

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, 2008

Grantor(s): John McClennan and Kyla McClennan, husband and wife as joint tenants and Donald E. Shrader and Laverne Shrader, husband and wife as joint tenants

Original Trustee: Tommy Bastian, Barrett Burke, Wilson Castle Daffin & Frappier, LLP.

Original Mortgagee: Mortgage Electronic Registration Systems Inc., as nominee for Taylor, Bean & Whitaker Mortgage Corp. its successors and assigns

Recording Information: Clerk's File No. 580942, in the Official Public Records of SAN PATRICIO County, Texas.

Current Mortgagee: Selene Finance LP

Mortgage Servicer: Selene Finance LP, whose address is C/O 9990 Richmond Avenue Suite 400S Houston, TX 77042-4546 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: 09/06/2016 **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), DOYLE ADDITION TO THE CITY OF PORTLAND IN SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY MAP OR PLAT OF SAME OF RECORD IN VOLUME 4, PAGE 6, 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


Denise 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

AUG 16 2016

11:48 AM
GRACIE ALANIZ-GONZALES
COUNTY CLERK



4587741

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: October 29, 2009

Grantor(s): Ryan Paul Gonzalez, and Spouse, Marli Gonzalez

Original Trustee: Patricia A. Gustafson

Original Mortgagee: Mortgage Electronic Registration Systems Inc., as nominee for Hometrust Mortgage Company, its successors and assigns

Recording Information: Clerk's File No. 595298, 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: 09/06/2016

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 TWENTY-FIVE (25), BLOCK ONE (1), NORTH SHORE UNIT 10B IN THE CITY OF PORTLAND, SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY MAP OR PLAT OF SAME OF RECORD UNDER COUNTY CLERK'S FILE NO. 490993 OF THE REAL PROPERTY RECORDS, AND IN ENVELOPE A-291,A-292 AND A-293 OF THE MAP RECORDS, ALL IN 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

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AUG 16 2016

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GRACIE ALANIZ-GONZALES
COUNTY CLERK



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RECEIVED

SELENE FINANCE LP (SLE)
GARCIA, JASON
2012 COTTONWOOD DRIVE, PORTLAND, TX 78374

FHA 495-8957807-703
Our File Number: 15-021622

AUG 16 2016

11:52 AM
GRACIE ALANIZ-GONZALES
COUNTY CLERK

NOTICE OF TRUSTEE'S SALE

WHEREAS, on November 23, 2010, JASON ANTHONY GARCIA AND KIMBERLY L. GARCIA, HUSBAND AND WIFE, as Grantor(s), executed a Deed of Trust conveying to MICHAEL L. RIDDLE, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR FIRST GUARANTY MORTGAGE CORPORATION in payment of a debt therein described. The Deed of Trust was filed in the real property records of SAN PATRICIO COUNTY, TX and is recorded under Clerk's File/Instrument Number 604574, to which reference is herein made for all purposes.

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

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

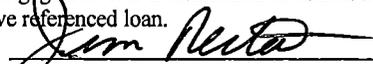
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, **September 6, 2016** between ten o'clock AM and four o'clock PM and beginning not earlier than 11:00 AM or not later than three hours thereafter, I will sell said Real Estate in the area designated by the Commissioners Court, of **San Patricio** county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of San Patricio, State of Texas:

LOT SIX (6), BLOCK TWO (2), WEST WOOD ESTATES UNIT 1, AN ADDITION TO THE CITY OR PORTLAND IN SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY MAP OR PLAT OF SAME OF RECORD IN ENVELOPE A-230, TUPE 26-3, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.

Property Address: 2012 COTTONWOOD DRIVE
PORTLAND, TX 78374
Mortgage Servicer: SELENE FINANCE LP
Noteholder: SELENE FINANCE LP
9990 RICHMOND AVENUE
SUITE 400S
HOUSTON, TEXAS 77042

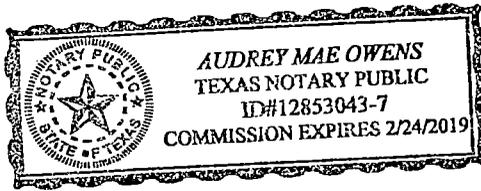
The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.


SUBSTITUTE TRUSTEE
JIM RECTOR OR DENISE RECTOR OR JO WOOLSEY
OR BOB FRISCH OR VICKI HAMMONDS OR
ARNOLD MENDOZA OR SANDRA MENDOZA OR
JAMIE STEEN OR W.D. LAREW OR FREDERICK
BRITTON OR JACK BURNS II OR PATRICIA
SANDERS OR JUDY POST OR PAMELA THOMAS OR
KRISTOPER HOLUB OR PATRICK ZWIERS OR
AARTI PATEL OR MIKE HANLEY OR ISREAL
CURTIS OR JASON SPENCE OR JOHN SISK OR
TRAVIS KADDITZ
c/o Shapiro Schwartz, LLP
13105 Northwest Freeway, Suite 1200
Houston, TX 77040
(713)462-2565

THE STATE OF TEXAS
COUNTY OF SAN PATRICIO

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Jim Rector, Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, in the capacity therein stated.

20 16 GIVEN UNDER MY HAND AND SEAL OF OFFICE this 16 day of Aug



Audrey Mae Owens
NOTARY PUBLIC in and for
San Patricio COUNTY,
My commission expires: 2019
Type or Print Name of Notary
AUDREY MAE OWENS

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 military service to the sender of this notice immediately.

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

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AUG 16 2016

11:52A-M
GRACIE ALANIZ-GONZALES
COUNTY CLERK

DEED OF TRUST INFORMATION:

Date: 05/20/2011
Grantor(s): FRANCISCO G. GARCIA AND SPOUSE, JOLYNN B. GARCIA
Original Mortgagee: WELLS FARGO BANK, N.A.
Original Principal: \$88,850.00
Recording Information: Instrument 608775
Property County: San Patricio
Property:

FILED NOTES OF A 0.362 ACRE TRACT OF LAND, BEING OUT OF A 0.73 ACRE TRACT OF LAND DESCRIBED IN DEED OF TRUST BETWEEN CHRISTOVAL H. GOMEZ, ET UX, AND ZACH H. PRUETT, TRUSTEE, DATED AUGUST 6, 1974, AND RECORDED IN VOLUME 321, PAGE 291 OF THE DEED OF TRUST RECORDS OF SAN PATRICIO COUNTY, TEXAS;

SAID 0.362 ACRE TRACT IS PART OF LOT 76 OF THE WELDER AND ODEM SUBDIVISION, AS SHOWN ON MAP RECORDED IN VOLUME 2, PAGE 4 OF THE MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS; SAID 0.362 ACRE TRACT IS COMPRISED OF A PORTION OF THE T.T. WILLIAMSON SURVEY, ABSTRACT 146, IS SITUATED IN SAN PATRICIO COUNTY, TEXAS, INSIDE THE CITY LIMITS OF ODEM, AND IS DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WITH SURVEYOR'S CAP STAMPED "RPLS 1907" SET IN THE NORTHEAST RIGHT-OF-WAY LINE OF BULLARD STREET AND THE SOUTHWEST LINE OF SAID LOT 76, FOR THE SOUTH CORNER OF SAID 0.73 ACRE TRACT AND THE SOUTH CORNER OF THIS TRACT; WHENCE THE SOUTH CORNER OF SAID LOT 76 BEARS SOUTH 53 DEGREES 12'20" EAST, A DISTANCE OF 140.00 FEET; THENCE NORTH 53 DEGREES 12'20" WEST ALONG THE NORTHEAST RIGHT-OF-WAY LINE OF SAID BULLARD STREET, THE SOUTHWEST LINE OF SAID LOT 76, THE SOUTHWEST LINE OF SAID 0.73 ACRE TRACT, AND THE SOUTHWEST LINE OF THIS TRACT, A DISTANCE OF 100.00 FEET TO A 5/8" IRON ROD WITH SURVEYOR'S CAP STAMPED "RPLS 1907" SET FOR THE WEST CORNER OF THIS TRACT;

THENCE NORTH 37 DEGREES 02'42" EAST ACROSS SAID 0.73 ACRE TRACT AND ALONG THE NORTHWEST LINE OF THIS TRACT, A DISTANCE OF 158.04 FEET TO A 5/8" IRON ROD WITH SURVEYOR'S CAP STAMPED "RPLS 1907" SET IN THE NORTHEAST LINE OF SAID 0.73 ACRE TRACT, FOR THE NORTH CORNER OF THIS TRACT; THENCE SOUTH 52 DEGREES 57'19" EAST ALONG THE NORTHEAST LINE OF SAID 0.73 ACRE TRACT AND THE NORTHEAST LINE OF THIS TRACT, A DISTANCE OF 100.00 FEET TO A 5/8" IRON ROD WITH SURVEYOR'S CAP STAMPED "RPLS 1907" SET FOR THE EAST CORNER OF SAID 0.73 ACRE TRACT AND THE EAST CORNER OF THIS TRACT; THENCE SOUTH 37 DEGREES 02'43" WEST ALONG THE SOUTHEAST LINE OF SAID 0.73 ACRE TRACT AND THE SOUTHEAST LINE OF THIS TRACT, A DISTANCE OF 157.61 FEET TO THE POINT OF BEGINNING, CONTAINING 0.362 ACRES (15,782.811 SQ. FT.) OF LAND, MORE OR LESS.

Reported Address: 307 BULLARD STREET , ODEM, TX 78370-4371

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, NA
Mortgage Servicer: Wells Fargo Bank, N. A.
Current Beneficiary: Wells Fargo Bank, NA
Mortgage Servicer Address: 3476 Stateview Boulevard, Fort Mill, SC 29715

SALE INFORMATION:

Date of Sale: Tuesday, the 6th day of September, 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, 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

2. Jim Rector, Denise Rector, 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.

Very truly yours,

Buckley Madole, P.C.

A handwritten signature in cursive script that reads "Jim Rector". The signature is written in dark ink and is positioned to the right of the typed name "Buckley Madole, P.C.".

NOTICE OF TRUSTEE'S SALE

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Date of Security Instrument: February 17, 2015

Grantor(s): Kimberly A. Wagner, a single woman

Original Trustee: Ruth W. Garner

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

Recording Information: Clerk's File No. 644833, in the Official Public Records of SAN PATRICIO County, Texas.

Current Mortgagee: Pingora 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: 09/06/2016 **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 Mortgagee, the Mortgagee or the Mortgagee's attorney.

Legal Description:

LOTS NINE (9) AND TEN (10), BLOCK ONE HUNDRED FORTY (140), INGLESIDE TOWNSITE, AN ADDITION TO THE TOWN 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.

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

RECEIVED

AUG 16 2016

11:48 AM
GRACIE ALANIZ-GONZALES
COUNTY CLERK



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Notice of [Substitute] Trustee 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.

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

Date: 09/06/2016

AUG 15 2016

9:00 AM
GRACIE ALANIZ-GONZALES
COUNTY CLERK

Time: The sale will begin at **01:00 PM** or not later than three hours after that time

Place: On the First Floor of the Courthouse at the South entrance between the glass doors in the Vestibule or any other area designated by the County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place
OR AS DESIGNATED BY THE COUNTY COMMISSIONERS

Property Address: 730 Field St, Taft, TX 78390

2. **Terms of Sale:** Cash

3. **Instrument to be Foreclosed:** The Instrument to be foreclosed is the deed of trust or Contract Lien dated 05/08/2006 and recorded 05/12/2006 in Document 556669 real property records of San Patricio county Texas, with Barbara L. Carvajal and spouse, Matthew W. Carvajal grantor(s) and Premier Mortgage Funding, Inc, a Florida Corporation.

4. **Appointment of Substitute Trustee:** The undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by the above referenced Deed of Trust.

5. **Obligation Secured:** Deed of Trust of Contract Lien executed by Barbara L. Carvajal and spouse, Matthew W. Carvajal securing the payment of the indebtedness in the original principal amount of \$ **103,200.00**, 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, National Association as Trustee for ABFC 2006-OPT1 Trust, Asset Backed Funding Corporation Asset-Backed Certificates, Series 2006-OPT1** is the current mortgagee of the note and the deed of trust or contract lien.

6. **Default:** A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.

Notice of [Substitute] Trustee Sale

7. **Property to be sold:** The property to be sold is described as follows:

LOTS SEVEN (7), EIGHT (8) AND THE SOUTHERLY ONE-HALF OF LOT NINE (9), BLOCK SIX (6), SECOND FITE ADDITION, AN ADDITION TO THE CITY OF TAFT, SAN PATRICIO COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 4, PAGE 13, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS

8. **Mortgage Servicer Information:** The Mortgage Service 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. **Ocwen Loan Servicing, LLC**, as Mortgage Servicer, is representing the current mortgagee, whose address is:

**C/O Ocwen Loan Servicing, LLC
1661 Worthington Rd., Suite 100
West Palm Beach, FL 33409
Phone: 1-800-746-2936**

9. **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 the Mortgagor, the Mortgagee, or the Mortgagee's attorney.

Vicki Hammonds, Leslye Evans, Arnold Mendoza, W.D. Larew, Jim Rector, Denise Rector, Jo Woolsey, Frederick Britton, Jack Burns II, Patricia Sanders, Shelia Blake, Pamela Thomas, Kristopher Holub, Patrick Zwiars, Aarti Patel, Mike Hanley, Isreal Curtis, Chance Oliver, Max Murphy or Bret Allen, Iman Walcott, Tanesha Humphrey, Substitute Trustee

C/O Power Default Services, Inc.
Northpark Town Center
1000 Abernathy Rd NE; Bldg 400, Suite 200
Atlanta, GA 30328
Telephone: 855-427-2204
Fax: 866-960-8298

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

POWER DEFAULT SERVICES, INC. MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

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

AUG 15 2016

9:04 AM
GRACIE ALANIZ-GONZALES
COUNTY CLERK

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, ARTURO CORDOVA, JR. AKA ARTURO CORDOVA, A SINGLE MAN delivered that one certain Deed of Trust dated DECEMBER 9, 2008, which is recorded in INSTRUMENT NO. 586576 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 \$141,535.00 payable to the order of FIRST FAMILY MORTGAGE, INC., 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, SEPTEMBER 6, 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:

LOT SIX (6), BLOCK TWO (2), J.G. GONZALEZ COLONIA, SAN PATRICIO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 57, OF THE 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: AUGUST 15, 2016.


SUBSTITUTE TRUSTEE(S)
MICHAEL J. SCHROEDER OR VICKI HAMMONDS OR

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

AUG 15 2016

9:04 AM
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, SEPTEMBER 6, 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: AUGUST 15, 2016.


SUBSTITUTE TRUSTEE(S)

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: September 06, 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.

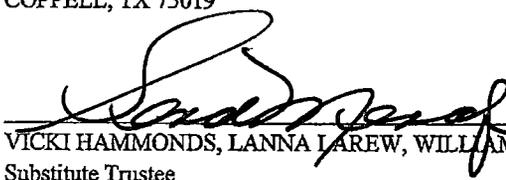
3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated January 05, 2008 and recorded in Document CLERK'S FILE NO. 576569 real property records of SAN PATRICIO County, Texas, with ROGELIA M PENA, grantor(s) and BANK OF AMERICA, N.A., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by ROGELIA M PENA, securing the payment of the indebtednesses in the original principal amount of \$135,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. NATIONSTAR MORTGAGE LLC DBA CHAMPION MORTGAGE COMPANY 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. CHAMPION MORTGAGE COMPANY, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CHAMPION MORTGAGE COMPANY
8950 CYPRESS WATERS BLVD.
COPPELL, TX 75019


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

RECEIVED

AUG 15 2016

9:27 AM
GRACIE ALANIZ-GONZALES
COUNTY CLERK



Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas. 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 TEN (10), BLOCK THREE (3), WESTCLIFF UNIT NO. - 3, AN ADDITION TO THE TOWN OF PORTLAND, SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGE 35, 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: September 06, 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 January 24, 2001 and recorded in Document CLERK'S FILE NO. 491454 AS AFFECTED BY 654469 real property records of SAN PATRICIO County, Texas, with ESMERALDA A LOPEZ, grantor(s) and ASSOCIATES HOME EQUITY SERVICES, INC., mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by ESMERALDA A LOPEZ, securing the payment of the indebtednesses in the original principal amount of \$29,404.08, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. KONDAUR CAPITAL CORPORATION AS SEPARATE TRUSTEE OF MATAWIN VENTURES TRUST SERIES 2014-4 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. KONDAUR CAPITAL CORPORATION, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o KONDAUR CAPITAL CORPORATION
333 SOUTH ANITA DRIVE SUITE 400
ORANGE, CA 92868-3314


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: _____

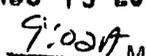
RECEIVED
AUG 15 2016

GRACIE ALANIZ-GONZALES
COUNTY CLERK

EXHIBIT "A"

ALL THAT CERTAIN PARCEL OF LAND SITUATED IN THE CITY OF SINTON BEING KNOWN AS THE SOUTH 1/2 (S. 1/2) OF BLOCK 19, 1.560 ACRES, MORGAN FARM BLOCKS SUBDIVISION AND BEING MORE FULLY DESCRIBED IN VOLUME 7, PAGE 5, IN THE REAL PROPERTY 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: September 06, 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 December 01, 2014 and recorded in Document CLERK'S FILE NO. 642937 real property records of SAN PATRICIO County, Texas, with COURTNEY J. BADEAUX, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by COURTNEY J. BADEAUX, securing the payment of the indebtednesses in the original principal amount of \$152,192.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. AMERIHOMER MORTGAGE COMPANY, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.

6. Mortgage Servicer Information. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. CENLAR FSB, as Mortgage Servicer, is representing the current mortgagee, whose address is:

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

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: _____

RECEIVED

AUG 15 2016
9:27 AM
GRACIE ALANIZ-GONZALES
COUNTY CLERK

EXHIBIT "A"

LOT TWO (2), BLOCK ONE (1), AMENDED PLAT OF HILLCREST SUBDIVISION, A SUBDIVISION TO THE CITY OF INGLESIDE IN SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY MAP OR PLAT OF SAME OF RECORD IN ENVELOPE A-341, TUBE 28-1, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS; RATIFIED BY FILE NO. 512962, REAL PROPERTY RECORDS OF SAN PATRICIO COUNTY, TEXAS.

VIA CERTIFIED MAIL RR# 7015 0640 0000 8894 7955

NOTICE OF TRUSTEE'S SALE

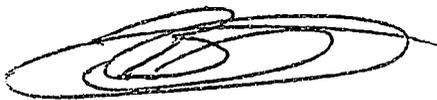
You, Presentation Moya, are hereby notified that on Tuesday September 6th 2016, between the hours of 1:00 P.M. and 2:00 P.M., at the courthouse door located at 400 West Sinton St, in the city of Sinton, County of San Patricio, State of Texas, I, the undersigned, will sell at public auction to the highest bidder for cash the following real property: Lot 8 Block 3, Wilson Addition, City of Mathis, San Patricio, County Texas. According to map and plat thereof recorded in Volume 4, Page 49, of the Map Records of San Patricio County

Also known as: 718 Copano, Mathis, TX 78393 .

This sale will be made to satisfy the debt evidenced by the promissory note dated April 10th 2015, in the original principal sum of \$56,268.00, executed by you as Maker to Rafter D Investments, Inc. as payee, and secured by and pursuant to the power of sale conferred in the Deed of Trust dated April 10th 2015 (referred to in this notice as the Deed of Trust). The Deed of Trust was executed by you as Grantor to Bryan DiCaro as Trustee for the benefit of Rafter D Investments, Inc., and was recorded in document # 646427, in the deed of trust records of San Patricio County, Texas. Rafter D Investments, Inc. has requested me, the undersigned, to enforce this trust by selling the real property because you are in default in the payment of the note described in the Deed of Trust.

Your debt has been accelerated, and the entire unpaid balance of your note is now due and payable. You now owe us the sum of \$ 56,268.00 plus unpaid Property Taxes and Insurance in the amount of \$838.26. Your debt has been accelerated because you failed to cure the default as was requested in the Notice that Debt has been Accelerated sent to you on July 5th, 2016, namely, you failed to make the overdue payment(s) totaling \$ 5,456.66 including unpaid taxes and insurance on or before July 5th 2016

Dated: July 27th 2016



Bryan DiCaro, Trustee

RECEIVED

AUG 12 2016

11:59A M
GRACIE ALANIZ-GONZALES
COUNTY CLERK

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

ORIGINAL

Date: AUGUST 11, 2016

Deed of Trust:

Date: MAY 16, 2004

Grantor: FRANK VILLEGAS & DALIA RODRIGUEZ

Beneficiary: S.S. SOLIS

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

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

Recording Information: Deed of Trust recorded in Clerk's File No. 534823, Official Public Records of San Patricio County, Texas.

Property:

Lot Three (3), Block Eleven (11), TAFT TOWNSITE & ADDITIONS, an addition to the City of Taft, San Patricio County, Texas, as shown by the map or plat recorded in Volume 3, Page 3C, Map Records of San Patricio County, Texas. More commonly known as 412 Park St., Taft, Texas.

Note Secured by Deed of Trust:

Date: MAY 16, 2004

Original Principal Amount: \$42,000.00

Holder: S.S. SOLIS

Date of Sale of Property: SEPTEMBER 6, 2016

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

RECEIVED

AUG 11 2016

9:53 AM
GRACIE ALANIZ-GONZALES
COUNTY CLERK

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 August 11, 2016, there was owed to S.S. SOLIS, \$29,582.40 on the Note, being principal \$27,784.48, Interest \$197.92, and Attorney's Fees \$1,600.00. Interest continues to accrue at the rate of \$7.61 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.

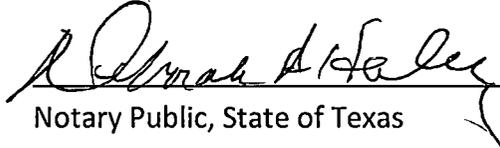
**MICHAEL J. SHELLY, P.C., Substitute
Trustee**

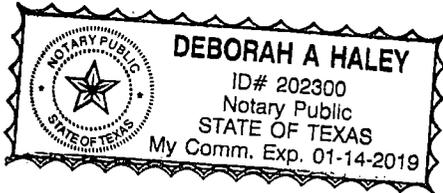
By: _____

Michael J. Shelly, President

STATE OF TEXAS
COUNTY OF NUECES

This instrument was acknowledged before me on this the 11th day of August, 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



NOTICE OF FORECLOSURE SALE

August 9, 2016

RECEIVED

AUG 10 2016

8:07A M
GRACIE ALANIZ-GONZALES
COUNTY CLERK

DEED OF TRUST:

Dated: March 10, 2008

Grantor: HERMAN MEJIAS and wife, GLORIA MEJIAS

Trustee: MARK B. GILBREATH

Lender: TIPS PAWN LOANS, INC., a Texas corporation

Recorded: under Clerk's File No. 578485, Official Public Records of San Patricio County, Texas

Original Property: Portion of Lot Ten (10), Block Thirty-Three (33), TOWN OF SINTON, an addition to the Town of Sinton, San Patricio County, Texas as shown by map or plat thereof recorded in Volume 1, Page 31, Map Records of San Patricio County, Texas, more particularly described by metes and bounds on Exhibit "A" attached thereto.

Secures: A note in the original principal amount of \$45,000.00 executed by HERMAN MEJIAS and wife, GLORIA MEJIAS ("Borrower") payable to the order of Lender

Foreclosure Sale:

Date: **Tuesday, September 6, 2016**

Time: The sale of the Property will be held between the hours of 10:00 A.M. and three hours thereafter.

Place: Entrance of the San Patricio County Courthouse located at 400 W. Sinton Street, Sinton, Texas as designated by the San Patricio County Commissioner's Court

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 Lender's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Lender, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Lender's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

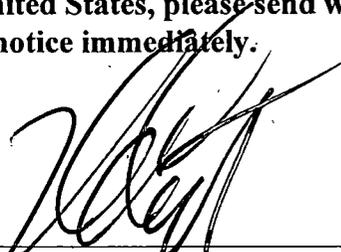
If Lender passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Lender. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

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, Substitute 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 Substitute Trustee.

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.



NATHAN A. EAST, Substitute Trustee

NOTICE OF FORECLOSURE SALE

RECEIVED

August 3, 2016

AUG - 3 2016

8:09 AM
GRACIE ALANIZ-GONZALES
COUNTY CLERK

DEED OF TRUST:

Dated: July 20, 2006
Grantor: MICHAEL HAAS, an unmarried man and CHARLENE HAAS, an unmarried woman
Trustee: GEORGE M. SHANKS, JR.
Lender: GMAC Mortgage Corporation DBA ditech.com
Recorded: August 15, 2006 under Clerk's File No. 559762, Official Public Records of San Patricio County, Texas

Original Property: Situated in the County of San Patricio and State of Texas; Fieldnote Description of a 2.154 acre, more or less, tract of land situated in San Patricio County, Texas, being a part of Farm Lot 16, Land Block "D", Burton and Danforth Subdivision, as shown by map or plat in Volume of land is part of the same tract conveyed by Irma Lee Jones to Paul Steputes, and wife, Alfrada Steputes, by Correction Deed dated September 9, 1954, and recorded in Volume 189, Page 33-34, Deed Records of San Patricio County, Texas, said tract being more particularly described in Exhibit A attached hereto.

Secures: A note in the original principal amount of \$60,000.00 executed by MICHAEL HAAS, an unmarried man and CHARLENE HAAS, an unmarried woman ("Borrower") payable to the order of Lender

ASSIGNMENT OF DEED OF TRUST

Assignor: MERS as designated nominee for GMAC Mortgage Corporation DBA ditech.com
Assignee: Dennis Knippa
Recorded: March 13, 2015 under Clerk's File No. 645433 of the Official Public Records of San Patricio County, Texas

Original
Property:

Situated in the County of San Patricio and State of Texas;
Fieldnote Description of a 2.154 acre, more or less, tract of land situated in San Patricio County, Texas, being a part of Farm Lot 16, Land Block "D", Burton and Danforth Subdivision, as shown by map or plat in Volume of land is part of the same tract conveyed by Irma Lee Jones to Paul Steputes, and wife, Alfrada Steputes, by Correction Deed dated September 9, 1954, and recorded in Volume 189, Page 33-34, Deed Records of San Patricio County, Texas, said tract being more particularly described in Exhibit A attached hereto.

Foreclosure Sale:

Date: **Tuesday, September 6, 2016**

Time: The sale of the Property will be held between the hours of 10:00 A.M. and three hours thereafter.

Place: Entrance of the San Patricio County Courthouse located at 400 W. Sinton Street, Sinton, Texas as designated by the San Patricio County Commissioner's Court

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 Lender's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Lender, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Lender's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

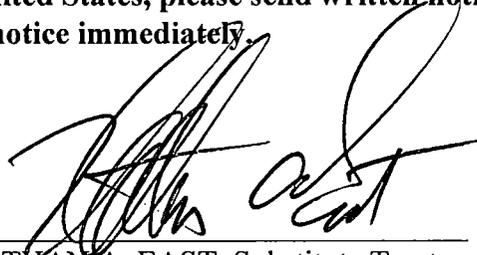
If Lender passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Lender. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

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, Substitute 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 Substitute Trustee.

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.



NATHAN A. EAST, Substitute Trustee

EXHIBIT A

SITUATED IN THE COUNTY OF SAN PATRICIO AND STATE OF TEXAS:

FIELDNOTE DESCRIPTION OF A 2.154 ACRE, MORE OR LESS, TRACT OF LAND SITUATED IN SAN PATRICIO COUNTY, TEXAS, BEING A PART OF FARM LOT 16, LAND BLOCK "D", BURTON AND DANFORTH SUBDIVISION, AS SHOWN BY MAP OR PLAT IN VOLUME OF LAND IS PART OF THE SAME TRACT CONVEYED BY IRMA LEE JONES TO PAUL STEPUTES, AND WIFE ALFRADA STEPUTES, BY CORRECTION DEED DATED SEPTEMBER 9, 1954, AND RECORDED IN VOLUME 189, PAGE 33-34, DEED RECORDS OF SAN PATRICIO COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THAT 30.00 ACRE TRACT OF LAND DESCRIBED IN PARTITION DEED DATED JULY 1, 1940, AND RECORDED IN VOLUME 124, PAGE 529, DEED RECORDS, SAN PATRICIO COUNTY, TEXAS, SAID POINT BEING THE CENTERLINE OF AVENUE "A" AT IS INTERSECTION WITH DIVISION LINE OF LAND BLOCK "C" AND "D", SAID BURTON AND DANFORTH SUBDIVISION, SAID DIVISION LINE BEING THE CENTERLINE OF A 40.00 FOOT ROADWAY KNOWN AS MORGAN LANE;

THENCE SOUTH 34 DEGREES 37 MINUTES 00 SECONDS WEST, ALONG THE CENTERLINE OF SAID AVENUE "A", 228.70 FEET;

THENCE SOUTH 55 DEGREES 23 MINUTES 00 SECONDS EAST, 30.00 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF AVENUE "A", FOR THIS TRACT, SAID POINT BEING THE WEST CORNER OF A 1.125 ACRE OF LAND CONVEYED BY ALFRADA P. STEPUTES TO NORMAN KREIS AND WIFE DEED DATED JUNE 12, 1978, RECORDED IN VOLUME 588, PAGE 170, DEED RECORDS, SAN PATRICIO COUNTY, TEXAS.

THENCE SOUTH 55 MINUTES 23 SECONDS 00 DEGREES EAST, ALONG THE SOUTHERLY LINE OF SAID 1.125 ACRE TRACT 217.50 FEET TO A

9523690

EXHIBIT A
(continued)

POINT FOR THE EAST CORNER F THIS TRACT AND SOUTH CORNER OF SAID 1.125 ACRE TRACT;

THENCE SOUTH 34 DEGREES 37 MINUTES 00 SECONDS WEST, 431.30 FEET TO A POINT FOR THE SOUTH CORNER OF THIS TRACT;

THENCE NORTH 55 DEGREES 23 MINUTES 00 SECONDS WEST, 217.50 FEET TO A POINT ON SAID SOUTHERLY RIGHT OF WAY LINE OF AVENUE "A", FOR THE WEST CORNER OF THIS TRACT;

THENCE NORTH 34 DEGREES 37 MINUTES 00 SECONDS EAST, ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE 431.30 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM:

BEING 1.136 ACRES, MORE OR LESS, OUT OF LOT 16, BLOCK D, BURTON AND DANFORTH SUBDIVISION, SAN PATRICIO COUNTY, TEXAS.

FIELDNOTE DESCRIPTION OF A PORTION OF LOT 16, BLOCK D, BURTON AND DANFORTH SUBDIVISION AS SHOWN BY MAP RECORDED IN VOLUME 152, PAGE 1 DEED RECORDS, SAN PATRICIO, TEXAS, BEING PART OF THAT TRACT OF LAND DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 605, PAGE 578, DEED RECORDS, SITUATED IN THE CITY OF INGLESIDE.

COMMENCING AT THE NORTHWESTERLY CORNER OF SAID BLOCK D, AT THE INTERSECTION OF THE CENTERLINE 60.00 FOOT ROADWAY KNOW AS AVENUE ALONG THE NORTHWESTERLY BOUNDARY OF SAID SUBDIVISION WITH THE CENTERLINE OF A 40.00 FOOT ROADWAY KNOWN AS MORGAN LANE BETWEEN BLOCKS C AND O;

THENCE, ALONG THE CENTERLINE OF AVENUE A AND NORTHWESTERLY BOUNDARY OF BLOCK D SOUTH 34 DEGREES 37 MINUTES WEST 228.70 FEET TO A "P.K" NAIL AND FLASHER SET AT THE SOUTHWESTERLY CORNER OF THAT TRACT OF LAND DESCRIBED IN WARRANTY DEED

9523690

EXHIBIT A
(continued)

RECORDED IN VOLUME 566, PAGE 170, DEED RECORDS, FOR THE POINT OF BEGINNING;

THENCE, ALONG THE SOUTHWESTERLY BOUNDARY OF SAID ADJOINING TRACT, SOUTH 55 DEGREES 23 MINUTES EAST, AT 30.00 FEET PASS A 5/8 INCH IRON ROD FOUND ON THE SOUTHEASTERLY RIGHT OF WAY OF AVENUE A, IN ALL 247.50 FEET TO A 5/8 INCH IRON ROD FOUND;

THENCE, SOUTH 34 DEGREES 37 MINUTES EAST, 200.00 FEET TO A 5/8 INCH IRON ROD SET;

THENCE, NORTH 56 DEGREES 23 MINUTES WEST, AT 217.50 PASS A 5/8 INCH IRON ROD SET ON SAID SOUTHEASTERLY RIGHT OF WAY, IN ALL 247.50 FEET TO A "P.K" NAIL AND FLASHER SET ON THE CENTERLINE OF AVENUE A;

THENCE, ALONG SAID CENTERLINE, NORTH 34 DEGREES 37 MINUTES EAST, 200.00 FEET TO THE POINT OF BEGINNING.

CONTAINING A 1.136 ACRES, MORE OR LESS, OF WHICH 0.138 ACRE IS IN ROAD RIGHT OF WAY.

Permanent Parcel Number: 0022-0400-0016.002
MICHAEL HASS AND WIFE, CHARLENE HAAS

3370 AVENUE A, INGLESIDE TX 78362
Loan Reference Number : 4088182/000656062130
First American Order No: 9523690
Identifier: FIRST AMERICAN LENDERS ADVANTAGE

HAAS
9523690

FIRST AMERICAN LENDERS ADVANTAGE
DEED OF TRUST

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

RECEIVED

DEED OF TRUST INFORMATION:

Date: 04/25/1996
Grantor(s): CANDACE A. HOGENCAMP AND JAMES C. HOGENCAMP
Original Mortgagee: INLAND MORTGAGE CORPORATION
Original Principal: \$77,250.00
Recording Information: Instrument 441636
Property County: San Patricio
Property:

JUL 28 2016
10:34 AM
GRACIE ALANIZ-GONZALES
COUNTY CLERK

LOT SIX (6), BLOCK FOUR (4), DRISCOLL ADDITION TO THE TOWN OF TAFT, SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT THEREOF RECORDED IN VOLUME 4, PAGE 55 AND VOLUME 7, PAGE 9, MAP RECORDS, SAN PATRICIO COUNTY, TEXAS, TO WHICH MAP REFERENCE IS HERE MADE FOR ALL PERTINENT PURPOSES;

Reported Address: 629 REYNOLDS AVENUE, TAFT, TX 78390

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 6th day of September, 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, 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, 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

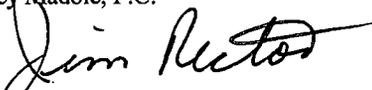
WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

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, 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.

Very truly yours,

Buckley Madole, P.C.



RECEIVED

JUL 28 2016

10:34A M

GRACIE ALANIZ-GONZALES
COUNTY CLERK

CITIFINANCIAL SERVICING, LLC (CIF)
VILLARREAL, ERIC
1234 EASTHAVEN DRIVE, PORTLAND, TX 78374

CONVENTIONAL
Our File Number: 14-018205

NOTICE OF TRUSTEE'S SALE

WHEREAS, on July 31, 2008, ERIC VILLARREAL, A SINGLE MAN, HERMINIA VILLARREAL, A SINGLE WOMAN, as Grantor(s), executed a Texas Home Equity Security Instrument conveying to B BEARDSLEY, as Trustee, the Real Estate hereinafter described, to CITIFINANCIAL, INC. in payment of a debt therein described. The Texas Home Equity Security Instrument was filed in the real property records of SAN PATRICIO COUNTY, TX and is recorded under Clerk's File/Instrument Number 582975, to which reference is herein made for all purposes.

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

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said Texas Home Equity Security Instrument; and

WHEREAS, an Order to Proceed with Notice of Foreclosure Sale and Foreclosure Sale was entered on May 23, 2016 under Cause No. S-16-5248CV-B in the 156th Judicial District, San Patricio County, TEXAS.;

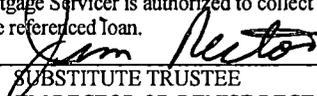
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, **September 6, 2016** between ten o'clock AM and four o'clock PM and beginning not earlier than 11:00 AM or not later than three hours thereafter, I will sell said Real Estate in the area designated by the Commissioners Court, of San Patricio county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of San Patricio, State of Texas:

LOT SIX (6), BLOCK ONE (1), WEST CLIFF UNIT NUMBER 4, AN ADDITION TO THE CITY OF PORTLAND, SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT THEREOF RECORDED IN VOLUME 9, PAGE 30, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.

Property Address: 1234 EASTHAVEN DRIVE
PORTLAND, TX 78374
Mortgage Servicer: CITIFINANCIAL SERVICING, LLC
Noteholder: CITIFINANCIAL SERVICING LLC, A DELAWARE LIMITED LIABILITY COMPANY
1000 TECHNOLOGY DRIVE
O FALLON, MISSOURI 63368

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.



SUBSTITUTE TRUSTEE
JIM RECTOR OR DENISE RECTOR OR JO WOOLSEY
OR BOB FRISCH OR VICKI HAMMONDS OR
ARNOLD MENDOZA OR SANDRA MENDOZA OR
JAMIE STEEN OR W.D. LAREW OR FREDERICK
BRITTON OR JACK BURNS II OR PATRICIA
SANDERS OR JUDY POST OR PAMELA THOMAS OR
KRISTOPER HOLUB OR PATRICK ZWIERS OR
AARTI PATEL OR MIKE HANLEY OR ISREAL
CURTIS OR JASON SPENCE OR JOHN SISK OR
TRAVIS KADDITZ
c/o Shapiro Schwartz, LLP
13105 Northwest Freeway, Suite 1200
Houston, TX 77040
(713)462-2565

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 military service to the sender of this notice immediately.

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: September 06, 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 July 22, 2015 and recorded in Document CLERK'S FILE NO. 649020 real property records of SAN PATRICIO County, Texas, with KENNETH SCOTT ERICKSON, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by KENNETH SCOTT ERICKSON, securing the payment of the indebtednesses in the original principal amount of \$134,518.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. CORNERSTONE HOME LENDING, INC. is the current mortgagee of the note and Deed of Trust or Contract Lien.

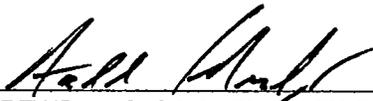
5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.

6. Mortgage Servicer Information. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. CENLAR FSB, as Mortgage Servicer, is representing the current mortgagee, whose address is:

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

RECEIVED

JUL 25 2016
9:28 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 THIRTY-THREE (33), BLOCK THREE (3), FRENCH VILLAGE, AN ADDITION TO THE CITY OF PORTLAND, AS SHOWN BY MAP OR PLAT OF SAME OF RECORD IN VOLUME 4, PAGE 60, 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: September 06, 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 18, 2002 and recorded in Document CLERK'S FILE NO. 504044 real property records of SAN PATRICIO County, Texas, with JOHNNY LOPEZ AND LES LEE WEST, grantor(s) and AMERICAN BANK, N.A., mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by JOHNNY LOPEZ AND LES LEE WEST, securing the payment of the indebtednesses in the original principal amount of \$55,362.00, 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

RECEIVED
JUL 25 2016
9:28A M
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: _____

0000006139232

SAN PATRICIO

EXHIBIT "A"

LOT SIX (6), BLOCK THREE (3), OAK PARK UNIT I, A SUBDIVISION TO THE TOWN OF ARANSAS PAS IN SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY MAP OR PLAT OF SAME OF RECORD IN VOLUME 4, PAGE 46 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.

RECEIVED

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

1. Date, Time, and Place of Sale.

Date: September 06, 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 August 13, 1999 and recorded in Document CLERK'S FILE NO. 476447 real property records of SAN PATRICIO County, Texas, with DANNY JOE ROBERTS AND MELINDA JEAN BURKHEAD, grantor(s) and S. TEXAS MORTGAGE CORP. D/B/A INDEPENDENT MORTGAGE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by DANNY JOE ROBERTS AND MELINDA JEAN BURKHEAD, securing the payment of the indebtednesses in the original principal amount of \$91,290.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. THE VETERANS LAND BOARD OF THE STATE OF TEXAS 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. BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP
7105 CORPORATE DRIVE
PLANO, TX 75024



JIM RECTOR, DENISE RECTOR, JOE 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: _____

0000006070742

SAN PATRICIO

EXHIBIT "A"

LOT NO. FIVE (5), BLOCK NO. TWO (2), "KENWOOD", AN ADDITION TO THE CITY OF ARANSAS PASS, SAN PATRICIO COUNTY, TEXAS, ACCORDING TO MAP OR PLAT RECORDED IN VOLUME 6, PAGE 42, OF THE MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS

RECEIVED

JUL 11 2016

9:27A M
GRACIE ALANIZ-GONZALES
COUNTY CLERK

NOTICE OF FORECLOSURE SALE

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OR ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

1. Property to Be Sold. The property to be sold is described as follows: LOT SEVEN (7), BLOCK TWO (2), WESTCLIFF UNIT NO. 3, AN ADDITION TO THE CITY OF PORTLAND, SAN PATRICIO COUNTY, TEXAS, ACORDING TO MAP OR PLAT RECORDED IN VOLUME 8, PAGE 35, OF THE MAP RECORDS OF SAN PATRICIO COUNTY TEXAS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 07/13/2006 and recorded in Document 558812 real property records of San Patricio County, Texas.

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

Date: 09/06/2016

Time: 01:00 PM

Place: San Patricio County Courthouse, Texas at the following location: FIRST FLOOR OF THE COURTHOUSE AT THE SOUTH ENTRANCE BETWEEN THE GLASS DOORS IN THE VESTIBULE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.

5. Obligations Secured. The Deed of Trust executed by ROY PICKERING AND KATHERINE PICKERING, provides that it secures the payment of the indebtedness in the original principal amount of \$64,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE UNDER POOLING AND SERVICING AGREEMENT DATED AS OF DECEMBER 1, 2006 MASTR ASSET-BACKED SECURITIES TRUST 2006-HE5 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-HE5

is the current mortgagee of the note and deed of trust and OCWEN LOAN SERVICING, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE UNDER POOLING AND SERVICING AGREEMENT DATED AS OF DECEMBER 1, 2006 MASTR ASSET-BACKED SECURITIES TRUST 2006-HE5 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-HE5

c/o OCWEN LOAN SERVICING, LLC, 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. Order to Foreclose. U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE UNDER POOLING AND SERVICING AGREEMENT DATED AS OF DECEMBER 1, 2006 MASTR ASSET-BACKED SECURITIES TRUST 2006-HE5 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-HE5

obtained a Order from the 36th District Court of San Patricio County on 06/24/2016 under Cause No. S-16-5370CV-A. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.

7. Substitute Trustee(s) Appointed to Conduct Sale. In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint VICKI HAMMONDS, LESLYE EVANS, ARNOLD MENDOZA OR W.D. LAREW, Substitute Trustee to act under and by virtue of said Deed of Trust.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

Certificate of Posting

I am _____ whose address is 14160 N. Dallas Pkwy, Suite 900, Dallas, TX 75254. I declare under penalty of perjury that on _____ I filed 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.

RECEIVED

JUN 30 2016

10:51 AM
GRACIE ALANIZ-GONZALES
COUNTY CLERK

SELECT PORTFOLIO SERVICING, INC. (SPS)
ESPARZA, PEDRO M. AND JENNIFER
21044 MCMURRAY LANE, MATHIS, TX 78368

CONVENTIONAL
Our File Number: 16-023756

NOTICE OF TRUSTEE'S SALE

WHEREAS, on April 24, 2007, PEDRO M. ESPARZA AND JENNIFER ESPARZA, as Grantor(s), executed a Deed of Trust conveying to ALLAN B. POLUNSKY, as Trustee, the Real Estate hereinafter described, to WASHINGTON MUTUAL BANK in payment of a debt therein described. The Deed of Trust was filed in the real property records of SAN PATRICIO COUNTY, TX and is recorded under Clerk's File/Instrument Number 568609, to which reference is herein made for all purposes.

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

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

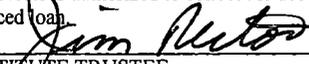
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, September 6, 2016 between ten o'clock AM and four o'clock PM and beginning not earlier than 11:00 AM or not later than three hours thereafter, I will sell said Real Estate in the area designated by the Commissioners Court, of San Patricio county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of San Patricio, State of Texas:

LOT TWENTY-THREE (23), GLEN ERIN ESTATES 2.0, A SUBDIVISION SITUATED IN SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT THEREOF RECORDED UNDER CLERK'S FILE NO. 527974, ENVELOPE A-375, TUBE 20-2, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR ALL PERTINENT PURPOSES.

Property Address: 21044 MCMURRAY LANE
MATHIS, TX 78368
Mortgage Servicer: SELECT PORTFOLIO SERVICING, INC.
Noteholder: CITIBANK, N.A., AS TRUSTEE, IN TRUST FOR REGISTERED HOLDERS OF WAMU
ASSET-BACKED CERTIFICATES WAMU SERIES 2007-HE4 TRUST
3217 S. DECKER LAKE DR.
SALT LAKE CITY, UTAH 84119

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.



SUBSTITUTE TRUSTEE
JIM RECTOR OR DENISE RECTOR OR JO WOOLSEY
OR BOB FRISCH OR VICKI HAMMONDS OR
ARNOLD MENDOZA OR SANDRA MENDOZA OR
JAMIE STEEN OR W.D. LAREW OR FREDERICK
BRITTON OR JACK BURNS II OR PATRICIA
SANDERS OR JUDY POST OR PAMELA THOMAS OR
KRISTOPER HOLUB OR PATRICK ZWIERS OR
AARTI PATEL OR MIKE HANLEY OR ISREAL
CURTIS OR JASON SPENCE OR JOHN SISK OR
TRAVIS KADDITZ
c/o Shapiro Schwartz, LLP
13105 Northwest Freeway, Suite 1200
Houston, TX 77040
(713)462-2565

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 military service to the sender of this notice immediately.