan Chase Bank, N.A.  
**Current Beneficiary:** JPMorgan Chase Bank, National Association  
**Mortgage Servicer Address:** PO Box 1015238, Columbus, OH 43219

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 4th day of February, 2020  
**Time of Sale:** 1:00PM 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.

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 or Denise Rector or W.D. Larew or Vicki Hammonds or Leslye Evans or Jo Woolsey or Arnold Mendoza, Michael Burns, Bradley Conway, Tori 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. Jim Rector or Denise Rector or W.D. Larew or Vicki Hammonds or Leslye Evans or Jo Woolsey or Arnold Mendoza, Michael Burns, Bradley Conway, Tori 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.

**Substitute Trustee(s):** Jim Rector or Denise Rector or W.D. Larew or Vicki Hammonds or Leslye Evans or Jo Woolsey or Arnold Mendoza, Michael Burns, Bradley Conway, Tori Jones, or Suzanne Suarez, any to act.

**Substitute Trustee Address:** 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

Document Prepared by:  
Bonial & Associates, P.C.  
14841 Dallas Parkway, Suite 425, Dallas, TX 75254  
AS ATTORNEY FOR THE HEREIN  
IDENTIFIED MORTGAGEE AND/OR  
MORTGAGE SERVICER

Certificate of Posting



I am **Alexis Mendoza** whose address is 14841 Dallas Parkway, Suite 425, Dallas, TX 75254. I declare under penalty of perjury that on 12-5-19 I filed and / or recorded this Notice of Foreclosure Sale at the office of the San Patricio County Clerk and caused it to be posted at the location directed by the San Patricio County Commissioners Court.

By:  \_\_\_\_\_

**Exhibit "A"**

LOT NO. EIGHTEEN (18), BLOCK NO. FIVE (5), OAK TERRACE ADDITION, AN ADDITION TO THE CITY OF INGLESIDE, SAN PATRICIO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 12, PAGES 1-3 OF THE MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.

**Return to:** Bonial & Associates, P.C., 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

RECEIVED

19-402838

NOV 26 2019

12:29 PM

GRACIE ALANIZ-GONZALES  
COUNTY CLERK

Notice of Substitute Trustee's Sale

Notice Concerning Military Duty: 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. Tex. Prop. Code § 51.002(i)

Deed of Trust Date: February 4, 1994	Original Mortgagor/Grantor: PERY GALBREATH AND LYSSA GALBREATH
Original Beneficiary / Mortgagee: TEMPLE-INLAND MORTGAGE CORPORATION	Current Beneficiary / Mortgagee: DITECH FINANCIAL LLC F/K/A GREEN TREE SERVICING LLC
Recorded in: Volume: n/a Page: n/a Instrument No: 420460	Property County: SAN PATRICIO
Mortgage Servicer: DITECH FINANCIAL, LLC	Mortgage Servicer's Address: 2100 E Elliot Rd Building 94, Mail Stop T-325 Tempe, AZ 85284

\* 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.

Secures: Note in the original principal amount of \$68,392.00, executed by LYSSA GALBREATH AND PERRY GALBREATH and payable to the order of Lender.

Property Address/Mailing Address: 2014 MATAGORDA, PORTLAND, TX 78374

Legal Description of Property to be Sold: LOT EIGHTEEN 9180, BLOCK SEVEN 970, TWIN FOUNTAINS UNIT-1, AN ADDITION TO THE CITY OF PORTLAND, SAN PATRICIO COUNTY, TEXAS AS SHOWN BY THE MAP OR PLAT THEREOF RECORDED IN VOLUME 11, PAGES 26-27, MAP RECORDS, SAN PATRICIO COUNTY, TEXAS, TO WHICH MAP REFERENCE IS HERE MADE FOR ALL PERTINENT PURPOSES.

Date of Sale: February 4, 2020	Earliest time Sale will begin: 1:00 PM
--------------------------------	--

Place of sale of Property: On the first floor of the San Patricio County Courthouse at the south entrance between the glass doors in the vestibule, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

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.

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, DITECH FINANCIAL LLC F/K/A GREEN TREE SERVICING LLC, the owner and holder of the Note, has requested Arnold Mendoza, Sandra Mendoza, Alexis Mendoza, Susana Sandoval, whose address is 1320 Greenway Drive Suite 300 Irving, TX 75038 OR Arnold Mendoza, Jo Woolsey, Bob Frisch, Sandra Mendoza, Jodi Steen, Susan Sandoval, Leslye Evans, Vicki Hammonds, Janice Stoner, Mary Goldston or Alexis Mendoza whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.



**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 *DITECH FINANCIAL LLC F/K/A GREEN TREE SERVICING LLC* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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 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(a) of the Texas Property Code, Arnold Mendoza, Sandra Mendoza, Alexis Mendoza, Susana Sandoval, whose address is 1320 Greenway Drive Suite 300 Irving, TX 75038 OR Arnold Mendoza, Jo Woolsey, Bob Frisch, Sandra Mendoza, Jodi Steen, Susan Sandoval, Leslye Evans, Vicki Hammonds, Janice Stoner, Mary Goldston or Alexis Mendoza whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, 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 Arnold Mendoza, Sandra Mendoza, Alexis Mendoza, Susana Sandoval, whose address is 1320 Greenway Drive Suite 300 Irving, TX 75038 OR Arnold Mendoza, Jo Woolsey, Bob Frisch, Sandra Mendoza, Jodi Steen, Susan Sandoval, Leslye Evans, Vicki Hammonds, Janice Stoner, Mary Goldston or Alexis Mendoza whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

**Limitation of Damages:** 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 Mortgagor, the Mortgagee, or the Mortgagee's attorney.

**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.**

/s/William Attmore  
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