

NOTICE OF TRUSTEE'S SALE

POSTED
12/11/18 9:18
SF

DATE: December 6, 2018

DEED OF TRUST

Date: August 4, 2017

Grantor: Winda M. Turnbull
PO Box 155
Brazoria, TX 77422

Beneficiary: Timothy Coffey
PO Box 423
Centerville, TX 75833

Substitute Trustee: Tim Franklin
PO Box 423
Centerville, TX 75833

Recording Information: Bk. 1070, Pg. 133-136, Official Public Records, Wharton County, Texas

Property: *2.382 Acres of land, being Lot 44 of COLT RANCH AND LAND SUBDIVISION - PHASE ONE, a subdivision in Wharton County, Texas, according to the map or plat thereof recorded in Bk. 1021, Pg. 311 of the Map and Plat Records of Wharton County, Texas.*

Note

Date: August 4, 2017

Amount: \$32,000.00

Debtor: Winda M. Turnbull

Holder: Timothy Coffey

DATE OF SALE OF PROPERTY: January 1, 2019

EARLIEST TIME OF SALE OF PROPERTY: 10:00 a.m.

LOCATION OF SALE: Wharton, Texas, at the Wharton County Courthouse in the area designated for the conduct of foreclosure sales by the Commissioners of said County.

Because of default in performance of the obligations of the Deed of Trust, Trustee will sell the property at 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.

Grantor has failed to perform obligations set out in the deed of trust, and in accordance with provisions of that instrument, Beneficiary has declared the debt that is secured immediately due and requests that the property it conveys be sold in a Trustee's Sale.

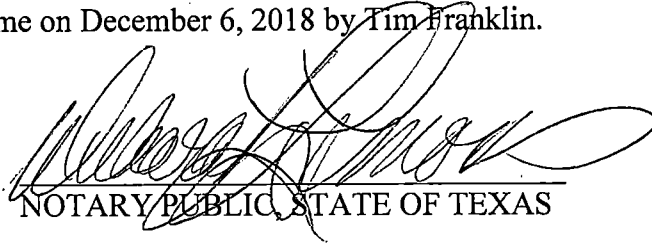
Beneficiary also appoints Trustee to act in accordance with the Deed of Trust and to sell the Property. Beneficiary requests copies of the Notice of Trustee's Sale so that the notice of the

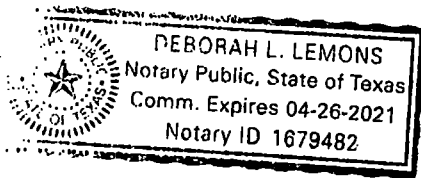
(ACKNOWLEDGMENT)

STATE OF TEXAS §

COUNTY OF LEON §

This instrument was acknowledged before me on December 6, 2018 by Tim Franklin.


NOTARY PUBLIC, STATE OF TEXAS



NOTICE OF TRUSTEE'S SALE

POSTED
12/11/18 9:17
RF

DATE: December 6, 2018

DEED OF TRUST

Date: March 28, 2018

Grantor: Fernando Gonzales Torres
2901 Airport Ave
Rosenberg, TX 77471

Beneficiary: Perry Buroughs and Sharon Buroughs
PO Box 423
Centerville, TX 75833

Substitute Trustee: Tim Franklin
PO Box 423
Centerville, TX 75833

Recording Information: Bk. 1096, Pg. 15-18, Official Public Records, Wharton County, Texas

Property: *1.805 Acres of land, being Lot 3 of COLT RANCH AND LAND SUBDIVISION - PHASE ONE, a subdivision in Wharton County, Texas, according to the map or plat thereof recorded in Bk. 1021, Pg. 311 of the Map and Plat Records of Wharton County, Texas.*

Note

Date: March 28, 2018

Amount: \$25,000.00

Debtor: Fernando Gonzales Torres

Holder: Perry Buroughs and Sharon Buroughs

DATE OF SALE OF PROPERTY: January 1, 2019

EARLIEST TIME OF SALE OF PROPERTY: 10:00 a.m.

LOCATION OF SALE: Wharton, Texas, at the Wharton County Courthouse in the area designated for the conduct of foreclosure sales by the Commissioners of said County.

Because of default in performance of the obligations of the Deed of Trust, Trustee will sell the property at 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.

Grantor has failed to perform obligations set out in the deed of trust, and in accordance with provisions of that instrument, Beneficiary has declared the debt that is secured immediately due and requests that the property it conveys be sold in a Trustee's Sale.

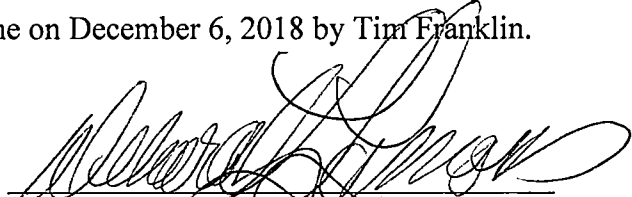
Beneficiary also appoints Trustee to act in accordance with the Deed of Trust and to sell the Property. Beneficiary requests copies of the Notice of Trustee's Sale so that the notice of the

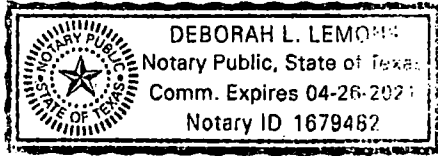
(ACKNOWLEDGMENT)

STATE OF TEXAS §

COUNTY OF LEON §

This instrument was acknowledged before me on December 6, 2018 by Tim Franklin.


NOTARY PUBLIC, STATE OF TEXAS



NOTICE OF TRUSTEE'S SALE

POSTED
12/11/18 9:15
SF

DATE: December 6, 2018

DEED OF TRUST

Date: July 20, 2016

Grantor: Kameron Owens
Dallas Johnson
12124 CR 170
Boling, TX 77420

Beneficiary: Dorothy Gene McHaney
PO Box 423
Centerville, TX 75833

Substitute Trustee: Tim Franklin
PO Box 423
Centerville, TX 75833

Recording Information: Bk. 1032, Pg. 828-831, Official Public Records, Wharton County, Texas

Property: *1.805 Acres of land, being Lot 2 of COLT RANCH AND LAND SUBDIVISION - PHASE ONE, a subdivision in Wharton County, Texas according to the map or plat thereof recorded in Bk. 1021, Pg. 311 of the Map and Plat Records of Wharton County, Texas.*

Note

Date: July 20, 2016
Amount: \$40,562.50
Debtor: Kameron Owens and Dallas Johnson
Holder: Dorothy Gene McHaney

~~**DATE OF SALE OF PROPERTY:** January 1, 2019~~

EARLIEST TIME OF SALE OF PROPERTY: 10:00 a.m.

LOCATION OF SALE: Wharton, Texas, at the Wharton County Courthouse in the area designated for the conduct of foreclosure sales by the Commissioners of said County.

Because of default in performance of the obligations of the Deed of Trust, Trustee will sell the property at 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.

Grantor has failed to perform obligations set out in the deed of trust, and in accordance with provisions of that instrument, Beneficiary has declared the debt that is secured immediately due and requests that the property it conveys be sold in a Trustee's Sale.

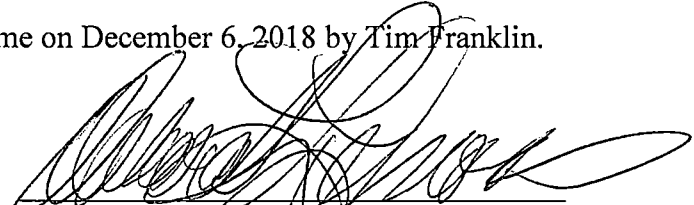
Beneficiary also appoints Trustee to act in accordance with the Deed of Trust and to sell

(ACKNOWLEDGMENT)

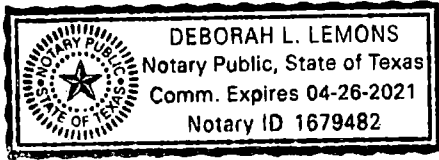
STATE OF TEXAS §

COUNTY OF LEON §

This instrument was acknowledged before me on December 6, 2018 by Tim Franklin.



NOTARY PUBLIC, STATE OF TEXAS



POSTED

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

12-10-18 @ 1:10 PM
CE

WHEREAS, on the 30th day of June, 2017, Elisa Uvalle and Jose Uvalle (the "Grantor"), executed a Deed of Trust conveying to Philip J. Hundl, Trustee, the Property hereinafter described, to secure Brecole, Inc. in payment of the indebtedness therein described, said Deed of Trust was duly recorded in the Official Public Records of Real Property of Wharton County, Texas; and

WHEREAS, the Note and Deed of Trust were assigned to Texas Funding Corporation; and

WHEREAS, Texas Funding Corporation is the owner and holder of the Note secured by the Deed of Trust and has appointed the undersigned as Substitute Trustee under the Deed of Trust in the manner authorized by the Deed of Trust; and

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

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Grantor 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.

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 send of this notice immediately.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 2nd day of January, 2019, between the hours of 10:00 A.M. and 1:00 P.M., I will sell the Property to the highest bidder for cash, at the front entrance of the Wharton County Courthouse Annex during suitable weather and in the foyer during inclement, where the Commissioners Court has designated such sales to take place. The courthouse is located at 309 E. Milam Street, Wharton, Texas 77488.

Said Property is described as follows:

1. SEE ATTACHED EXHIBIT "A".
2. ALL INTEREST OF GRANTOR IN AND TO THE IMPROVEMENTS NOW OR HEREAFTER ERECTED ON THE PROPERTY AS MORE SPECIFICALLY SET FORTH IN THE ABOVE REFERENCED DEED OF TRUST.

Witness my hand this the 10 day of December, 2018.

By: Patsy Anderson
Patsy Anderson, Substitute Trustee

Address of Substitute Trustee:

Foreclosure Services, LLC
8101 Boat Club Road, Suite 320
Fort Worth, Texas 76179

Return to:

Texas Funding Corporation
P.O. Box 19562
Houston, TX 77224

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EXHIBIT A

FIELD NOTES OF A 10 ACRES TRACT OF LAND SITUATED OUT OF THE NORTHWEST ONE-QUARTER (NW/4) MORRIS & GUMMINGS SECTION NO. 6, ABSTRACT NO. 527 WHARTON COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 160 ACRES TRACT OF LAND CONVEYED BY DEED DATE FEBRUARY 14, 2017 FROM THE VIOLA JOHNSON FAMILY TRUST TO BRECOLE, INC. RECORDED IN VOLUME 1051 PAGE 495 OF THE OFFICIAL RECORDS OF WHARTON COUNTY, TEXAS.
(NOTE: BEARINGS BASED ON NAD '83 TEXAS SOUTH CENTRAL ZONE, DISTANCES ARE GRID)

Beginning for reference at a 5/8" Iron rod capped #4652 found in place marking the Northwest corner of that certain 160 acres tract of land described as "Tract 3" in a Deed to The Viola Johnson Family Trust recorded in Vol. 328 pg. 528 of the Official Records of Wharton County Texas, the Northwest corner of that certain 10 acres tract out of the Northwest corner of said 160.0 acres, the Northwest corner of the Morris & Cumming Section No. 6, Abstract No. 527 at the intersection of 64' CR #309 with called 64' CR #328 (built 70' wide),

THENCE, N. 67°23'58" E. with the North line of said Section 6, a distance of 1209.10' to a PK nail found for the Northwest corner hereof, and **THE POINT OF BEGINNING**,

THENCE, N. 67°23'58" E. with the North line of said Section 6, a distance of 223.86' to a PK nail set for the Northeast corner hereof;

THENCE, S. 02°35'69" E. at 33.4' passing a 1/2" Iron rod capped #4652 set for reference in the South line of said CR #328, at 1800.74' pass a 1/2" Iron rod capped #4652 set for reference on line passing the North bank of a Drain Ditch and continuing in all 1891.58' to a point for the Southeast corner hereof in the Center of said Ditch as built this day,

THENCE, with the Center of said Ditch, the following courses and distance, S. 72°28'05" W., 55.80', S. 52°29'50" W., 115.53', S. 68°58'57" W., 66.51', S. 68°43'40" W., 12.88', to a point for the Southwest corner hereof,

THENCE, N. 02°35'69" W., passing said North bank, at 89.24' pass 1/2" Iron rod capped #4652 found for reference on line, at 1891.93' pass a 1/2" Iron rod capped #4652 found for reference in the South line of said CR #328 and continuing in all 1995.00' to **THE PLACE OF BEGINNING AND CONTAINING 10 ACRES OF LAND, MORE OR LESS.**

Surveyed on the ground under my supervision January 3rd and 30th, 2017
Corners set April 20th, 2017

W. E. Wilson (W. E. Wilson)
Registered Professional Land Surveyor No. 4652
9226 Needville Fairhills
Needville, Texas, 77461
979-793-3428



STATE OF TEXAS COUNTY OF WHARTON
I, hereby certify that this document was filed on the date
and time stamped and was recorded
on 08/30/2017 4:07 PM

Anderson K. Anderson

COUNTY CLERK, Wharton County, Texas
By *[Signature]* Deputy

MID-COAST TITLE CO., INC.
111 N. Fulton
Wharton, TX 77488

will p/h from office

SCANNED

EXHIBIT

THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF...
DO HEREBY CERTIFY THAT THE FOLLOWING IS A TRUE AND CORRECT COPY OF THE...
AS THE SAME APPEARS IN THE RECORDS OF THE BOARD OF COUNTY COMMISSIONERS...

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the Board of County Commissioners at the County Seat of the County of... on this... day of... 19...
[Signature]

ATTEST: I, the County Clerk, do hereby certify that the foregoing is a true and correct copy of the... as the same appears in the records of the Board of County Commissioners...

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the County Clerk at the County Seat of the County of... on this... day of... 19...
[Signature]



BOARD OF COUNTY COMMISSIONERS
COUNTY OF...
[Signature]

WITNESSED AND CERTIFIED BY ME, the County Clerk, on this... day of... 19...
[Signature]

COUNTY CLERK
COUNTY OF...
[Signature]

10-1-19...

NOTICE OF TRUSTEE'S SALE

POSTED
12/7/18 11:18
SF

Date: December 7, 2018

Trustee: Paul Webb

Trustee's Address: 221 N. Houston Street, Wharton, TX 77488

Mortgagee: TexasGulf Federal Credit Union

Note: Note dated December 3, 2007 in the amount of \$99,000.00

Deed of Trust:

Date: December 3, 2007

Grantor: Stephen Chelotti and Ronald Heathington

Mortgagee: TexasGulf Federal Credit Union

Recording Information: Volume 725, Page 520, Wharton County Deed Records

Property: Lots Thirty-Two (32), Thirty-Three (33) and Thirty-Four (34), Block Three (3), Oakwood Addition in the C.S. Hudson League, Abstract No. 29, Wharton County, Texas as shown by Plat thereof recorded in Volume 312, Page 23 of the Deed Records of Wharton County, Texas, being that same real property specifically described in Deed dated June 15, 2007 from R.D. Hall and wife, Margy, to Stephen Chelotti and Ronald Heathington, recorded in Volume 702, Page 253 of the Official Records of Wharton County, Texas – 1411 Shady Oak Dr, Wharton, Texas 77488.

County: Wharton

~~Date of Sale: January 2, 2019~~

Time of Sale: 10:00 a.m. or within three hours thereafter.

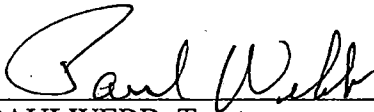
Place of Sale: Wharton, Texas, at the Wharton County Courthouse in the area designated for the conduct of foreclosure sales by the Commissioners of said county.

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.

Paul Webb is 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." The sale will begin at the Time of Sale or not later than three hours thereafter. The sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.



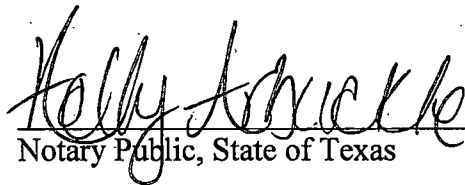
PAULWEBB, Trustee

STATE OF TEXAS §

COUNTY OF WHARTON §

This instrument was acknowledged before me on December 7, 2018 by PAUL WEBB, Trustee under the Deed of Trust.





Notary Public, State of Texas

POSTED
11/28/18 1:45
DF

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 03/18/2013
Grantor(s): DANA DEE DUSEK AND HUSBAND, MICHAEL J DUSEK
Original Mortgage: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR AMERIGROUP, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$249,921.00
Recording Information: Book 916 Page 120 Instrument 2013-00001757
Property: Wharton

LOT NINE (9), SANDY ACRES-UNIT 5, A SUBDIVISION IN THE J.F. HAMILTON LEAGUE, ABSTRACT NO. 27, WHARTON COUNTY, TEXAS, AS SHOWN BY REVISED PLAT THEREOF RECORDED IN SLIDE 2035 & 2036 OF THE WHARTON COUNTY PLAT RECORDS, BEING THAT SAME REAL PROPERTY SPECIFICALLY DESCRIBED IN DEED DATED MAY 27, 2004 FROM TY W. HOWARD AND WIFE, SYLINDA TO CLINTON COKER AND WIFE, JENNIFER, RECORDED IN VOLUME 559, PAGE 657 OF THE OFFICIAL RECORDS OF WHARTON COUNTY, TEXAS.

Reported Address: 724 SCHUMANN DR, EAST BERNARD, TX 77435

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: Freedom Mortgage Corporation
Mortgage Servicer: Freedom Mortgage Corporation
Current Beneficiary: Freedom Mortgage Corporation
Mortgage Servicer Address: 907 Mt. Pleasant Valley, Mt. Laurel, NJ 08054

SALE INFORMATION:

Date of Sale: Wednesday, the 2nd day of January, 2019
Time of Sale: 10:00AM or within three hours thereafter.

Place of Sale: OUTSIDE THE FRONT ENTRANCE OF THE WHARTON COUNTY COURTHOUSE ANNEX, 309 EAST MILAM, WHARTON, TX DURING SUITABLE WEATHER AND IN THE FOYER OF SAID ANNEX DURING INCLEMENT WEATHER, in Wharton County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Wharton County Commissioner's Court.

Substitute Trustee(s): Patsy Anderson, Carol Kelly, Michael Burns, Elizabeth Hayes, Sammy Hooda, or Suzanne Suarez, any to act
Substitute Trustee Address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Patsy Anderson, Carol Kelly, Michael Burns, Elizabeth Hayes, Sammy Hooda, or Suzanne Suarez, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Patsy Anderson, Carol Kelly, Michael Burns, Elizabeth Hayes, Sammy Hooda, or Suzanne Suarez, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Very truly yours,
Bonial & Associates, P.C.

Patsy Anderson

POSTED

11/15/18 @ 2:30 PM
CE

NOTICE OF TRUSTEE'S SALE

Date: November 15, 2018

Trustee: Paul Webb

Trustee's Address: 221 N. Houston Street, Wharton, TX 77488

Mortgagee: TexasGulf Federal Credit Union

Note: Note dated March 20, 2007 in the amount of \$93,500.00

Deed of Trust

Date: March 20, 2007

Grantor: Jessica Cantu

Mortgagee: TexasGulf Federal Credit Union

Recording Information: Volume 691, Page 960, Wharton County Deed Records

Property: Lot Six (6), less the North 41 feet thereof, and all of Lot Seven (7), Block Nine (9), Sanford's Second Addition to the City of El Campo, Wharton County, Texas, as shown by Plat thereof recorded in Volume 268, Page 552 of the Wharton County Deed Records, being that same real property specifically described in deed dated June 18, 1991 from Bryce Sanford and wife, Dorothy to Vernaldo Martinez and wife, Rachael, recorded in Volume 860, Page 186 of the Wharton County Deed Records.

County: Wharton

Date of Sale (first Tuesday of month): January 2, 2019

Time of Sale: 10:00 a.m. or within three hours thereafter.

Place of Sale: Wharton, Texas, at the Wharton County Courthouse in the area designated for the conduct of foreclosure sales by the Commissioners of said county.

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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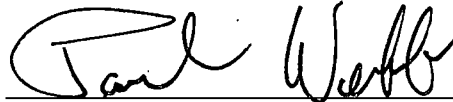
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Paul Webb is Trustee under the Deed of Trust. Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

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." The sale will begin at the Time of Sale or not later than three hours thereafter. The sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.

A handwritten signature in cursive script that reads "Paul Webb". The signature is written in black ink and is positioned above a horizontal line.

PAULWEBB, Trustee