

RECEIVED

Loan No. 1035002

JUL 12 2016

NOTICE OF SALE  
(Substitute Trustee)

11:01 AM  
GRACIE ALANIZ-GONZALES  
COUNTY CLERK

STATE OF TEXAS

§  
§  
§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SAN PATRICIO

WHEREAS, GARY DALE TAYLOR and ANN MARIE TAYLOR (the "Mortgagor") executed and delivered to Sid Ridlehuber, Trustee for Charter Bank, a Deed of Trust dated July 23, 2014, which instrument was filed of record August 11, 2014, under Clerk's File No. 639730 of the Official Public Records of San Patricio County, Texas, covering the hereinafter described property; and

WHEREAS, Charter Bank is the present owner and holder of said note and lien.

WHEREAS, the undersigned, whose address is 615 N. Upper Broadway, Suite 1100, Corpus Christi, Texas 78401-0748, has been duly appointed as Substitute Trustee under the said Deed of Trust;

WHEREAS, default has occurred in the payment of the indebtedness secured by the above-mentioned Deed of Trust, and Charter Bank, the present Beneficiary, has instructed the undersigned Substitute Trustee to enforce the provisions of said instrument;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN THAT after the posting of this Notice in accordance with the above-mentioned Deed of Trust and the law, and after giving such other notices as required by law, the undersigned Substitute Trustee, or any successor Substitute Trustee, will sell to the highest bidder for cash, or to the Beneficiary or any other holder of said indebtedness for credit, in accordance with the terms of said Deed of Trust the hereinafter described property at the County Courthouse of San Patricio County, Texas, on Tuesday, the 2nd day of August, 2016, the same being the first Tuesday in such month, to-wit:

A 36.532 acre tract, more or less, out of Tract 8 of the John Pollan League, Abstract 23 in San Patricio County, Texas, as more fully described on Exhibit "A" attached hereto.

The earliest time at which the sale will occur will be 10:00 a.m., and the sale will be conducted not later than three hours after that time, such hours being between 10:00 a.m. and 1:00 p.m. Further, the sale will be held at the area at the Courthouse designated by the Commissioners Court of such County where sales are to take place pursuant to Section 51.002 of the Texas Property Code.

This sale shall be subject to those reservations, matters and exceptions, if any, set forth in the said Deed of Trust to the extent such are still in force and effect.

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.

EXECUTED this 12th day of July, 2016.

F-T SERVICE CORP.  
Substitute Trustee  
615 N. Upper Broadway, Suite 1100  
Corpus Christi, Texas 78401-0748

By:   
Scott E. Landreth, Vice President

EXHIBIT "A"  
LEGAL DESCRIPTION

Field notes of a 36.532 acre tract, more or less, being all of a 36.553 acre tract of land described in Release of Lien to Jimmy C. Adair, et ux recorded in Clerk's File No. 592550 of the Official Public Records of San Patricio County, Texas;

Said 36.532 acre tract is part of Tract 8 of the John Pollan League, Abstract 23, as shown on map recorded in Volume "U", Pages 14 & 15 of the Deed Records of San Patricio County, Texas, is situated in San Patricio County, Texas, approximately 2.5 miles northwest of the town of Sinton, and is described by metes and bounds as follows:

Beginning at a point in the centerline of County Road 2411 and the west line of a 101.76 acre tract of land conveyed to Tony Kunitz by Deed recorded in Volume 382, Page 294 of the Deed Records of San Patricio County, Texas; for the northeast corner of said Tract 8, the northeast corner of said 36.553 acre tract, and the northeast corner of this tract;

Thence S 01° 19' 25" E along the centerline of said County Road 2411, the west line of said 101.76 acre tract, the east line of said Tract 8, the east line of said 36.553 acre tract, and the east line of this tract, a distance of 1315.31 feet to a point at the northeast corner of a 22.78 acre tract of land out of a 73.9 acre tract of land conveyed to H. H. Webb by Deed recorded in Volume 203, Page 193 of the Deed Records of San Patricio County, Texas; for the southeast corner of said 36.553 acre tract and the southeast corner of this tract;

Thence S 89° 39' 05" W along the north line of said 22.78 acre tract, the south line of said 36.553 acre tract, and the south line of this tract, at 15.50 feet pass a 5/8" iron rod found for a line marker and at 1205.00 feet pass a 5/8" iron rod found for a line marker, in all a distance of 1209.52 feet to a 5/8" iron rod with surveyor's cap stamped "RPLS 1907" set at the northeast corner of a 23.09 acre tract of land conveyed to William G. Burnett by Deed recorded in Volume 367, Page 37 of the Deed Records of San Patricio County, Texas; and the southeast corner of a 37 acre tract of land conveyed to Frank E. Brandenburg, Jr., by Deed recorded in Clerk's File No. 423098 of the Real Property Records of San Patricio County, Texas; for the southwest corner of said 36.553 acre tract and the southwest corner of this tract;

Thence N 01° 19' 43" W along the east line of said 37 acre tract, the west line of said 36.553 acre tract, and the west line of this tract, a distance of 1316.32 feet to a 5/8" iron rod with surveyor's cap stamped "RPLS 1907" set in the north line of said Tract 8, at the northeast corner of said 37 acre tract, for the northwest corner of said 36.553 acre tract and the northwest corner of this tract;

Thence N 89° 41' 57" E along the north line of said Tract 8, the north line of said 36.553 acre tract, and the north line of this tract, at 1189.65 feet pass a 5/8" iron rod found in the west right-of-way line of said County Road 2411 for a line marker, in all a distance of 1209.65 feet to the point of beginning, containing 36.532 acres of land, more or less.

RECEIVED

C&S No. 44-13-5141 / FHA / No  
Freedom Mortgage Corporation

JUL 12 2016

9:57 AM

**NOTICE OF TRUSTEE'S SALE**

GRACIE ALANIZ-GONZALES  
COUNTY CLERK

**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. Sender is: Codilis & Stawiarski, PC, 650 North Sam Houston Parkway East, Suite 450, Houston, Texas 77060**

**Date of Security Instrument:** October 17, 2012

**Grantor(s):** Dori Lynne Krolczyk, an unmarried woman

**Original Trustee:** Allan B. Polunsky

**Original Mortgagee:** Mortgage Electronic Registration Systems Inc. ("MERS"), solely as nominee for WR Starkey Mortgage, L.L.P., its successors and assigns

**Recording Information:** Clerk's File No. 622209, in the Official Public Records of SAN PATRICIO County, Texas.

**Current Mortgagee:** Freedom Mortgage Corporation

**Mortgage Servicer:** Freedom Mortgage Corporation, whose address is C/O 907 Pleasant Valley Ave, Suite 3 Mt. Laurel, NJ 08054 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.

**Date of Sale:** 08/02/2016 **Earliest Time Sale Will Begin:** 11:00 AM

**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.**


**Legal Description:**

**LOT NO. FOURTEEN (14), BLOCK NO. TWO HUNDRED TWENTY-TWO (222), CITY OF ARANSAS PASS, SAN PATRICIO COUNTY, TEXAS, AS SHOWN ON MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 41, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.**

**Place of Sale of Property:** The foreclosure sale will be conducted 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 the 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.

**For Information:**

Codilis & Stawiarski, P.C.  
650 N. Sam Houston Parkway East  
Suite 450  
Houston, TX 77060  
(281) 925-5200

  
Jim Rector as Substitute Trustee, Denise Rector as Successor Substitute Trustee, Jo Woolsey as Successor Substitute Trustee, W.D. Larew as Successor Substitute Trustee, Vicki Hammonds as Successor Substitute Trustee, Martin Vacca as Successor Substitute Trustee, or Cathy Cagle as Successor Substitute Trustee  
c/o Servicelink Default Abstract Solutions  
1320 Greenway Drive, Suite 300  
Irving, TX 75038



4582867

RECEIVED

C&S No. 44-15-2961 / FHA / Yes  
JPMorgan Chase Bank, National Association

JUL 12 2016

9:54 AM  
GRACIE ALANIZ-GONZALES  
COUNTY CLERK

**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. Sender is: Codilis & Stawiarski, PC, 650 North Sam Houston Parkway East, Suite 450, Houston, Texas 77060**

**Date of Security Instrument:** May 21, 2013

**Grantor(s):** Sakhone Johnny Chanhrattana Joined herein pro forma by his wife, Brenda Lee Flores

**Original Trustee:** Allan B. Polunsky

**Original Mortgagee:** Mortgage Electronic Registration Systems, Inc. ("MERS"), solely as nominee for Houstonian Mortgage Group, Inc., dba Westin Mortgage Group, its successors and assigns

**Recording Information:** Clerk's File No. 627961, in the Official Public Records of SAN PATRICIO County, Texas.

**Current Mortgagee:** JPMorgan Chase Bank, National Association

**Mortgage Servicer:** JPMorgan Chase Bank, National Association, whose address is C/O 3415 Vision Drive Columbus, OH 43219-6009 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.

**Date of Sale:** 08/02/2016 **Earliest Time Sale Will Begin:** 11:00 AM

**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.**


**Legal Description:**

**LOT THREE (3), BLOCK ONE (1), HILLCREST SUBDIVISION, CITY OF INGLESIDE, SAN PATRICIO COUNTY, TEXAS ACCORDING TO THE AMENDING PLAT RECORDED IN ENVELOPE A-341, TUBE 28-1, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.**

**Place of Sale of Property:** The foreclosure sale will be conducted 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 the 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.

**For Information:**

Codilis & Stawiarski, P.C.  
650 N. Sam Houston Parkway East  
Suite 450  
Houston, TX 77060  
(281) 925-5200

  
Jim Rector as Substitute Trustee, Denise Rector as Successor Substitute Trustee, Jo Woolsey as Successor Substitute Trustee, W.D. Larew as Successor Substitute Trustee, Israel Curtis as Successor Substitute Trustee, John Sisk as Successor Substitute Trustee, Travis Kaddatz as Successor Substitute Trustee, Jason Spence as Successor Substitute Trustee, Frederick Britton as Successor Substitute Trustee, Patricia Sanders as Successor Substitute Trustee, Aarti Patel as Successor Substitute Trustee, Judy Post as Successor Substitute Trustee, Patrick Zwiers as Successor Substitute Trustee, Jack Burns II as Successor Substitute Trustee, Mike Hanley as Successor Substitute Trustee, Pamela Thomas as Successor Substitute Trustee, Kristopher Holub as Successor Substitute Trustee, Vicki Hammonds as Successor Substitute Trustee, Martin Vacca as Successor Substitute Trustee, or Cathy Cagle as Successor Substitute Trustee



4582923

**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.**

**RECEIVED**

JUL 11 2016  
9:24 AM  
GRACIE ALANIZ-GONZALES  
COUNTY CLERK

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

Date: August 02, 2016

Time: The sale will begin at 1:00PM 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 October 18, 2007 and recorded in Document CLERK'S FILE NO. 574457 real property records of SAN PATRICIO County, Texas, with ANTHONY J KAU, grantor(s) and WORLD SAVINGS BANK, FSB, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by ANTHONY J KAU, securing the payment of the indebtednesses in the original principal amount of \$106,000.00, 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 TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF THE IGLOO SERIES II 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. SN SERVICING CORPORATION, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o SN SERVICING CORPORATION  
51 VERONICA AVENUE  
SOMERSET, NJ 08873

  
VICKI HAMMONDS, LANNA LAREW, WILLIAM D. LAREW, OR SANDRA MENDOZA  
Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
4004 Belt Line Road, Suite 100  
Addison, Texas 75001

Certificate of Posting

My name is \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on \_\_\_\_\_ 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: \_\_\_\_\_

Date: \_\_\_\_\_

**EXHIBIT "A"**

LOT EIGHT (8), BLOCK FIVE (5), AMENDED PLAT OF BELAIRE PARK, AN ADDITION TO THE CITY OF INGLESIDE, SAN PATRICIO COUNTY, TEXAS, ACCORDING TO THE AMENDED MAP OR PLAT RECORDED IN VOLUME 11, PAGE 20, OF THE MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.

**ATTENTION SERVICE MEMBERS: ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING IN ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR 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.**

**RECEIVED**

JUL 11 2016  
9:25AM  
GRACIE ALANIZ-GONZALES  
COUNTY CLERK

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**WHEREAS, VICENTE MARIN AKA VICENTE R. MARIN AND WIFE, BETSY V. MARIN delivered that one certain Deed of Trust dated OCTOBER 10, 2011, which is recorded in INSTRUMENT NO. 612290 of the real property records of SAN PATRICIO County, Texas, conveying to the Trustee(s) therein named the real property therein described, to secure the payment of a Promissory Note in the principal amount of \$253,277.00 payable to the order of WESTSTAR MORTGAGE CORPORATION DBA WESTSTAR LOAN COMPANY, to which reference is hereby made for a description of the Promissory Note, the terms and covenants of the Deed of Trust, and the property therein conveyed; and**

**WHEREAS, default, as same is defined in the Promissory Note and/or the Deed of Trust, has occurred and the outstanding indebtedness on same is now wholly due; and**

**WHEREAS, the undersigned has been appointed Substitute Trustee in place of the original Trustee, upon the contingency and the manner authorized by the Deed of Trust; and**

**WHEREAS, WESTSTAR MORTGAGE CORPORATION, the Mortgagee, or the Mortgage Servicer, has instructed a Substitute Trustee(s) to sell real property described in the Deed of Trust in order to satisfy the indebtedness secured thereby.**

**NOTICE IS HEREBY GIVEN that on Tuesday, AUGUST 2, 2016, beginning at 1:00 PM, or not later than three (3) hours after that time, a Substitute Trustee(s) will sell, to the highest bidder submitting cashier's check, certified check or money order, the following described real property:**

**LOTS SIX (6) AND SEVEN (7), BLOCK FOUR (4), SINTON RANCH ESTATES, A SUBDIVISION OF SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT THEREOF RECORDED IN ENVELOPE A-273 AND A-274, TUBE # 19-1, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR ALL PERTINENT PURPOSES.**

**The sale will occur at that area designated by the Commissioners Court of SAN PATRICIO County, Texas, for such sales (OR AT THE FIRST FLOOR OF THE COURTHOUSE AT THE SOUTH ENTRANCE ON THE OUTSIDE OF THE BUILDING BETWEEN THE GLASS DOOR IN THE VESTIBULE).**

**NOTICE IS FURTHER GIVEN that the address of WESTSTAR MORTGAGE CORPORATION, the Mortgagee or Mortgage Servicer, is 2155 LOUISIANA BLVD. NE, STE 8000, ALBUQUERQUE, NEW MEXICO 87110. Pursuant to the Texas Property Code, the Mortgage Servicer is authorized to administer a foreclosure sale. The name and address of a substitute trustee is Michael J. Schroeder, 3610 North Josey Lane, Suite 206, Carrollton, Texas 75007. A Substitute Trustee is authorized by the Texas Property Code to set reasonable conditions for the foreclosure sale.**

**Dated: JULY 11, 2016.**

  
SUBSTITUTE TRUSTEE(S)

MICHAEL J. SCHROEDER OR VICKI HAMMONDS OR



**NOTICE OF TRUSTEE'S SALE**

**RECEIVED**

**Date:** July 7, 2016

**Trustee:** R. BRYAN STONE

**Trustee's Address:** Porter, Rogers, Dahlman & Gordon, P.C.  
800 N. Shoreline, Suite 800 S  
Corpus Christi, Texas 78401

JUL - 7 2016  
12:16 p.m.  
GRACIE ALANIZ-GONZALES  
COUNTY CLERK

**Mortgagee:** CACHE PRIVATE CAPITAL DIVERSIFIED FUND, LLC, a Nevada limited liability company

**Note:** Secured Promissory Note dated July 31, 2015 in the amount of \$2,250,000.00

**Second Position Deed of Trust**

**Date:** July 31, 2015

**Grantor:** LOU-TEX MEDICAL VENTURE, L.L.C., a Texas limited liability company

**Mortgagee:** CACHE PRIVATE CAPITAL DIVERSIFIED FUND, LLC, a Nevada limited liability company

**Recording information:** DT 649444 in the Official Public Records of San Patricio County, Texas

**Property:**

Address: 2286 HWY 361, Ingleside, Texas 78336

The NORTHWESTERLY THIRTY-THREE FEET (NW 33') OF LOT ELEVEN (11), and all of Lots TWELVE (12), THIRTEEN (13), and FOURTEEN (14), Tract ONE (1), DOWNTOWN INGLESIDE, an addition to the City of Ingleside, San Patricio County, Texas, according to the map or plat recorded in Envelope A-87, of the Map Records of San Patricio County, Texas.

SAVE AND EXCEPT therefrom the following tract of land:

The WEST SIXTY-ONE AND 33/100 FEET (61.33') of Lot FOURTEEN (14), Tract ONE (1), DOWNTOWN INGLESIDE, an addition to the City of Ingleside, San Patricio County, Texas, according to map or plat recorded in Envelope A-87, of the Map Records of San Patricio County, Texas, which was conveyed by Warranty Deed from N.O. SIMMONS & ASSOCIATES, INC., to FIRST CITY, TEXAS - CORPUS CHRISTI, dated December 30, 1990, recorded under Clerk's File No. 392440, Real Property Records, San Patricio County, Texas.

**County:** San Patricio County

**Date of Sale (first Tuesday of month):** August 2, 2016

**Time of Sale:** 1:00pm

**Place of Sale:** At the San Patricio County Courthouse in San Patricio County, Texas, on 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 San Patricio County Commissioner's Court.

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.

Mortgagee has appointed R. Bryan Stone 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 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". THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE REAL AND PERSONAL PROPERTY IN THIS DISPOSITION. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.



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**R. BRYAN STONE, Trustee**

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: JULY 1, 2016

ORIGINAL

Deed of Trust:

Date: APRIL 9, 2008

Grantor: LINDA DELEON

RECEIVED

Beneficiary: EMILIA V. SOLIS

JUL - 5 2016

Substitute Trustee: MICHAEL J. SHELLY, P.C.

12:02 PM  
GRACIE ALANIZ GONZALES  
COUNTY CLERK

Address: 5102 Holly Rd., Ste. A  
Corpus Christi, TX 78411

Recording Information: Deed of Trust recorded in Clerk's File No. 581285, Official Public Records of San Patricio County, Texas.

Property: **Lot Three (3), Block Three (3), MACAZE PARK, an addition to the City of Gregory, San Patricio County, Texas, as shown by the map or plat recorded in Volume 4, Page 37, Map Records of San Patricio County, Texas. More commonly known as 117 Lee Ave., Gregory, Texas.**

Note Secured by Deed of Trust:

Date: APRIL 9, 2008

Original Principal Amount: \$47,000.00

Holder: EMILIA V. SOLIS

Date of Sale of Property: AUGUST 2, 2016

Earliest Time Sale of Property to Begin 10:00 a.m.

Place of Sale of Property:

First Floor of the Courthouse as the South entrance between the glass doors in the vestibule or as designated by the County Commissioner's Office.

Because of default in performance of the obligations of the deed of trust, Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the deed of trust. The sale will begin at the earliest time stated above or within three hours after that time.

As of June 28, 2016, there was owed to EMILIA V. SOLIS, \$48,472.25 on the Note, being principal \$39,729.10, Interest \$2,525.90, and Attorney's Fees \$6,217.25. Interest continues to accrue at the rate of \$8.71 per day.

**THE SALE OF THE PROPERTY IS "AS IS" AND "WHERE IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE TRUSTEE, EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. NEITHER THE HOLDER/BENEFICIARY NOR THE TRUSTEE MAKE ANY REPRESENTATIONS OR WARRANTIES WITH RESPECT TO COMPLIANCE WITH LAWS, RULES, AGREEMENTS OR SPECIFICATIONS, NOR WITH RESPECT TO CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH ARE EXPRESSLY WAIVED BY GRANTEE.**

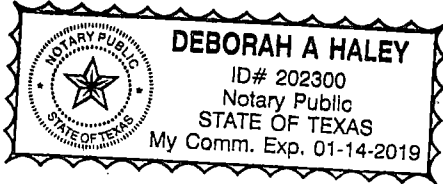
**MICHAEL J. SHELLY, P.C., Substitute  
Trustee**

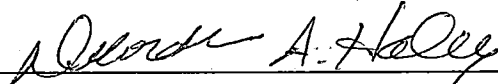
By: \_\_\_\_\_

**Michael J. Shelly, President**

STATE OF TEXAS  
COUNTY OF NUECES

This instrument was acknowledged before me on this the 1st day of July, 2016, by Michael J. Shelly, President of Michael J. Shelly, P.C., a professional corporation, on behalf of said corporation, as Substitute Trustee.



  
\_\_\_\_\_  
Notary Public, State of Texas

RECEIVED

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**SAN PATRICIO County**  
**Deed of Trust Dated:** April 3, 2007  
**Amount:** \$27,531.00  
**Grantor(s):** MELISSA A CORTEZ and ROMAN CORTEZ

JUN 30 2016  
10:51A M  
GRACIE ALANIZ-GONZALES  
COUNTY CLERK

**Original Mortgagee:** AMERICAN GENERAL FINANCIAL SERVICES, INC.  
**Current Mortgagee:** Bayview Loan Servicing, LLC, a Delaware Limited Liability Company

**Mortgagee Address:** Bayview Loan Servicing, LLC, a Delaware Limited Liability Company, 4425 Ponce de Leon Blvd., Suite 500, Coral Gables, FL 33134

**Recording Information:** Document No. 567818

**Legal Description:** BEING LOTS EIGHT (8), NINE (9), TEN (10), ELEVEN (11), TWELVE (12) AND THIRTEEN (13), ZORN ADDITION, TO THE CITY OF ARANSAS PASS, ACCORDING TO THE MAP RECORDED IN VOLUME 4, PAGE 61, MAP RECORDS, SAN PATRICIO COUNTY, TEXAS.

**Date of Sale:** August 2, 2016 between the hours of 11:00 AM and 2:00 PM.

**Earliest Time Sale Will Begin:** 11:00 AM

**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, FREDERICK BRITTON, JACK BURNS II, PATRICIA SANDERS, JUDY POST, PAMELA THOMAS, KRISTOPER HOLUB, PATRICK ZWIERS, AARTI PATEL, MIKE HANLEY, ISREAL CURTIS, LESLYE EVANS, ARNOLD MENDOZA, BOB FRISCH, VICKI HAMMONDS, SANDRA MENDOZA OR JAMIE STEEN 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 AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER**

  
\_\_\_\_\_  
SARAH ROBBINS, ATTORNEY AT LAW  
HUGHES, WATTERS & ASKANASE, L.L.P.  
1201 Louisiana, Suite 2800  
Houston, Texas 77002  
Reference: 2016-012320

  
\_\_\_\_\_  
JIM RECTOR OR DENISE RECTOR, JO WOOLSEY, W.D. LAREW, FREDERICK BRITTON, JACK BURNS II, PATRICIA SANDERS, JUDY POST, PAMELA THOMAS, KRISTOPER HOLUB, PATRICK ZWIERS, AARTI PATEL, MIKE HANLEY, ISREAL CURTIS, LESLYE EVANS, ARNOLD MENDOZA, BOB FRISCH, VICKI HAMMONDS, SANDRA MENDOZA OR JAMIE STEEN  
c/o AUCTION.COM, LLC  
1 Mauchly  
Irvine, California 92618

NOTICE OF TRUSTEE'S SALE

Date: June 28, 2016

Trustee: New Wave Properties

Lender: First Capital Properties, LTD

Deed Of Trust

Date: April 1, 2014

Grantor: Raynaldo Rosales and Adilia H. Rosales

Lender: First Capital Properties, LTD

Property: Lot Seven (7), Block One (1), Portland Place Unit 1, City of Portland, San Patricio County, Otherwise, known as 113 Grace Dr.

County: Nueces County, Texas

Date of Sale: August 9, 2016

Time of Sale: 10:00a.m. - 1:00 p.m.

Place of Sale: Nueces county Texas on the courthouse steps at back entrance

RECEIVED

JUN 29 2016

11:50 AM

GRACIE ALANIZ-GONZALES  
COUNTY CLERK

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. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

Signed this 28<sup>th</sup> day of June, 2016



Trustee

Isabella Faith Rich

New Wave Properties, Inc.

c/o First Capital Properties, LTD

P.O. Box 489

Portland, TX 78374



**Regular First Class U.S. Mail and  
Certified Return Receipt Request  
7016 0340 0000 9661 4346  
Additional copy sent via regular**

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: August 02, 2016

Time: The sale will begin at 1:00PM 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.

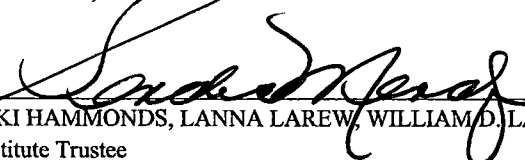
3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated August 01, 2007 and recorded in Document CLERK'S FILE NO. 571923; AS AFFECTED BY CLERK'S FILE NO. 608341 real property records of SAN PATRICIO County, Texas, with JEANNIE W OTWELL, grantor(s) and WELLS FARGO BANK, N.A., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JEANNIE W OTWELL, securing the payment of the indebtednesses in the original principal amount of \$71,500.00, 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

  
VICKI HAMMONDS, LANNA LAREW, WILLIAM D. LAREW, OR SANDRA MENDOZA  
Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
4004 Belt Line Road, Suite 100  
Addison, Texas 75001

Certificate of Posting

My name is \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on \_\_\_\_\_ 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: \_\_\_\_\_  
Date: \_\_\_\_\_

RECEIVED

JUN 27 2016  
9:16 AM  
GRACIE ALANIZ-GONZALES  
COUNTY CLERK



0000006092837

SAN PATRICIO

**EXHIBIT "A"**

LOT 4, RICHLAND MEADOWS, AN ADDITION TO THE CITY OF INGLESIDE, SAN PATRICIO COUNTY, TEXAS, ACCORDING TO MAP OR PLAT RECORDED IN ENVELOPE A-244, TUBE 24-2 OF THE MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.

A.P.N. 1513-0000-0004-000

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

**DEED OF TRUST INFORMATION:**

**Date:** 03/16/2004  
**Grantor(s):** LORENZO TORRES ARISPE AND MARIA ARISPE, HUSBAND AND WIFE  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR AMERIGROUP MORTGAGE CORPORATION, A DIVISION OF MORTGAGE INVESTORS CORPORATION, ITS SUCCESSORS AND ASSIGNS  
**Original Principal:** \$44,650.00  
**Recording Information:** Instrument 529629  
**Property County:** San Patricio  
**Property:** LOT NO. NINE (9), BLOCK NO. TWO HUNDRED SIXTY-NINE (269), CITY OF ARANSAS PASS, SAN PATRICIO COUNTY, TEXAS, ACCORDING TO MAP OR PLAT RECORDED IN VOLUME 3, PAGE 41, OF THE MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.  
**Reported Address:** 160 SOUTH 8TH STREET, ARANSAS PASS, TX 78336

**MORTGAGE SERVICING INFORMATION:**

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

**Current Mortgagee:** ResCap Liquidating Trust  
**Mortgage Servicer:** Ocwen Loan Servicing, LLC  
**Current Beneficiary:** ResCap Liquidating Trust  
**Mortgage Servicer Address:** 1661 Worthington Rd, Suite 100, West Palm Beach, FL 33409

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 2nd day of August, 2016  
**Time of Sale:** 11:00AM 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.  
**Substitute Trustee(s):** Jim Rector, Denise Rector, Jo Woolsey, W.D. Larew, Leslye Evans, Arnold Mendoza, Frederick Britton, Jack Burns II, Patricia Sanders, Shelia Blake, Pamela Thomas, Kristopher Holub, Patrick Zwiers, Aarti Patel, Mike Hanley, Isreal Curtis, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, 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 Jim Rector, Denise Rector, Jo Woolsey, W.D. Larew, Leslye Evans, Arnold Mendoza, Frederick Britton, Jack Burns II, Patricia Sanders, Shelia Blake, Pamela Thomas, Kristopher Holub, Patrick Zwiers, Aarti Patel, Mike Hanley, Isreal Curtis, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, 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, Denise Rector, Jo Woolsey, W.D. Larew, Leslye Evans, Arnold Mendoza, Frederick Britton, Jack Burns II, Patricia Sanders, Shelia Blake, Pamela Thomas, Kristopher Holub, Patrick Zwiers, Aarti Patel, Mike Hanley, Isreal Curtis, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, 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.

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

**DEED OF TRUST INFORMATION:**

**Date:** 10/08/2004  
**Grantor(s):** TOMMY L. FLOURNOY AND STEFFANIE D. NELSON, HUSBAND AND WIFE  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR THE NEW YORK MORTGAGE COMPANY, LLC. LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS  
**Original Principal:** \$106,071.00  
**Recording Information:** Instrument 537681  
**Property County:** San Patricio  
**Property:** LOTS 3 AND 4, BLOCK 128, INGLESIDE TOWNSITE, SAN PATRICIO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 5, PAGE 39, OF THE MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.  
**Reported Address:** 501 OAK RIDGE DRIVE, 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:** Wells Fargo Bank, N.A.  
**Mortgage Servicer:** Wells Fargo Bank, N.A.  
**Current Beneficiary:** Wells Fargo Bank, N.A.  
**Mortgage Servicer Address:** 3476 Stateview Boulevard, Fort Mill, SC 29715

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 2nd day of August, 2016  
**Time of Sale:** 11:00AM 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.  
**Substitute Trustee(s):** Jim Rector, Denise Rector, Jo Woolsey, W.D. Larew, Leslye Evans, Arnold Mendoza, Frederick Britton, Jack Burns II, Patricia Sanders, Shelia Blake, Pamela Thomas, Kristopher Holub, Patrick Zwiars, Aarti Patel, Mike Hanley, Isreal Curtis, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, 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 Jim Rector, Denise Rector, Jo Woolsey, W.D. Larew, Leslye Evans, Arnold Mendoza, Frederick Britton, Jack Burns II, Patricia Sanders, Shelia Blake, Pamela Thomas, Kristopher Holub, Patrick Zwiars, Aarti Patel, Mike Hanley, Isreal Curtis, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, 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, Denise Rector, Jo Woolsey, W.D. Larew, Leslye Evans, Arnold Mendoza, Frederick Britton, Jack Burns II, Patricia Sanders, Shelia Blake, Pamela Thomas, Kristopher Holub, Patrick Zwiars, Aarti Patel, Mike Hanley, Isreal Curtis, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, 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.

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: August 02, 2016

Time: The sale will begin at 1:00PM 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 November 16, 2005 and recorded in Document CLERK'S FILE NO. 551108; AS AFFECTED BY CLERK'S FILE NO. 552390 real property records of SAN PATRICIO County, Texas, with ROUMALDO J. PADILLA AND MICAELA EDWARDS-PADILLA, grantor(s) and FIRST COMMUNITY BANK, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by ROUMALDO J. PADILLA AND MICAELA EDWARDS-PADILLA, securing the payment of the indebtednesses in the original principal amount of \$72,427.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. BANK OF AMERICA, 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. CARRINGTON MORTGAGE SERVICES, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CARRINGTON MORTGAGE SERVICES, LLC  
1600 SOUTH DOUGLASS ROAD SUITE 200 A  
ANAHEIM, CA 92806



RECEIVED

JUN 13 2016  
9:23 AM  
GRACIE ALANIZ-GONZALES  
COUNTY CLERK

JIM RECTOR, DENISE RECTOR, JO WOOLSEY, W.D. LAREW, LESLYE EVANS, ARNOLD MENDOZA, FREDERICK BRITTON, JACK BURNS II, PATRICIA SANDERS, SHELIA BLAKE, PAMELA THOMAS, KRISTOPER HOLUB, PATRICK ZWIERS, AARTI PATEL, MIKE HANLEY, OR ISREAL CURTIS

Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
4004 Belt Line Road, Suite 100  
Addison, Texas 75001

Certificate of Posting

My name is \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on \_\_\_\_\_ 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: \_\_\_\_\_  
Date: \_\_\_\_\_

**EXHIBIT "A"**

LOT SEVEN (7) , BLOCK FOUR (4), THE HIGHLANDS, AN ADDITION TO THE TOWN OF ARANSAS PASS IN SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY MAP OR PLAT OF SAME OF RECORD IN VOLUME 13, PAGE 2 OF THE MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.

**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: August 02, 2016

Time: The sale will begin at 11:00AM 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 March 20, 2007 and recorded in Document CLERK'S FILE NO. 567506; AS AFFECTED BY CLERK'S FILE NO. 576058 AS AFFECTED BY CLERKS FILE NO. 656060 real property records of SAN PATRICIO County, Texas, with BRIAN BARR AND MIA BARR, grantor(s) and CASCADE FINANCIAL SERVICES, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by BRIAN BARR AND MIA BARR, securing the payment of the indebtednesses in the original principal amount of \$134,137.00, 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



**RECEIVED**  
**JUN 13 2016**  
9:23 AM  
GRACIE ALANIZ-GONZALES  
COUNTY CLERK

JIM RECTOR, DENISE RECTOR, JO WOOLSEY, W.D. LAREW, LESLYE EVANS, ARNOLD MENDOZA, FREDERICK BRITTON, JACK BURNS II, PATRICIA SANDERS, SHELIA BLAKE, PAMELA THOMAS, KRISTOPER HOLUB, PATRICK ZWIERS, AARTI PATEL, MIKE HANLEY, OR ISREAL CURTIS  
Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
4004 Belt Line Road, Suite 100  
Addison, Texas 75001

Active Duty Notifications: Special Loans Unit /CHASE Home Lending Attn: SCRA/2210 Enterprise Drive /Florence, SC 29501 /Fax: 843 413 5433/scra.military.orders@chase.com

Certificate of Posting

My name is \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on \_\_\_\_\_ 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: \_\_\_\_\_  
Date: \_\_\_\_\_

**EXHIBIT "A"**

FIELDNOTES FOR 5.1734 ACRES (KNOWN AS TRACT 13 OF EDROY ESTATES) OF LAND MORE OR LESS, OUT OF TRACT NO. 5 OF THE BORDEN MCCAMPBELL AND FRENCH SUBDIVISION OF 1802 ACRES OF LAND AND BEING PART OF THE SACARIAS VILLARREAL 1/4 LEAGUE ABSTRACT 34, AND THE CAYETANO DE LA GARZA LEAGUE, ABSTRACT NO. 6, BEING THE SAME LAND GRANTED TO CLARA BELL HERRON IN THE PARTITION DEED DATED JANUARY 30, 1951, AND RECORDED IN VOLUME 168, PAGE 275, DEED RECORDS OF SAN PATRICIO COUNTY, TEXAS, SAID 5.1734 ACRE TRACT FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING: AT A CONCRETE MARKER IN THE NORTHEAST CORNER OF SAID TRACT NO. 5, THENCE NORTH 80 DEGREES 58 MINUTES WEST 20.0 FEET TO A 1/2 INCH IRON PIPE IN THE CONCRETE FOUND ON THE WEST R.O.W. LINE OF A 40.0 FOOT COUNTY ROAD NO. 23;

THENCE SOUTH 9 DEGREES 21 MINUTES WEST ALONG THE WEST LINE OF COUNTY ROAD NO. 23 FOR DISTANCE OF 142 FEET TO A 5/8 INCH IRON ROD SET FOR THE SOUTHEAST CORNER OF SAID TRACT;

THENCE: NORTH 80 DEGREES 39 MINUTES WEST ALONG THE PROPERTY LINE BETWEEN TRACTS 12 AND 13 AT 10.00 FEET PASS THE WEST LINE OF A 10.0 FEET PASS THE WEST LINE OF A 10.0 FOOT ROAD EASEMENT FOR A TOTAL DISTANCE OF 1587.0 FEET TO A 5/8 INCH IRON ROD SET FOR THE SOUTHWEST CORNER OF SAID TRACT.

THENCE: NORTH 9 DEGREES 2 MINUTES EAST FOR A DISTANCE OF 142.0 FEET TO A 5/8 INCH IRON ROD SET FOR THE NORTHWEST CORNER OF SAID TRACT;

THENCE: SOUTH 80 DEGREES 39 MINUTES EAST ALONG THE PROPERTY LINE BETWEEN 13 AND 14 AT 1577.0 FEET PASS THE WEST LINE OF 10.0 FOOT ROAD EASEMENT FOR A TOTAL DISTANCE OF 1587.0 FEET TO THE POINT OF BEGINNING, CONTAINING 5.1734 ACRES, MORE OR LESS.

## 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. Sender is: Codilis & Stawiarski, PC, 650 North Sam Houston Parkway East, Suite 450, Houston, Texas 77060**

**Date of Security Instrument:** May 28, 2014

**Grantor(s):** Justin W. Piper, a married man joined herein by Sharron Piper

**Original Trustee:** Wes Hoskins

**Original Mortgagee:** Mortgage Electronic Registration Systems, Inc. ("MERS"), solely as nominee for First Community Bank, its successors and assigns

**Recording Information:** in the Official Public Records of SAN PATRICIO County, Texas.

**Current Mortgagee:** Lakeview Loan Servicing, LLC

**Mortgage Servicer:** Cenlar FSB, whose address is C/O Attn: FC or BK Department  
425 Phillips Blvd Ewing, NJ 08618 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.

**Date of Sale:** 08/02/2016                      **Earliest Time Sale Will Begin:** 11:00 AM

**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.**

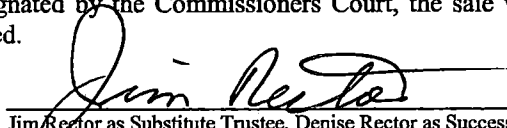
**Legal Description:**

**LOT NINE (9), BLOCK THREE (3), OAK HARBOR SUBDIVISION UNIT 1, AN ADDITION TO THE CITY OF ARANSAS PASS, SAN PATRICIO COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN ENVELOPES A-334 AND A-335, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.**

**Place of Sale of Property:** The foreclosure sale will be conducted 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 the 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.

**For Information:**

Codilis & Stawiarski, P.C.  
650 N. Sam Houston Parkway East  
Suite 450  
Houston, TX 77060  
(281) 925-5200

  
Jim Rector as Substitute Trustee, Denise Rector as Successor Substitute Trustee, Jo Woolsey as Successor Substitute Trustee, W.D. Larew as Successor Substitute Trustee, Vicki Hammonds as Successor Substitute Trustee, Martin Vacca as Successor Substitute Trustee, or Cathy Cagle as Successor Substitute Trustee  
c/o Servicelink Default Abstract Solutions  
1320 Greenway Drive, Suite 300  
Irving, TX 75038

**RECEIVED**

**MAY 26 2016**

*11:30 AM*  
**GRACIE ALANIZ-GONZALES  
COUNTY CLERK**

