

POSTED

9/10/19 11:34AM
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NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF 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. Sender is: Codilis & Moody, P.C., 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated March 21, 2016 and recorded under Vol. 1017, Page 160, or Clerk's File No. 2016-00001470, in the real property records of WHARTON County Texas, with Robert L Barefield, an unmarried man as Grantor(s) and Mortgage Electronic Registration Systems, Inc. as Nominee for Nations Lending Corporation, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Robert L Barefield, an unmarried man securing payment of the indebtedness in the original principal amount of \$100,544.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Robert L Barefield. RoundPoint Mortgage Servicing Corporation is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. RoundPoint Mortgage Servicing Corporation is acting as the Mortgage Servicer for the Mortgagee. RoundPoint Mortgage Servicing Corporation, is representing the Mortgagee, whose address is: 5016 Parkway Plaza Blvd, Buildings 6 & 8, Charlotte, NC 28217.

Legal Description:

CALLED LOT ONE (1) AND LOT TWELVE-G (12G) - BLOCK THREE (3), BRIARGROVE ADDITION AN UNPLATTED SUBDIVISION IN THE RANDAL JONES 1/2 LEAGUE, ABSTRACT NO. 36, WHARTON COUNTY, TEXAS, BEING THAT SAME REAL PROPERTY SPECIFICALLY DESCRIBED IN DEED DATED MAY 6, 2015 FROM WILLIAM R. COLEMAN TO ROBERT L. BAREFIELD, RECORDED IN VOLUME 987, PAGE 379 OF THE OFFICIAL RECORDS OF WHARTON COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT A ATTACHED HERETO FOR ALL PURPOSES.

SALE INFORMATION

Date of Sale: 11/05/2019

Earliest Time Sale Will Begin: 10:00 AM

Location of Sale: The place of the sale shall be: WHARTON County Courthouse, Texas at the following location: Outside the front entrance of the Wharton County Courthouse Annex 309 East Milam, Wharton, Texas and during inclement weather foreclosure sales are held in the foyer of the Wharton County Courthouse Annex, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

TERMS OF SALE

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.



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The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. 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.

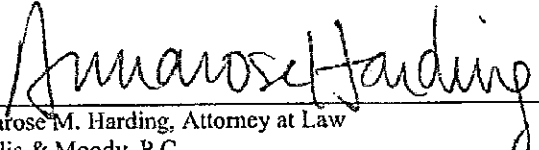
The sale will begin at the earliest time stated above, or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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.

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I HEREBY APPOINT AND DESIGNATE Patricia Anderson, Carol Kelly, Patricia Sanders, Jonathan Schendel, Doug Woodard, Aarti Patel, Maryna Danielian, Frederick Britton, Pamela Thomas, Evan Press, Ian Moser, James Dolenz, Kathleen Adkins, Renee Thomas, Thomas Delaney, Danya Gladney or Aaron Demuth as Substitute Trustee.

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:
Codilis & Moody, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

Executed on this the 6th day of September, 2019.


Annarose M. Harding, Attorney at Law
Codilis & Moody, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

Posted and filed by: Patricia Anderson
Printed Name: Patricia Anderson

C&M No. 44-19-1730

Called Lot One (1) and Lot Twelve-C (12C) - Block Three (3), Briar Grove Addition in
 unsplit subdivision in the Randal Jones 1/2 League, Abstract No. 36, Wharton County,
 Texas, being that same real property specifically described in Deed dated May 8, 2015
 from William R. Coleman to Robert L. Barthelet, recorded in Volume 987, Page 378 of the
 Official Records of Wharton County, Texas, being more particularly described by metes
 and bounds as follows:

A 0.9050 AC. TRACT OF LAND, SITUATED IN THE RANDAL JONES 1/2 LEAGUE,
 ABSTRACT NO. 36, WHARTON COUNTY, TEXAS, BEING REFERRED TO AS LOTS 1, 2,
 AND 12G-1, BLOCK 3, COCHRAN'S BRIAR GROVE ADDITION (UN-RECORDED), BEING
 ALSO THOSE CERTAIN TRACTS OF LAND CONVEYED TO CARL E. MCKEE IN DEEDS
 DATED MARCH 20, 1956, NOVEMBER 28, 1965, AND JULY 9, 1969, RECORDED IN
 VOLUME 364, PAGE 317, VOLUME 387, PAGE 349, AND VOLUME 401, PAGE 326, OF
 THE WHARTON COUNTY DEED RECORDS, RESPECTIVELY; SAID 0.8059 AC. TRACT
 BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 3/4 inch iron rod found in the South line of said BLOCK 3, same
 being in the North line of WISTERIA WAY (70 ft wide road), for the Southwest
 corner of a called 100 ft. x 135 ft. tract of land referred to as LOT 3, BLOCK 3, of said
 ADDITION, conveyed to Hartan R. Speldel, et ux (Vol. 448, Pg. 65; D.R.), same being the
 Southeast corner of said LOT 2 (Vol. 387, Pg. 349; D.R.), and the Southwest corner
 hereof;

THENCE North 66 Deg. 58 Min. 00 Sec. West (Reference Bearing), 260.00 ft. (call 8
 moss.) to a 5/8 inch iron rod capped #2320, set at the intersection of the South line
 of said WISTERIA WAY and the East line of ALABAMA ROAD (width varies) for the
 12G-1 (Vol. 401, Pg. 326; D.R.), and the Southwest corner hereof;

THENCE North 20 Deg. 35 Min. 00 Sec. East, with the East line of said ALABAMA
 ROAD, same being with the West line of said BLOCK 3, 135.15 ft. (called 135 ft.) to a
 5/8 inch iron rod capped #2320, set for the Northwest corner hereof, same being the
 Northwest corner of said LOT 12G-1, and the Southwest corner of a tract of land
 conveyed to Arthur H. Gray, et ux (Vol. 401, Pg. 533; D.R.);

THENCE South 66 Deg. 58 Min. 00 Sec. East, 260.00 ft. (call 8 moss.) to a 1/2 inch iron rod
 found for the Northeast corner hereof; same being the common corner of said LOTS 2
 & 3, a called 100 ft. x 139.38 ft. tract of land referred to as LOT 7, BLOCK 3, of said
 ADDITION, conveyed to Norris L. Palmer, Sr. (Vol. 282, Pg. 138; O.R.), and a called 100 ft.
 x 139.28 ft. tract of land referred to as LOT 8, BLOCK 3, of said ADDITION, conveyed to
 Rodney Malone (Vol. 189, Pg. 334; O.R.);

THENCE South 20 Deg. 35 Min. 00 Sec. West, 135.15 ft. (called 135 ft.) to the PLACE
 OF BEGINNING and containing 0.9059 Ac. of land.

NOTE: The South line of said BLOCK 3, which bears, North 66 Deg. 58 Min. 00 Sec. West
 is the reference bearing of record that this survey is based on.

LESS, SAVE AND EXCEPT 0.3089 acre tract called Lot Two (2), Block Three (3),
 Cochran's Briar Grove Addition, being that certain tract conveyed to Arthur C. Williams in
 Deed dated April 27, 2012, recorded in Volume 885, Page 443, Official Records of
 Wharton County, Texas.

POSTED

9/9/19 @ 3:41 PM
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NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

DEED OF TRUST INFORMATION:

Date: July 18, 2007
Grantor(s): Carol Anderson Hess
Original Mortgagee: Rural Housing Service, United States Department of Agriculture
Original Principal: \$59,220.00
Recording Information: Book 707, Page 391
Property County: Wharton
Property: Lot Six (6), Block Fifty-two (52), City of Wharton, Wharton County, Texas, as shown by Plat thereof recorded in Volume 163, Page 3, et seq of the Deed Records of Wharton County, Texas, being that same real property specifically described in Deed dated April 2, 2004 from Raymond T. Torp and wife, Paula to Carol Lee Andrews, recorded in Volume 550, Page 690 of the Official Records of Wharton County, Texas.
Property Address: 104 West Alabama Street
Wharton, TX 77488

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: USDA Rural Development
Mortgage Servicer: USDA Rural Development
Mortgage Servicer 4300 Goodfellow Blvd
Address: Bldg. 105F, FC 215
St. Louis, MO 63120

SALE INFORMATION:

Date of Sale: October 1, 2019
Time of Sale: 10:00 am or within three hours thereafter.
Place of Sale: 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, if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.
Substitute Trustee: Patsy Anderson, Sue Crow, Debbie Jurasek or Alexander Wolfe, any to act
Substitute Trustee Address: 5501 East LBJ Frwy, Ste. 925
Dallas, TX 75240

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

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

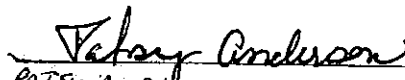
WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Patsy Anderson, Sue Crow, Debbie Jurasek or Alexander Wolfe, any to act, have been appointed as Substitute Trustees and authorized by the Mortgage Servicer to enforce the power of sale granted in the Deed of Trust; and

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

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

1. The maturity of the Note is hereby accelerated, and all sums secured by the Deed of Trust are declared to be immediately due and payable.
2. Patsy Anderson, Sue Crow, Debbie Jurasek or Alexander Wolfe, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien imposed by the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for the particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be sold "AS-IS", purchaser's will buy the property "at the purchaser's own risk" and "at his peril" and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interest of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.
5. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, the Mortgagee's Attorney, or the duly appointed Substitute Trustee.

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


Patsy Anderson

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9/9/19 @ 3:41 PM
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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 ("Property") to be sold is described as follows:

See attached Exhibit "A"

2. *Instrument to Be Foreclosed.* The instrument to be foreclosed is the Deed of Trust described more fully as follows:

That certain Deed of Trust dated February 26, 2016, covering the Property and executed by SADAF GLOBAL CORPORATION, a Texas corporation ("Borrower") for the benefit of TEXAN BANK ("Beneficiary") and filed for record under Clerk's File Number 2016-00000953, of the Official Public Records of Wharton County, Texas (the "Deed of Trust").

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

Date: October 1, 2019

Time: The sale will begin no earlier than 10:00 A.M. or no later than three hours thereafter.

Place: Outside the front entrance of the Wharton County Courthouse Annex, 309 East Milam, Wharton, Texas; and during inclement weather, foreclosure sales are held in the foyer of the Wharton County Courthouse Annex; or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.

Beneficiary may postpone, withdraw, or reschedule the sale for another day. In that case, the substitute trustee under the Deed of Trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiling may be after the date originally scheduled for this sale.

4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder FOR CASH, subject to the provisions of the Deed of Trust permitting Beneficiary thereunder to

Notice of Foreclosure Sale
SADAF GLOBAL CORPORATION, a Texas corporation, Borrower
Texan Bank, Beneficiary
Page 1 of 3



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have the bid credited to the Note (as hereinafter defined) up to the amount of the unpaid debt secured by the Deed of Trust 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 Deed of Trust, 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 Deed of Trust. 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 Deed of Trust, Beneficiary has the right to direct the substitute 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. 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 substitute 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 substitute trustee.

5. *Type of Sale.* The sale is a non-judicial deed of trust lien foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust executed by **Borrower**, as indicated previously.


6. *Obligations Secured.* The Deed of Trust secures the payment of the indebtedness and obligations therein described (collectively, the "**Obligations**") including but not limited to that one certain Note ("**Note**") dated **February 26, 2016**, in the original principal amount of **EIGHT HUNDRED TWENTY-FOUR THOUSAND AND 00/100 DOLLARS (\$824,000.00)**.

7. *Appointment of Substitute Trustees.* Pursuant to the Deed of Trust, Beneficiary made, constituted and appointed in writing, **RONALD A. MURRAY, STACI A. GRIFFIN, KYLE L. DICKSON, PATSY ANDERSON, and ELIZABETH ANDERSON**, as substitute trustees in that certain *Appointment of Substitute Trustee* dated August 23, 2019; to exercise the power of sale under the Deed of Trust for the purpose of enforcing the collection of the Obligations.

8. *Default and Request to Act.* Default has occurred under the Deed of Trust, and although demand was made upon **Borrower and Guarantor**, the default was not cured, and Beneficiary has requested the substitute trustees to conduct this sale. Notice is given that before the sale, Beneficiary may appoint other substitute trustees to conduct the sale.

Questions concerning the sale may be directed to the attention of STACI GRIFFIN, c/o Murray | Lobb, PLLC, at 700 Gemini, Suite 115, Houston, Texas 77058, phone number (281) 488-0630.

DATED this, the 21st day of August, 2019.


Staci A. Griffin, Substitute Trustee



c/o Murray | Lobb, PLLC
700 Gemini, Suite 115,
Houston, Texas 77058
Harris County, Texas

EXHIBIT "A"
(Legal Description)

Being a 1.04 acre tract of land, more or less, in the Alexander Timber League, Abstract No. 34, Wharton County, Texas, and being the same property described in deed dated November 30, 1982 from James A. Graeber, et al to Iqbal Ahmad, of record in Volume 601, Page 682, Wharton County, Deed Records; said 1.04 acre tract being more particularly described by metes and bounds on attached Exhibit "A".

1.04 acres of land, more or less, together with the business building and other improvements thereon, in the Alexander Timber League, Abstract No. 34, Wharton County, Texas, being a portion of "Eighth Tract" set apart to Hattie Edwards in a partition deed dated January 21, 1928, and recorded in Vol. 88, at page 462 of the Wharton County Deed Records; and also being a portion of "Third Tract" described in a Quitclaim Deed from L. L. and J. J. Duckett to Eulaza Scott et vir, Emery Scott dated January 24, 1984, and recorded in Volume 384 at page 434 of the Wharton County Deed Records, and being that same real property specifically described in Deed dated November 30, 1982, from James A. Graeber, et al to Iqbal Ahmad, recorded in Volume 601, Page 682 of the Wharton County Deed, Records, and which 1.04 acres of land is described by metes and bounds as follows:

BEGINNING at the most Northernly corner hereof, a 1-1/4 inch iron pipe driven at the base of a large crosscut corner post at the intersection of the fence on the line between the Edwards & Ford tracts with the Southeast line of the 320 ft. right-of-way of relocated U. S. Highway No. 59;

THENCE S, 20° 00' W., with the fence between the said Edwards and Ford tracts, 391.3 feet to an 1-1/4 inch iron pipe driven the most Southernly corner hereof;

THENCE N. 62° 37'-1/2' W., 233.5 feet to a 1-1/4 inch iron pipe driven for the most Westernly corner hereof, in the Southeast right-of-way of said U.S. Highway No. 59;

THENCE N, 52° 39'-1/2' E. with said right-of-way line, 428.15 feet to the **PLACE OF BEGINNING.**

SUBSTITUTE TRUSTEE'S NOTICE OF SALE

POSTED

9/9/19 @ 2:37 PM

MP

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.

Note: Retail Installment Contract
Date: December 12, 2007
Original Creditor: Jim Walter Homes, Inc.
Debtor: Frederick & Trish Kuykendall
Current Holder: The Bank of New York Mellon as Indenture Trustee for Mid-State Capital Corporation 2010-1 Trust by Ditech Financial LLC, as servicer with delegated authority

Security Instrument:

Mechanic's Lien Contract with Power of Sale
Date: December 12, 2007
Grantor: Frederick & Trish Kuykendall
Trustee: Joseph H. Kelly, Jr.
Recording Information: Volume 727 at pages 774 et seq. recorded in the Official Records of Wharton County, Texas
Property: All that property (and improvements thereon) covered by and described in the above Security Instrument and as more particularly described in **Exhibit "A"** attached hereto (setting forth therein the legal description of the property as contained in or attached to the above Security Instrument) (referred to in this Notice of Sale as the "Property").

Current Holder: The Bank of New York Mellon as Indenture Trustee for Mid-State Capital Corporation 2010-1 Trust by Ditech Financial LLC, as servicer with delegated authority

Mortgage Servicer: Ditech Financial LLC (f/k/a Green Tree Servicing LLC), 2100 E. Elliot Road, T-314, Tempe, Arizona 85284, by virtue of a servicing agreement with Current Holder.

Attorney for Mortgage Servicer Authorized to

Appoint Substitute Trustees: Kenneth M. Culbreth, Jr.

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 Kenneth M. Culbreth, Jr. and others (identified in **Exhibit "B"** attached hereto) as Substitute Trustees, each to act individually (the "Substitute Trustee") under and by virtue of the Security Instrument.

Foreclosure Sale:

County: Wharton, Texas

Date of Sale (first Tuesday of month): October 1, 2019

Time of Sale: The sale of the Property will begin no earlier than 10:00 o'clock A.M. and no later than three (3) hours thereafter

Place of Sale: The sale of the Property will be held at the county courthouse annex in Wharton County, Texas (located at 309 East Milam Street, Wharton, Texas), the county in which the above described Property is located , and at that area of said county courthouse annex which has been so designated by the Wharton County Commissioners' Court as follows: Outside front entrance of the courthouse annex.

Type of Sale: The sale of the Property is a non-judicial sale being conducted pursuant to the power of sale granted by the Security Instrument.

Terms of Sale: The sale of the Property will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Security Instrument permitting the Holder to have the bid credited against the indebtedness secured by the Security Instrument at the time of the 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 of the Property 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 Holder has the right to direct the Substitute 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 Security Instrument.** Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

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 Debtor and any and all other necessary parties with regard to the defaulted indebtedness. Mortgage 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. Mortgage Servicer is representing Mid-State Capital Corporation 2010-1 Trust under a Servicing Agreement.

Dated: September 4, 2019

By: 
Kenneth M. Culbreth, Jr., as
Attorney for Mortgage Servicer


By: 
Kenneth M. Culbreth, Jr., as Substitute Trustee
500 North Shoreline, Suite 612
Corpus Christi, Texas 78401-0341
(361) 760-3333 Telephone
(361) 760-3339 Telecopier

Exhibit "A"

Lots No. Five (5) and Twenty-two (22) and the North half (1/2) of Lot Twenty-three (23) and the North portion of Lot Four (4), all in Blk. No. Sixteen (16) of Hawes Fourth Addition in the William Kincheloe League in Wharton County, Texas, and being the same land described in Deed dated September 2, 1955, recorded in Volume 282, Page 459 of the Wharton County Deed records, to which reference is hereby made.

Exhibit "B"

Kenneth M. Culbreth, Jr.
500 North Shoreline, Suite 612
Corpus Christi, Nueces County, Texas 78401

Carol Kelly
9065 Jollyville, Suite 203A
Austin, Travis County, Texas 78759

Jim Mills
9065 Jollyville, Suite 203A
Austin, Travis County, Texas 78759

Ed Henderson
9065 Jollyville, Suite 203A
Austin, Travis County, Texas 78759

Susan Mills
9065 Jollyville, Suite 203A
Austin, Travis County, Texas 78759

Sherrell Speer
9065 Jollyville, Suite 203A
Austin, Travis County, Texas 78759

Emily Northern
9065 Jollyville, Suite 203A
Austin, Travis County, Texas 78759

Kasey Graham
9065 Jollyville, Suite 203A
Austin, Travis County, Texas 78759

Lenette Reese
9065 Jollyville, Suite 203A
Austin, Travis County, Texas 78759

Debby Jurasek
9065 Jollyville, Suite 203A
Austin, Travis County, Texas 78759

Patsy Anderson
9065 Jollyville, Suite 203A
Austin, Travis County, Texas 78759

Note: Individually and separate, each Substitute Trustee listed above is authorized to act alone without the joinder of the other Substitute Trustees.

POSTED
9/19/19 @ 11:50 AM
MP

Notice of Foreclosure Sale

Deed of Trust ("Deed of Trust"):

Dated: December 18, 2015

Grantor: Cayentano Escalante Ponce and Maria Martinez Escalante

Lender: Annie Garza f/k/a Annie Torres

Recorded in: Volume 1008, Page 604 of the Official Records of Wharton County, Texas

Secures: Note ("Note") in the original principal amount of \$31,500.00, executed by Cayentano Escalante Ponce and Maria Martinez Escalante ("Borrower") and payable to the order of Lender

Legal Description: A portion of Lot 11-B, Block thirty-two (32), City of Wharton, Wharton County, Texas as shown on map of said city recorded in Volume 163, Page 3 et seq. of the Deed Records of Wharton County, Texas.

Substitute Trustee: Philip J. Hundl, Kari D. Lutringer or Audra B. Smith or John D. Perches or I. Ray Kerlick, Jr.

Substitute Trustee's Address: 101 West Burlison, Wharton, Texas, 77488

Foreclosure Sale:

Date: Tuesday, October 1, 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 10:00 A.M.

Place: Wharton County Courthouse Annex in Wharton, Texas: At the front door of the County Courthouse Annex located at 309 W. Milam, Wharton, Wharton County, Texas or in the designated area outlined in the Commissioners Court Order or as designated by the county commissioners.

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 Annie Garza f/ka Annie Torres' 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, Annie Garza f/k/a Annie Torres, 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 Annie Garza f/k/a Annie Torres' election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Annie Garza f/k/a Annie Torres' 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 Annie Garza f/k/a Annie Torres 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.

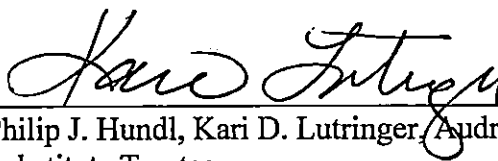
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain 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 Annie Garza f/k/a Annie Torres. 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.

Dated: September 6, 2019

A handwritten signature in cursive script, appearing to read "Kari Lutringer", is written over a horizontal line.

Philip J. Hundl, Kari D. Lutringer, Audra B. Smith
Substitute Trustee
101 West Burleson Street
Wharton, Texas 77488
Telephone (979) 532-3871
Facsimile (979) 532-3508

Notice of Foreclosure Sale

POSTED
9/9/19 @ 11:50 AM
MP

Deed of Trust ("Deed of Trust"):

Dated: December 18, 2015
Grantor: Alfredo Martinez Hernandez
Lender: Annie Garza f/k/a Annie Torres
Recorded in: Volume 1008, Page 616 of the Official Records of Wharton County, Texas
Secures: Note ("Note") in the original principal amount of \$31,500.00, executed by Alfredo Martinez Hernandez ("Borrower") and payable to the order of Lender

Legal Description: Lot 10A, Block 59, Town of Wharton, Wharton County, Texas a/k/a 320 S. East Ave., City of Wharton, Wharton County, Texas as shown on map of said city recorded in Volume 163, Page 3 et seq. of the Deed Records of Wharton County, Texas.

Substitute Trustee: Philip J. Hundl, Kari D. Lutringer or Audra B. Smith or John D. Perches or I. Ray Kerlick, Jr.

Substitute Trustee's Address: 101 West Burluson, Wharton, Texas, 77488

Foreclosure Sale:

Date: Tuesday, October 1, 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 10:00 A.M.
Place: Wharton County Courthouse Annex in Wharton, Texas: At the front door of the County Courthouse Annex located at 309 W. Milam, Wharton, Wharton County, Texas or in the designated area outlined in the Commissioners Court Order or as designated by the county commissioners.
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 Annie Garza f/ka Annie Torres' 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, Annie Garza f/k/a Annie Torres, 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 Annie Garza f/k/a Annie Torres' election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Annie Garza f/k/a Annie Torres' 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 Annie Garza f/k/a Annie Torres 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.

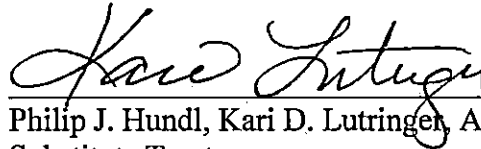
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain 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 Annie Garza f/k/a Annie Torres. 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.

Dated: September 6, 2019



Philip J. Hundl, Kari D. Lutringer, Audra B. Smith
Substitute Trustee
101 West Burleson Street
Wharton, Texas 77488
Telephone (979) 532-3871
Facsimile (979) 532-3508

POSTED
 8/29/19 1:47
 SF

19-366488

Notice of Substitute Trustee's Sale

Notice Concerning Military Duty: Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Tex. Prop. Code § 51.002(i)

Deed of Trust Date: September 7, 2004	Original Mortgagor/Grantor: PAMELA SHANKS AND KENNETH SHANKS
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR COUNTRYWIDE HOME LOANS, INC., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
Recorded in: Volume: 572 Page: 579 Instrument No: n/a	Property County: WHARTON
Mortgage Servicer: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER	Mortgage Servicer's Address: 8950 Cypress Waters Blvd., Coppell, TX 75019

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

Secures: Note in the original principal amount of \$145,000.00, executed by PAMELA SHANKS and payable to the order of Lender.

Property Address/Mailing Address: 2915 WILLOW CREEK DR, EL CAMPO, TX 77437

Legal Description of Property to be Sold: LOT TWENTY (20), BLOCK ONE (1), ECHO BROOK, A SUBDIVISION IN THE CITY OF EL CAMPO, WHARTON COUNTY, TEXAS, AS SHOWN BY PLAT THEREOF RECORDED IN SLIDE 54B OF THE WHARTON COUNTY PLAT CABINET RECORDS.

Date of Sale: October 1, 2019	Earliest time Sale will begin: 10:00 AM
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Place of sale of Property: Wharton County Courthouse, 100 S. Fulton Street, Wharton, TX 77488 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

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

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER*, the owner and holder of the Note, has requested Patsy Anderson, Sue Crow, Debbie Jurasek, Reid Ruple, Kathleen Adkins, Evan Press, Mariel Marroquin whose address is 1 Mauchly Irvine, CA 92618 OR Patsy Anderson, Sue Crow or Debbie Jurasek whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.



Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Patsy Anderson, Sue Crow, Debbie Jurasek, Reid Ruple, Kathleen Adkins, Evan Press, Mariel Marroquin whose address is 1 Mauchly Irvine, CA 92618 OR Patsy Anderson, Sue Crow or Debbie Jurasek whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Patsy Anderson, Sue Crow, Debbie Jurasek, Reid Ruple, Kathleen Adkins, Evan Press, Mariel Marroquin whose address is 1 Mauchly Irvine, CA 92618 OR Patsy Anderson, Sue Crow or Debbie Jurasek whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

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



SUBSTITUTE TRUSTEE

Patsy Anderson, Sue Crow, Debbie Jurasek, Reid Ruple,
Kathleen Adkins, Evan Press, Mariel Marroquin OR Patsy
Anderson, Sue Crow or Debbie Jurasek, Trustee

c/o RAS CRANE, LLC, 10700 Abbott's Bridge Road, Suite
170, Duluth, Georgia 30097; PH: (470)321-7112

POSTED

8/29/19

146

RF

NOTICE OF FORECLOSURE SALE

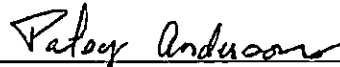
ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE 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: 10/01/2019
Time: 10:00 AM
Place: Wharton County, 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 OR ELIZABETH ANDERSON, 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 Zrentz & 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 OR ELIZABETH ANDERSON
c/o AVT Title Services, LLC
5177 Richmond Avenue Suite 1230
Houston, TX 77056

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 8-29-19 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.



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

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

2008-000306-4

Anderson K Anderson



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

*PO # 56 W
address on front*

POSTED

8/22/19 @ 1:08 PM MP

**NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF ~~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. Sender is: Codilis & Moody, P.C., 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated September 26, 2007 and recorded under Vol. 716, Page 664, or Clerk's File No. 276424, in the real property records of WHARTON County Texas, with Bessie Mae Bryant, aka Bessie Bryant Ashford aka Bessie M. Ashford A Single Person as Grantor(s) and CitiFinancial, Inc. as Original Mortgagee.

Deed of Trust executed by Bessie Mae Bryant, aka Bessie Bryant Ashford aka Bessie M. Ashford A Single Person securing payment of the indebtedness in the original principal amount of \$22,304.40 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Bessie Mae Bryant. Greenwich Revolving Trust by Wilmington Savings Fund Society, FSB, not in its individual capacity, but solely as Owner Trustee is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. Fay Servicing, LLC is acting as the Mortgage Servicer for the Mortgagee. Fay Servicing, LLC, is representing the Mortgagee, whose address is: 1601 LBJ Freeway, Suite 150, Farmers Branch, TX 75234.

Legal Description:

BEING LOT NO. FIVE (5) OF THE MOLLIE RAY SUBDIVISION NORTHEAST OF AND NEAR THE CITY OF WHARTON IN THE MARTIN ALLEN LEAGUE, ABSTRACT NO.1, BEING A SUBDIVISION OF THAT CERTAIN CALLED 5.25 ACRE TRACT OF LAND WHICH WAS CONVEYED BY MIAMA JACKSON TO MOLLIE RAY BY DEED DATED MARCH 9, 1925, RECORDED IN VOLUME 67 PAGE 209 OF THE DEED RECORDS OF WHARTON COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: 10/01/2019

Earliest Time Sale Will Begin: 10:00 AM

Location of Sale: The place of the sale shall be: WHARTON County Courthouse, Texas at the following location: Outside the front entrance of the Wharton County Courthouse Annex 309 East Milam, Wharton, Texas and during inclement weather foreclosure sales are held in the foyer of the Wharton County Courthouse Annex, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

TERMS OF SALE

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. 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.

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.

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.

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I HEREBY APPOINT AND DESIGNATE Patricia Anderson, Carol Kelly, Thomas Delaney, Danya Gladney, Lisa Cockrell or Aaron Demuth as Substitute Trustee.

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:
Codilis & Moody, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

Executed on this the 20th day of August, 2019.

Patricia Anderson
N. Bartee

Nicole M. Bartee, Attorney at Law
Codilis & Moody, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

Posted and filed by:

Patricia Anderson

Printed Name:

Patricia Anderson

C&M No. 44-19-1855