

POSTED

1/14/19

10:27

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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.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, RAYMOND A. VACLAVIK, AN UNMARRIED MAN delivered that one certain Deed of Trust dated MAY 29, 2015, which is recorded in INSTRUMENT NO. 2015-00002744 of the real property records of WHARTON 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 \$79,900.00 payable to the order of GATEWAY MORTGAGE GROUP, LLC, 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, GATEWAY MORTGAGE GROUP, LLC, 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, FEBRUARY 5, 2019,~~ beginning at 10:00 AM, 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 FOUR-B (4B) OF THE RE-SUBDIVISION OF THE SOUTH 95' OF LOT THREE (3) AND ALL OF LOT FOUR (4), BLOCK FORTY-EIGHT (48), CITY OF WHARTON, WHARTON COUNTY, TEXAS, AS SHOWN BY PLAT OF SAID RE-SUBDIVISION, RECORDED IN SLIDE 61B OF THE WHARTON COUNTY PLAT CABINET RECORDS, AND BEING THAT SAME REAL PROPERTY SPECIFICALLY DESCRIBED IN DEED DATED OCTOBER 24, 1991 FROM HAL CHUDALLA, ET UX TO JESSE RODRIGUEZ, ET UX, RECORDED IN VOLUME 868, PAGE 186 OF THE WHARTON COUNTY DEED RECORDS.

The sale will occur at that area designated by the Commissioners Court of WHARTON County, Texas, for such sales (OR AT OUTSIDE THE FRONT ENTRANCE OF THE WHARTON COUNTY COURTHOUSE ANNEX, 309 EAST MILAM, WHARTON TEXAS).

NOTICE IS FURTHER GIVEN that the address of GATEWAY MORTGAGE GROUP, LLC, the Mortgagee or Mortgage Servicer, is P.O. BOX 1560, JENKS, OK 74037. 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: JANUARY 14, 2019.


SUBSTITUTE TRUSTEE(S)

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
(CXE)
CORONA, HECTOR
406 BRANDES STREET, EL CAMPO, TX 77437

FHA 493-9006097-703
Firm File Number: 15-019844

POSTED
1/14/19 10:25
JE

NOTICE OF TRUSTEE'S SALE

WHEREAS, on April 22, 2009, HECTOR CORONA AND REBECCA CORONA, HUSBAND AND WIFE, as Grantor(s), executed a Deed of Trust conveying to CALVIN C. MANN, JR., as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR FREEDOM MORTGAGE CORPORATION in payment of a debt therein described. The Deed of Trust was filed in the real property records of WHARTON COUNTY, TX and is recorded under Clerk's File/Instrument Number 2009-00002678 Volume 780, Page 156-165, 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, February 5, 2019~~ between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, I will sell said Real Estate in the area designated by the Commissioners Court, of Wharton 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 Wharton, State of Texas:

SEE EXHIBIT "A"

Property Address: 406 BRANDES STREET
EL CAMPO, TX 77437
Mortgage Servicer: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
Noteholder: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
8950 CYPRESS WATERS BLVD
COPELL, TEXAS 75019

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.

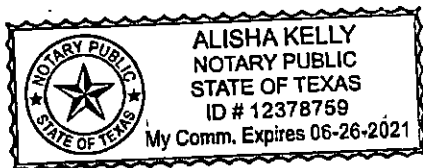
Patsy Anderson
SUBSTITUTED TRUSTEE
Patsy Anderson, Carol Kelly, Patricia Sanders, Jonathan Schendel, Doug Woodard, Aarti Patel, Maryna Danielian, Frederick Britton, Pamela Thomas, Ian Moser, Evan Press, James Dolenz, Renee Thomas, Kathleen Adkins, Sue Crow or Debbie Jurasek
c/o Shapiro Schwartz, LLP
13105 Northwest Freeway, Suite 1200
Houston, TX 77040
(713)462-2565

THE STATE OF TEXAS

COUNTY OF MATAGORDA

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared *Patsy Anderson*, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 14 day of Jan, 2019.



Alisha Kelly
NOTARY PUBLIC in and for
Matagorda COUNTY,
My commission expires: 6/26/21

Type or Print Name of Notary

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.

EXHIBIT A

A 50 FT. X 250.20 FT. TRACT OF LAND, SITUATED IN THE CITY OF EL CAMPO, WHARTON COUNTY, TEXAS, BEING THAT CERTAIN CALLED 50 FT. X 249.99 FT. TRACT OF LAND OUT OF BLOCK TWO (2), LEVI PAUL ADDITION TO THE CITY OF EL CAMPO, WHARTON COUNTY, TEXAS (AS PER PLAT THEREOF RECORDED IN VOLUME 21, PAGE 815, OF THE WHARTON COUNTY DEED RECORDS), CONVEYED FROM CHRISTOPHER J. YACKEL AND WIFE, JUDY K. YACKEL TO KURT YACKEL AND GINA JERKINS IN DEED DATED MAY 23, 1998, RECORDED IN VOLUME 198, PAGE 115, OF THE OFFICIAL RECORDS OF WHARTON COUNTY, TEXAS; SAID 50 FT. X 250.20 FT. TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/4 inch iron rod found in the Southeast line of BRANDES STREET (platted 50 ft. wide) for the North corner of a tract of land conveyed to John J. Welsner, etux (Vol. 568, Pg. 61; D.R.), same being the WEST corner hereof; from which corner, the most Westerly corner of said BLOCK 2, bears, South 65 Deg. 30 Min. 00 Sec. West, 259.24 ft.;

THENCE North 55 Deg. 30 Min. 00 Sec. East (Reference Bearing), with the Southeast line of said BRANDES STREET, 50.00 ft. (call & meas.) to a 5/8 inch iron rod found for the West corner of a tract of land conveyed to Ralph Hernandez (Vol. 44, Pg. 114; O.R.), same being the NORTH corner hereof;

THENCE South 34 Deg. 30 Min. 00 Sec. East, 250.20 ft. (called South 34 Deg. 30 Min. East, 249.99 ft.) to a 5/8 inch iron rod found in the Northwest line of a tract of land conveyed to Debra Lieb and Leon Webb, Jr. (Vol. 828, Pg. 29; D.R.) for the South corner of said Hernandez tract, same being the EAST corner hereof;

THENCE South 55 Deg. 30 Min. 00 Sec. West (call & meas.) with the Northwest line of said Lieb/Webb tract, 50.00 ft. (call & meas.) to a Shaft found for the East corner of said Welsner tract, same being the SOUTH corner hereof;

THENCE North 34 Deg. 30 Min. 00 Sec. West, 250.20 ft. (called North 34 Deg. 30 Min. West, 249.99 ft.) to the PLACE OF BEGINNING of this 50 FT. X 250.20 FT. tract of land.

STATE OF TEXAS COUNTY OF WHARTON
I, hereby certify that this document was filed on the date
and time stamped and was recorded
on 04/30/2009 3:00 PM

2009-00002678

Madra K. Anderson



COUNTY CLERK Wharton County, Texas
By: _____ Deputy

CTC

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE IS SERVING IN ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD, 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.

POSTED

NOTICE OF SALE BY SUBSTITUTE TRUSTEE

1/11/19 @ 2:50pm
JP

STATE OF TEXAS
COUNTY OF WHARTON

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KNOW ALL MEN BY THESE PRESENTS.

Note: Retail Installment Contract dated October 12, 2002 executed and delivered by Jerry Gonzalez and San Juanita J. Gonzalez to Jim Walter Homes, Inc.

Security Instrument: Mechanic's Lien Contract with Power of Sale, dated October 21, 2002, executed and delivered by Jerry Gonzalez and San Juanita J. Gonzalez to Jim Walter Homes, Inc., to secure payment of that certain Retail Installment Contract, recorded in Volume 475, Page 651, in Wharton County, Texas.

Original Creditor: Jim Walter Homes, Inc.

Current Holder: U.S. Bank, N.A., as Trustee, successor in interest to Wachovia Bank, National Association, as Trustee, successor by merger to First Union Bank as Trustee, for Mid-State Trust XI

Current Owner: Ditech Financial LLC

Mortgage Servicer: Ditech Financial LLC FKA Green Tree Servicing LLC ("Servicer"), 2100 E. Elliot Road, Bldg 94, Mail Stop T325, Tempe, AZ 85284

Attorneys for Mortgage Servicer Authorized to Appoint Substitute Trustees: Theodore J. Riney, Bruce K. Packard, Hayden Hooper

Appointment of Substitute Trustees: 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.

In accordance with Texas Property Code Section 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents hereby does name and appoint the following individuals as Substitute Trustees to act under and by virtue of said Security Instrument.

Names and Street Address of Substitute Trustees: JIM MILLS, SUSAN MILLS, EMILY NORTHERN, ALEXANDRA ZOGRAFOS PATSY ANDERSON, DEBBY JURASEK, CAROL KELLY 9065 Jollyville, Suite 203A, Austin, TX 78759

PROPERTY ADDRESS: 1012 Cotton St. El Campo, TX 77437	RP FILE NO. DITE02-588	BORROWER: Gonzalez, Jerry & San Juanita J.
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AND

T. J. RINEY, H. HOOPER, S.G. HARVEY, B.K. PACKARD,
5420 LBJ Freeway, Suite 220, Dallas, TX 75240.

The Substitute Trustees are authorized to sell the Premises at public venue to the highest bidder or bidders, for cash. *Note: Each substitute trustee is authorized individually, to act alone without the joinder of the other trustees.*

Property to be sold: 1012 Cotton St., El Campo, TX 77437, and as further described in Exhibit A attached hereto, along with the improvements on such real property and any after acquired permanent improvements or title to such improvements and/or real property (the "Premises" as described in §9.604 of the Texas Uniform Commercial Code).

Date of Sale: Tuesday, February 5, 2019.

Time of Sale: The sale will begin no earlier than **10:00 AM** and no later than three (3) hours thereafter.

Location of Sale: At the **County Courthouse in Wharton County**, Texas, at the outside front entrance of the courthouse annex, unless the location of the sale has been otherwise designated to a specific location by the Commissioner's Court of Wharton County. If such a designation by the Commissioner's Court has been made and recorded after the date hereof and prior to the time of the sale, then the Substitute Trustee will sell the Premises at the area designated by the Commissioner's Court of Wharton County, Texas.

Terms of Sale: The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Mechanic's Lien Contract with Power of Sale permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the Mechanic's Lien Contract with Power of Sale at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

The sale will be made expressly subject to any title matters set forth in the Security Instrument, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the Security Instrument. The sale shall not cover any part of the property that has been released of public record from the lien of the Security Instrument. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the Security Instrument, the beneficiary 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

PROPERTY ADDRESS: 1012 Cotton St. El Campo, TX 77437	RP FILE NO. DITE02-588	BORROWER: Gonzalez, Jerry & San Juanita J.
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as to the warranties of title (if any) provided for under the Mechanic's Lien Contract with Power of Sale. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

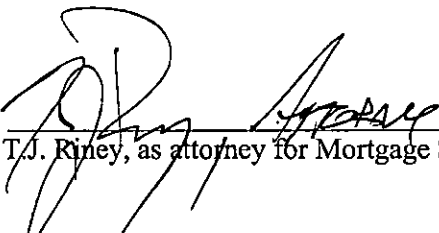
Type of Sale:

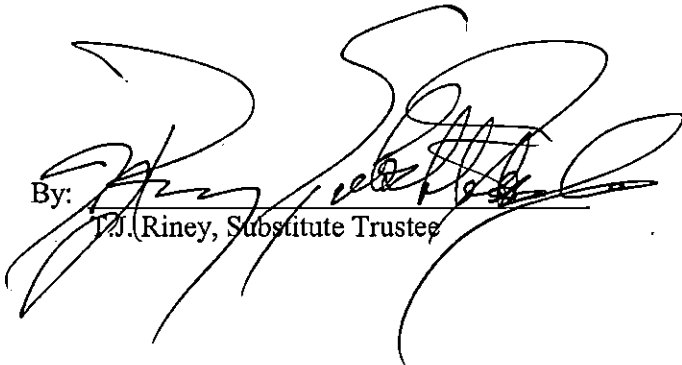
The sale is a non-judicial sale being conducted pursuant to the power of sale granted by the Security Instrument executed by Jerry Gonzalez and San Juanita J. Gonzalez.

Default and Notice:

Default has been made in payment of the Note and Security Instrument and the Note is now unpaid, delinquent and in default. All required notices have been given to Jerry Gonzalez and San Juanita J. Gonzalez and any and all other necessary parties with regard to the defaulted indebtedness. Servicer has requested the undersigned, substitute trustee, to post, file and give notice of foreclosure of the Security Instrument and the lien thereof in accordance with applicable Texas law and the terms and provisions of the Security Instrument.

Dated: January 10, 2019.

By: 
T.J. Riney, as attorney for Mortgage Servicer

By: 
T.J. Riney, Substitute Trustee

AFTER RECORDING, PLEASE RETURN TO:
Riney Packard, PLLC
Attn: T.J. Riney
Two Lincoln Centre
5420 LBJ Freeway, Suite 220
Dallas, Texas 75240

**THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED
WILL BE USED FOR THAT PURPOSE**

PROPERTY ADDRESS: 1012 Cotton St. El Campo, TX 77437	RP FILE NO. DITE02-588	BORROWER: Gonzalez, Jerry & San Juanita J.
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EXHIBIT "A"

**BUYER'S PROPERTY CONSISTS OF LOT NO. SEVEN (7) AND LOT NO. EIGHT (8) IN
BLOCK NO. ELEVEN (11) OF HIGBEE ADDITION TO THE CITY OF EL CAMPO IN
WHARTON COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOL. 31, PAGE 285
OF THE DEED RECORDS OF WHARTON COUNTY, TEXAS.**

PROPERTY ADDRESS: 1012 Cotton St. El Campo, TX 77437	RP FILE NO. DITE02-588	BORROWER: Gonzalez, Jerry & San Juanita J.
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POSTED
1/11/19 11:05
SF

NOTICE OF FORECLOSURE SALE

January 11, 2019

DEED OF TRUST ("Deed of Trust"):

Dated: November 2, 2009
Grantor: Robert Kollaja and Jennifer Kollaja
Trustee: Richard H. Waddell
Substitute Trustee: Ashley Tegeler Kleiman fka Ashley N. Tegeler
Lender: The First State Bank
Recorded in: Volume 799, Page 95-101 of the real property records of Wharton County, Texas.
Legal Description: Being a tract fronting Fifty-Two Feet (52') on Highway 71, and being the South Two Feet (S2') of Lot Nine (9) and all of Lot Ten (10), Block Eight (8), Duson Addition to the City of El Campo, Wharton County, Texas, as shown by Plat thereof of record in Volume 134, Page 1, Wharton County Deed Records. (Said Property is also referred to as Lot 9A and Lot 10, Block 8, Duson Addition in the Wharton County Appraisal District Records.)
Secures: Promissory Note ("Note") in the original principal amount of \$192,000.00, executed by Robert Kollaja and Jennifer Kollaja dba Game Time Sport-N-Things ("Borrower") and payable to the order of Lender and all other indebtedness of Borrower to Lender

Foreclosure Sale:

Date: Tuesday, February 5, 2019
Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 11:00 a.m. and not later than three hours thereafter.
Place: Outside the front entrance of the Wharton County Courthouse Annex, 309 E. Milam, Wharton, Wharton County, Texas
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 The First State Bank'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, The First State Bank, 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 The First State Bank's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with The First State Bank'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.

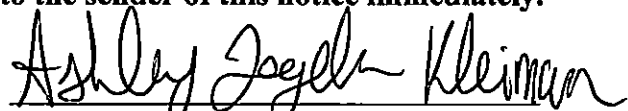
If The First State Bank passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

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 The First State Bank. 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.



ASHLEY TEGELER KLEIMAN
207 W. Jackson, P.O. Box 1567
El Campo, TX 77437
Telephone (979) 543-6845

POSTED

1/10/19 1:29

RF

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

The State of Texas §

KNOW ALL MEN BY THESE PRESENTS:

County of Wharton §

WHEREAS, by Deed of Trust dated May 6, 2014, Holub 14A Land LLC conveyed to Kinnan J. Stockton, as Trustee, the following property situated in the County of Wharton, Texas, to-wit:

A 16.63 ac. Tract of land, situated in the I&GN R R Co. Survey No. 1, Abstract No. 215, Wharton County, Texas, being a portion of that certain called 18.00 ac. Tract of land referred to as Tract No. 2, conveyed from Richard L. Manske, Trustee to Randy D. Sheard and Robert D. Shear D, Jr. in Deed dated July 01, 2013, recorded in Volume 926, Page 215, of the Official Records of Wharton County, Texas; said 16.63 ac. Tract being more particularly described by metes and bounds on Exhibit "A" attached hereto and incorporated herein by reference for all purposes.

(herein the "Property") to secure that one certain Promissory Note therein described in the original principal amount of \$ 57,600.00 executed by Holub 14A Land LLC, and made payable to the order of The First State Bank, Louise (herein the "Note"), which such Deed of Trust is recorded under Volume 954, Page 477 to 488 of the Official Records of Wharton County, Texas (herein "Deed of Trust"); and

WHEREAS, the undersigned has been appointed as Substitute Trustee in the place and stead of Kinnan J. Stockton, Trustee, in the aforesaid Deed of Trust, said appointment being in the manner authorized by the Deed of Trust; and

WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust; the indebtedness evidenced therein is now wholly due and the owner and holder of said indebtedness has requested the undersigned to sell the property to satisfy same.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, February 5, 2019, I will sell for cash, the property in the area designated by the Commissioner's Court of County as the area where foreclosure sales are to take place, (being OUTSIDE THE FRONT ENTRANCE OF THE WHARTON COUNTY COURTHOUSE ANNEX, 309 EAST MILAM, WHARTON COUNTY, TX, DURING SUITABLE WEATHER AND IN THE FOYER OF SAID ANNEX DURING INCLEMENT WEATHER OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE) at the Wharton County Courthouse, to the highest bidder. The time at which the sale will begin will be 10:00 a.m., or within three (3) hours after said time.

In offering this property for sale at foreclosure pursuant to its deed of trust, neither the lien holder nor the duly appointed trustee or substitute trustee, as the case may be, make any warranties or representations, express or implied, regarding the compliance or non-compliance of this ASNS firm file no. 51734/Holub14A/FSB Louise

property with the Comprehensive Environmental Response, Compensation and Liability Act, ("CERCLA"), the Resource Conservation and Recovery Act, ("RCRA"), the Texas Solid Waste and Disposal Act, the Regulations of the United States Environmental Protection Agency, the Texas Water Commission, or any other Federal, State or local environmental law or regulation; which include, but are not limited to representations that the property has not been used (i) for the storage, transportation, processing or disposal of hazardous waste, industrial solid or municipal solid waste as those terms are defined in the Texas Solid Waste and Disposal Act, Tex. Rev. Civ. Stat. Ann. Art. 4477-7, or any toxic or hazardous wastes, substances or materials as identified under the Resource Conservation and Recovery Act of 1976 (42 U.S.C. § 6901 et seq.), as amended, the Comprehensive Environmental Response, Compensation and Liability Act (42 U.S.C. § 9601 et seq.), as amended, and the regulations of the United States Environmental Protection Agency, or (ii) in such a way as to create any environmental condition that is actionable under any Federal, State or local environmental law or regulation. Any such representations or warranties are expressly disclaimed hereby.

The Purchaser of the property at the foreclosure sale shall accept and take the property in its present condition and subject to any loss, claims, liability, damages, injunctive relief, injuries to person, property or natural resources, cost, expense, action, or cause of action, pursuant to any Federal, State or local law or regulation.

WITNESS my hand this the 10 day of Jan, 2019.

Patsy Anderson

Patsy Anderson, Sue Crow, Carol Kelly
or Debbie Jurasek
Substitute Trustee

C/O Richard T. Chapman, 101 W. Goodwin, Ste 700,
Victoria, Texas 77901.

EXHIBIT A

A 16.63 AC. TRACT OF LAND, SITUATED IN THE I&GN R R CO. SURVEY NO. 1, ABSTRACT NO. 215, WHARTON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 18.00 AC. TRACT OF LAND REFERRED TO AS TRACT NO. 2, CONVEYED FROM RICHARD L. MANSKE, TRUSTEE TO RANDY D. SHEARD AND ROBERT D. SHEAR D, JR. IN DEED DATED JULY 01, 2013, RECORDED IN VOLUME 926, PAGE 215, OF THE OFFICIAL RECORDS OF WHARTON COUNTY, TEXAS; SAID 16.63 AC. TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 5/8 inch iron rod capped #5319, set in COUNTY ROAD NO. 470 (width varies), for the Northwest corner of a called 10 Ac. tract of land conveyed to Robert Steinmetz & Barbara Martin (Vol. 732, Pg. 560; D. R.), same being the Northeast corner of said 18.00 Ac. tract, and the Northeast corner hereof;

THENCE South 02 Deg. 27 Min. 39 Sec. East (called South), at 30.37 ft. pass a 5/8 inch iron rod capped #5319, set in the South margin of said COUNTY ROAD NO. 470, at 854.00 ft. pass a 5/8 inch iron rod called & found for the Southwest corner of said

10 Ac. tract, same being the upper Northwest corner of a called 3.15 Ac. tract of land conveyed to David Hedges & Rosemary Rodriguez (Vol. 873, Pg. 117; O. R.); and in all, 969.66 ft. (call & meas.) to a 5/8 inch iron rod called & found for an interior corner of said 3.15 Ac. tract, same being the Southeast corner of said 18.00 Ac. tract, and the Southeast corner hereof;

THENCE South 87 Deg. 28 Min. 53 Sec. West (called South 89 Deg. 56 Min. 32 Sec. West), with the South line of said 18.00 Ac. tract, same being with the North line of said 3.15 Ac. tract; and its extension thereof, at 173.44 ft. pass the lower Northwest corner of said 3.15 Ac. tract, same being a corner of a called 20.51 Ac. tract of land conveyed to Wade David, et ux (Vol. 926, Pg. 414; O. R.), and in all, 749.64 ft. to a capped iron rod called & found for the Southeast corner of a called 1.308 Ac. Easement (Vol. 926, Pg. 215; O. R.), same being an interior corner of said 20.51 Ac. tract, and the Southwest corner hereof; from which corner, a 5/8 inch iron rod called & found in the East line of a called 19.98 Ac. tract of land conveyed to Edmund Holub (Vol. 519, Pg. 620; D. R.) for the true Southwest corner of said 18.00 Ac. tract bears, South 87 Deg. 28 Min. 53 Sec. West, 59.99 ft.;

THENCE North 02 Deg. 29 Min. 02 Sec. West, 949.48 ft. (called North 02 Deg. 29 Min. 21 Sec. West, 949.66 ft.) to a point in the South line of a 20 Ft. x 67 Vara Reserve, same being in the North line of said 18.00 Ac. tract, for the Northeast corner of said 1.308 Ac. Easement, same being the upper Northeast corner of said 20.51 Ac. tract, and the lower Northwest corner hereof; from which corner, a capped iron rod found bears, North 02 Deg. 29 Min. 02 Sec. West, 0.28 ft.; also from which corner, a 5/8 inch iron rod called & found for the true lower Northwest corner of said 18.00 Ac. tract bears, South 87 Deg. 43 Min. 08 Sec. West, 65.13 ft.;

THENCE North 87 Deg. 43 Min. 08 Sec. East (called North 89 Deg. 56 Min. 32 Sec. East), with the South line of said Reserve, 121.08 ft. to a 5/8 inch iron rod capped #5319, set for its Southeast corner, same being an interior corner of said 18.00 Ac. tract, and an interior corner hereof;

THENCE North 02 Deg. 29 Min. 07 Sec. West, 20.00 ft. (called North, 20 ft.) to a 5/8 inch iron rod capped #5319, set for the Northeast corner of said Reserve, same being the upper Northwest corner of said 18.00 Ac. tract, and the upper Northwest corner hereof;

THENCE North 87 Deg. 25 Min. 10 Sec. East (called North 89 Deg. 56 Min. 32 Sec. East), with the North line of said 18.00 Ac. tract, 628.95 ft. (called 628.83 ft.) to the PLACE OF BEGINNING and containing 16.63 Ac. of land.

POSTED

1/10/19

1:26

SF

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHARTON County

Deed of Trust Dated: March 19, 2008

Amount: \$92,800.00

Grantor(s): AMANDA GAYLE IVY F/K/A AMANDA IVY MASON and BRIAN SCOTT RODRIGUEZ

Original Mortgagee: EQUIFIRST CORPORATION

Current Mortgagee: Wilmington Savings Fund Society, FSB as Owner Trustee of the Residential Credit Opportunities Trust V-B

Mortgagee Servicer and Address: c/o AMERICAN MORTGAGE INVESTMENT PARTNERS, 3020 OLD RANCH PARKWAY, STE 180, Seal Beach, CA 90740

Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property

Recording Information: Document No. 2008-00002361

Legal Description: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Whereas, an Order to Proceed with Expedited Foreclosure under the Texas Rule Civil Procedure 736 was entered on November 7, 2018 under Cause No. CV50834 in the 329th Judicial District Court of WHARTON County, Texas

Date of Sale: February 5, 2019 between the hours of 10:00 AM and 1:00 PM.

Earliest Time Sale Will Begin: 10:00 AM

Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the WHARTON County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

PATSY ANDERSON OR CAROL KELLY, ELIZABETH ANDERSON, MARYNA DANIELIAN, FREDERICK BRITTON, PAMELA THOMAS, IAN MOSER, EVAN PRESS, JAMES DOLENZ, RENEE THOMAS, KATHLEEN ADKINS, SUE CROW OR DEBBIE JURASEK have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust.

The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

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

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

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice.

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


RACHEL U. DONNELLY, ATTORNEY AT LAW

HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2016-012611

PATSY ANDERSON OR CAROL KELLY, ELIZABETH
ANDERSON, MARYNA DANIELIAN, FREDERICK BRITTON,
PAMELA THOMAS, IAN MOSER, EVAN PRESS, JAMES
DOLENZ, RENEE THOMAS, KATHLEEN ADKINS, SUE CROW
OR DEBBIE JURASEK
c/o Tejas Trustee Services
14800 Landmark Blvd, Suite 850
Addison, TX 75254

EXHIBIT A

A 0.2258 AC. TRACT OF LAND, SITUATED IN THE E.T.R.R. CO. SURVEY NO. 9, ABSTRACT NO. 142, IN THE CITY OF EL CAMPO, WHARTON COUNTY, TEXAS, BEING COMPRISED OF TWO TRACTS OF LAND: 1) THAT CERTAIN CALLED 75 FT. X 109 FT. TRACT OF LAND CONVEYED FROM CARL O'NEAL, ETUX TO GERALD E. JOINER IN DEED DATED FEBRUARY 28, 1984, RECORDED IN VOLUME 354, PAGE 516, OF THE WHARTON COUNTY DEED RECORDS, AND 2) A PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED FROM BERNICE PAYNE CHROMCAK TO GERALD E. JOINER, ETUX IN DEED DATED JUNE 15, 1990, RECORDED IN VOLUME 833, PAGE 74, OF THE WHARTON COUNTY DEED RECORDS; SAID 0.2258 AC. TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ¼ inch iron pipe found in the South line of CHINA STREET (platted 50 ft. wide City Street) for the Northeast corner of a called 75 ft. x 109 ft. tract of land conveyed to Brenda P. Maxwell (Vol. 370, Pg. 389; O.R.), same being the Northwest corner of said O'Neal to Joiner tract, and the Northwest corner hereof; from which corner, a 5/8 inch iron rod found at the Southwest intersection of said CHINA STREET and AVENUE "E" bears, East, 425 ft.;

THENCE East (Reference Bearing), with the South line of said CHINA STREET, at 75.27 ft. (called 75 ft.) pass the common Northerly corner of said O'Neal to Joiner tract and said Chromcak to Joiner tract, and in all, 90.27 ft. to a 5/8 inch iron rod capped #2320, set for the Northwest corner of a 100 ft. x 110 ft. tract of land, conveyed to Anna Hubenak (Vol. 182, Pg. 307; O.R.), same being the upper Northeast corner of said Chromcak to Joiner tract and the Northeast corner hereof;

THENCE South, at 100.00 ft. (call & meas.) pass a 5/8 inch iron rod capped #2320, set for the Southwest corner of said Hubenak tract, same being an interior corner of said Chromcak to Joiner tract, and the Northwest corner of a 9 ft. x 35 ft. tract of land conveyed from said Gerald E. Joiner, etux to Paul P. Koenig, etux, and in all, 109.00 ft. to a point in the South line of said Chromcak to Joiner tract, same being in the North line of a tract of land conveyed to Robert G. Ray, etux (Vol. 588, Pg. 377; D.R.) for the Southwest corner of said 9 ft. x 35 ft. tract, same being the Southeast corner hereof;

THENCE West, with the North line of said Ray tract, and its extension thereof, 90.27 ft. to a fence corner post for the Southeast corner of said Maxwell tract, same being the Southwest corner of said O'Neal to Joiner tract, and the Southwest corner hereof;

THENCE North, 109.00 ft. (call & meas.) to the PLACE OF BEGINNING and containing 0.2258 Ac. of land.

POSTED

1-4-19 @ 11:31 am

CE

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHARTON County

Deed of Trust Dated: March 5, 2008

Amount: \$41,590.42

Grantor(s): JAMES JACKSON and SANDRA LEE SNEED

Original Mortgagee: CITIFINANCIAL, INC.

Current Mortgagee: BAYVIEW LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY

Mortgagee Address: BAYVIEW LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY, 4425 Ponce de Leon Blvd., Suite 500, Coral Gables, FL 33146

Recording Information: Document No. 2008-00001785

Legal Description: BEING LOTS SIX (6) AND SEVEN (7) OF ELIZABETH BRANCH LANDS SUBDIVISION ACCORDING TO THE PLAT RECORDED IN VOLUME 169, PAGE 1 OF THE WHARTON COUNTY DEED RECORDS, WHARTON COUNTY, TEXAS.

WHEREAS JAMES JACKSON is deceased.

WHEREAS SANDRA LEE SNEED is deceased.

Whereas, an Order to Proceed with Expedited Foreclosure under the Texas Rule Civil Procedure 736 was entered on November 5, 2018 under Cause No. CV50812 in the 329TH Judicial District Court of WHARTON County, Texas

Date of Sale: ~~February 5, 2019~~ between the hours of 10:00 AM and 1:00 PM.

Earliest Time Sale Will Begin: 10:00 AM

Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the WHARTON County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

PATSY ANDERSON OR CAROL KELLY, ELIZABETH ANDERSON, MARYNA DANIELIAN, FREDERICK BRITTON, PAMELA THOMAS, IAN MOSER, EVAN PRESS, JAMES DOLENZ, RENEE THOMAS, KATHLEEN ADKINS, SUE CROW OR DEBBIE JURASEK have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust.

The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

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


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

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice.

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


Aaron Espinoza, Attorney at Law

HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2018-001942


PATSY ANDERSON OR CAROL KELLY, ELIZABETH
ANDERSON, MARYNA DANIELIAN, FREDERICK BRITTON,
PAMELA THOMAS, IAN MOSER, EVAN PRESS, JAMES
DOLENZ, RENEE THOMAS, KATHLEEN ADKINS, SUE CROW
OR DEBBIE JURASEK
c/o Tejas Trustee Services
14800 Landmark Blvd, Suite 850
Addison, TX 75254

POSTED

1-4-19 @ 11:30am

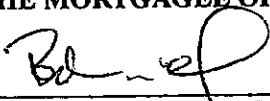
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NOTICE OF FORECLOSURE SALE

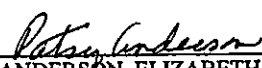
ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE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

- 1. **Property to Be Sold.** The property to be sold is described as follows: SEE EXHIBIT "A"
- 2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 11/26/2008 and recorded in Book 766 Page 651 Document 2008-00008593 real property records of Wharton County, Texas.
- 3. **Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:
 Date: ~~02/05/2019~~
 Time: 10:00 AM
 Place: Wharton County Courthouse, Texas, at the following location: OUTSIDE THE FRONT ENTRANCE OF THE WHARTON COUNTY COURTHOUSE ANNEX, 309 EAST MILAM, WHARTON COUNTY, TX, DURING SUITABLE WEATHER AND IN THE FOYER OF SAID ANNEX DURING INCLEMENT WEATHER 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 HAROLD C. KIGHT AND NELLMARIE KIGHT, provides that it secures the payment of the indebtedness in the original principal amount of \$271,200.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY is the current mortgagee of the note and deed of trust and CHAMPION MORTGAGE COMPANY is mortgage servicer. A servicing agreement between the mortgagee, whose address is NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY c/o CHAMPION MORTGAGE COMPANY, 8950 Cypress Waters Blvd, Coppell, TX 75019 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.
- 6. **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 PATSY ANDERSON, ELIZABETH ANDERSON OR CAROL KELLY, 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.



 Mackie Wolf Zientz & Mann, P.C.
 Brandon Wolf, Attorney at Law
 L. Keller Mackie, Attorney at Law
 Lori Liane Long, Attorney at Law
 Chelsea Schneider, Attorney at Law
 Ester Gonzales, Attorney at Law
 Parkway Office Center, Suite 900
 14160 North Dallas Parkway
 Dallas, TX 75254



 PATSY ANDERSON, ELIZABETH ANDERSON OR CAROL KELLY
 c/o AVT Title Services, LLC
 1101 Ridge Rd. Suite 222
 Rockwall, TX 75087

I am Patsy Anderson whose address is c/o AVT Title Services, LLC, 1101 Ridge Rd., Suite 222, Rockwall, TX 75087. I declare under penalty of perjury that on 1/4/19 I filed this Notice of Foreclosure Sale at the office of the Wharton County Clerk and caused it to be posted at the location directed by the Wharton County Commissioners Court.

ASAP # 468 0693

Exhibit "A"

The residue of that certain 15.00 acre tract in ETRR Survey No. 12, Abstract No. 524, Wharton County, Texas, being that same land described in Deed dated August 5, 1958 from J.J. Duckett, et al to Harold Kight, et ux, recorded in Volume 309, Page 192 of the Deed Records of Wharton County, Texas and being all of said 15.00 acres, LESS, SAVE AND EXCEPT

1. 1.171 acre of land, more or less, as described in Deed dated August 9, 1985 from Harold C. Kight, et ux to Albert Dutcher, III, et ux, recorded in Volume 686, Page 257, Wharton County Deed Records, and,
2. 3.287 acres of land, more or less, as described in Deed dated March 27, 1992 from Harold C. Kight, et ux to Harold C Kight, Jr., recorded in Volume 88, Page 325, Wharton County Official Records, and,
3. 3.216 acres of land, more or less, being all of Kight Addition, as shown on Plat recorded in Slide 58A of the Wharton County Plat Cabinet Records, and,
4. Unrecorded easements for Henson Street and Lloyd Street rights-of way, as shown on the Wharton County Central Appraisal District Tax Maps.

2008-00008694
STATE OF TEXAS COUNTY OF WHARTON
I hereby certify that this document was filed on the date
and time stamped and was recorded
on 12/12/2008 11:41 AM

Mauden K. Mauden



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

PO # 564
address on front

POSTED

12/20/18 1:20

SF

TS No.: 2016-02578-TX
18-001644-673

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.

1. Date, Time and Place of Sale.

Date: 02/05/2019

Time: The sale will begin at 10:00 AM or not later than three hours after that time

Place: OUTSIDE THE FRONT ENTRANCE OF THE WHARTON COUNTY COURTHOUSE ANNEX, 309 EAST MILAM, WHARTON COUNTY, TX, DURING SUITABLE WEATHER AND IN THE FOYER OF SAID ANNEX DURING INCLEMENT WEATHER OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE 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: 2908 Lindale Drive, El Campo, TX 77437

2. 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. Any conveyance of the property is subject to all matters of record affecting the property.

3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 10/14/2005 and recorded 10/20/2005 in Book 627 Page 150 Document 258281, real property records of Wharton County, Texas, with Larry Carbaugh, a Married Man Joined herein by Karen Carbaugh grantor(s) and MILA, INC. DBA MORTGAGE INVESTMENT LENDING ASSOCIATES, INC as Lender, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as Beneficiary.

4. Appointment of Substitute Trustee: In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent for the mortgage servicer has named and appointed, and by these presents does name and appoint PATSY ANDERSON, ELIZABETH ANDERSON OR CAROL KELLY, Substitute Trustee to act under and by virtue of said Deed of Trust.

5. Obligation Secured: Deed of Trust or Contract Lien executed by Larry Carbaugh, a Married Man Joined herein by Karen Carbaugh, securing the payment of the indebtedness in the original principal amount of \$91,200.00, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR GSAMP TRUST 2006-HE1 is the current mortgagee of the note and deed of trust or contract lien.

ASAP# 4679682

Notice of [Substitute] Trustee Sale

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.

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

LOT TWO (2), BLOCK NINE (9), TOWN & COUNTRY ESTATES, UNIT NO. THREE (3), AN ADDITION TO THE CITY OF EL CAMPO, WHARTON COUNTY, TEXAS, AS SHOWN BY PLAT THEREOF RECORDED IN VOLUME 321, PAGE 354 OF THE WHARTON COUNTY DEED RECORDS, BEING THAT SAME REAL PROPERTY SPECIFICALLY DESCRIBED IN DEED DATED FEBRUARY 3, 2003, FROM FRANK RAMOS, JR. AND WIFE, REBECCA TO STEPHEN F. GIOVANONI AND WIFE, LISA, RECORDED IN VOLUME 491, PAGE 918 OF THE OFFICIAL RECORDS OF WHARTON COUNTY, TEXAS.

8. 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. **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

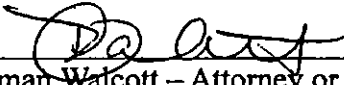
TS No.: 2016-02578-TX
18-001644-673

Notice of [Substitute] Trustee Sale

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.

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.

Date: December 18, 2018



Iman Walcott – Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer

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



PATSY ANDERSON, ELIZABETH ANDERSON OR CAROL KELLY - Substitute Trustee(s)

C/O AVT Title Services, LLC
1101 Ridge Rd. Suite 222
Rockwall, TX 75087

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.

Certificate of Posting

I am Patsy Anderson whose address is c/o AVT Title Services, LLC, 1101 Ridge Rd., Suite 222, Rockwall, TX 75087. I declare under penalty of perjury that on 12/20/18 I filed this Notice of Foreclosure Sale at the office of the Wharton County Clerk and caused it to be posted at the location directed by the Wharton County Commissioners Court.

POSTED
12/20/18 1200
RF

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHARTON County
Deed of Trust Dated: December 23, 2011
Amount: \$177,000.00
Grantor(s): VIVIAN EVA JANSKY

Original Mortgagee: ONE REVERSE MORTGAGE, LLC
Current Mortgagee: REVERSE MORTGAGE SOLUTIONS, INC.

Mortgagee Address: REVERSE MORTGAGE SOLUTIONS, INC., 14405 WALTERS ROAD, SUITE 200, HOUSTON, TX 77014

Recording Information: Document No. 2012-00000037

Legal Description: SEE EXHIBIT "A" ATTACHED HERETO.

WHEREAS VIVIAN EVA JANSKY is deceased.

Date of Sale: February 5, 2019 between the hours of 10:00 AM and 1:00 PM.

Earliest Time Sale Will Begin: 10:00 AM

Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the WHARTON County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

PATSY ANDERSON OR CAROL KELLY, ELIZABETH ANDERSON, MARYNA DANIELIAN, FREDERICK BRITTON, PAMELA THOMAS, IAN MOSER, EVAN PRESS, JAMES DOLENZ, RENEE THOMAS, KATHLEEN ADKINS, SUE CROW OR DEBBIE JURASEK have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust.


The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.


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

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

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice.

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


RACHEL U. DONNELLY, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2018-007090


PATSY ANDERSON OR CAROL KELLY, ELIZABETH ANDERSON, MARYNA DANIELIAN, FREDERICK BRITTON, PAMELA THOMAS, IAN MOSER, EVAN PRESS, JAMES DOLENZ, RENEE THOMAS, KATHLEEN ADKINS, SUE CROW OR DEBBIE JURASEK
c/o Tejas Trustee Services
14800 Landmark Blvd, Suite 850
Addison, TX 75254

STATE OF TEXAS

COUNTY OF WHARTON

Before me, the undersigned authority, on this 20 day of December 2018, personally appeared Patsy Anderson, known to me to be the person(s) whose name is/are subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

Alisha Kelly
NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING RETURN TO:
Hughes, Watters & Askanase, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2018-007090

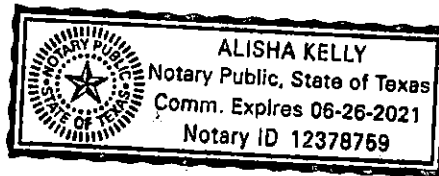


EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): R031199

Land Situated In the City of Wharton in the County of Wharton in the State of TX

A 5.0 AC. TRACT OF LAND, SITUATED IN THE A. JACKSON TIMBER LEAGUE, ABSTRACT NO 34, WHARTON COUNTY, TEXAS, BEING THAT CERTAIN CALLED 5 AC. TRACT OF LAND CONVEYED FROM V. E. CHAMBERS AND WIFE, PEARLIE MAY CHAMBERS TO MARVIN L. JANSKY AND WIFE, VIVIAN E. JANSKY IN DEED DATED AUGUST 17, 1962, RECORDED IN VOLUME 341, PAGE 35, OF THE WHARTON COUNTY DEED RECORDS; SAID 5.0 AC. TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

FOR REFERENCE begin at a 1/2 Inch iron rod called & found for the Southeast corner of a called 16 Ac. tract of land referred to as SECOND TRACT, conveyed to Rudolf Henry, etux (Vol. 116, Pg. 444; O.R.), same being the true Northeast corner of a called 5.487 Ac. tract of land referred to as TRACT ONE conveyed to Amy Wallace, etvir (Vol. 770, Pg. 51; O.R.);

THENCE North 72 Deg. 37 Min. 52 Sec. West (called North 69 Deg. 58 Min. 30 Sec. West), with the South line of said 16 Ac. tract 600.0 ft. to a 5/8 inch iron rod capped #5319, set in the common line between said A. JACKSON TIMBER LEAGUE and the WM. KINCHELOE LG. for the Northwest corner of said 5.487 Ac. tract, same being the Northeast and BEGINNING corner hereof;

THENCE South 17 Deg. 09 Min. 44 Sec. West (called South 20 Deg. 04 Min. West), with the common line between said A. JACKSON TIMBER LEAGUE and said WM. KINCHELOE LG same being with the West line of said 5.487 Ac. tract, 205.73 ft. (called 206.94 ft.) to a 5/8 inch iron rod capped #5319, set for the true Northeast corner of a called 6.088 Ac. tract of land referred to as TRACT TWO conveyed to Amy Wallace, etvir (Vol. 770, Pg. 51; O.R.), same being the Southeast corner hereof;

THENCE North 72 Deg. 40 Min. 27 Sec. West (called North 70 Deg. 17 Min. West), with the North line of said 6.088 Ac. tract, 1069.55 ft. (called 1067.85 ft.) to a 5/8 inch iron rod capped #5319, set for the Southwest corner hereof, same being the Southeast corner of a tract of land conveyed to Frank Hernandez (Vol. 23, Pg. 164; O.R.);

THENCE North 24 Deg. 58 Min. 57 Sec. East, 208.37 ft. (called North 20 Deg. 04 Min. East, 208.6 ft.) to a 5/8 inch iron rod capped #5319, set in the South line of said 16 Ac. tract for the Northeast corner of a tract of land conveyed to Benjamin Morin, etux (Vol. 210, Pg. 193; O.R.), same being the Northwest corner hereof, and the Northeast corner of a 20 Ft. Roadway Easement conveyed to said Jansky to get from the Public Road to subject tract (Vol. 341, Pg. 35; D.R.);

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.

POSTED

12-10-18C 11:22am
ce

1. Date, Time, and Place of Sale.

Date: February 05, 2019

Time: The sale will begin at 10:00AM or not later than three hours after that time.

Place: OUTSIDE THE FRONT ENTRANCE OF THE WHARTON COUNTY COURTHOUSE ANNEX OR AS DESIGNATED BY THE COUNTY COMMISSIONERS 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 15, 2003 and recorded in Document VOLUME 537, PAGE 356 real property records of WHARTON County, Texas, with ERIC EVERSOLE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by ERIC EVERSOLE, securing the payment of the indebtednesses in the original principal amount of \$100,708.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. MIDFIRST BANK 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. MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK
999 N.W. GRAND BLVD STE 110
OKLAHOMA CITY, OK 73118-6077

PATSY ANDERSON, SUE CROW, CAROL KELLY, DEBBY JURASEK, REID RUPLE, KATHLEEN ADKINS, EVAN PRESS, STEPHANIE KOHLER, LUCI FULLER, MARIEL MARROQUIN, CATRENA WARD, BRIAN CORMIER, CARMEN MUNIZ, MERRY CHRIS BISHOP OR SAMUEL DAFFIN II
Substitute Trustee

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

My name is Brian Cormier and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on 12-10-18 I filed at the office of the WHARTON County Clerk and caused to be posted at the WHARTON County courthouse this notice of sale.

Certificate of Posting

Declarant's Name: Brian Cormier
Date: 12-10-18



NOS00000007997703

EXHIBIT "A"

LOT NUMBER FIVE (5) OF BOONE BRANCH ESTATES, A SUBDIVISION OF 24.82 ACRES IN THE DAVID HAMILTON LEAGUE, ABSTRACT NO. 26 IN WHARTON COUNTY TEXAS, ACCORDING TO PLAT RECORDED AT SLIDE NUMBER 2043-44 OF THE PLAT RECORDS OF WHARTON COUNTY TEXAS.



NOS00000007997703