

POSTED

3-16-2020 @ 11:57am
CE

406 BRANDES ST
EL CAMPO, TX 77437

0000008813701

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

1. Date, Time, and Place of Sale.

Date: April 07, 2020

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 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 April 22, 2009 and recorded in Document VOLUME 780, PAGE 156 real property records of WHARTON County, Texas, with HECTOR CORONA AND REBECCA CORONA, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by HECTOR CORONA AND REBECCA CORONA, securing the payment of the indebtednesses in the original principal amount of \$67,155.00, 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



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.


The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead PATSY ANDERSON, SUE CROW, DEBBIE JURASEK, REID RUPLE, KATHLEEN ADKINS, EVAN PRESS, MARIEL MARROQUIN, BRIAN CORMIER, CARMEN MUNIZ, MERRY CHRIS BISHOP OR SAMUEL DAFFIN II whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is Brian Cormier, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 3-16-2020 I filed at the office of the WHARTON County Clerk and caused to be posted at the WHARTON County courthouse this notice of sale.



Declarants Name: Brian Cormier

Date: 3-16-2020

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 248.99 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, 1996, 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 1/2 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 55 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 RED 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.

NOTICE OF TRUSTEE'S SALE POSTED

3/12/2020
@ 9:01 AM M

DATE: March 11, 2020

DEED OF TRUST

Date: November 1, 2018

Grantor: Ranny Lee Fitch
Jackie Lee Rodgirugez-Fitch
318 Honeysuckle Vine Dr.
Rosenberg, TX 77469

Beneficiary: Sandstone Capital III, LP
PO Box 423
Centerville, TX 75833

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

Recording Information: Bk. 1121, Pg. 69-73, Official Public Records, Wharton County, Texas

Property: *Tr. 9 of Colt Ranch & Land Partners I, LP, being 10.11 acres of land in the Seth Ingram Survey, No. 12, A-33 in Wharton County, Texas, as more fully described in Exhibit "A" attached hereto.*

Note

Date: November 1, 2018

Amount: \$78,000.00

Debtor: Ranny Lee Fitch and Jackie Lee Rodgirugez-Fitch

Holder: Sandstone Capital III, LP

DATE OF SALE OF PROPERTY: April 7, 2020


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

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

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

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

Beneficiary also appoints Trustee to act in accordance with the Deed of Trust and to sell the Property. Beneficiary requests copies of the Notice of Trustee's Sale so that the notice of the sale can be filed and furnished to Grantor in accordance with §51.002 of the Texas Property Code.



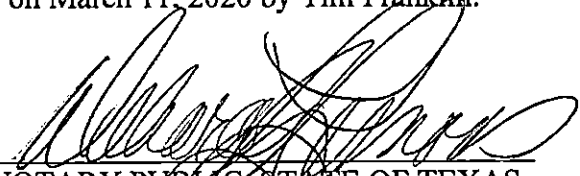
TIM FRANKLIN

(ACKNOWLEDGMENT)

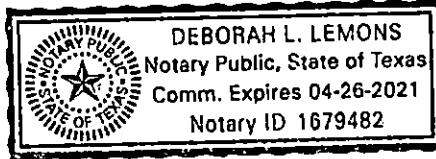
STATE OF TEXAS §

COUNTY OF LEON §

This instrument was acknowledged before me on March 11, 2020 by Tim Franklin.



NOTARY PUBLIC, STATE OF TEXAS



DESCRIPTION TRACT 9

Being 10.110 acres of land out of a called 984.91 acres tract (Tract 1) and a called 12.01 acres tract (Tract 4) conveyed by deed dated July 8, 2015 from Triple L Farms, LLC to Colt Ranch and Land Partners, L.P., as recorded in Wharton County Clerk's File No. 2015-00003381 of the Deed Records of Wharton County, Texas, and being in Book 992, Pages 867-878 of the Deed Records of Wharton County, Texas, said 10.110 acres being located in the Seth Ingram Survey Number 12, Abstract Number 33, Wharton County, Texas, and being more particularly described by metes and bounds as follows (bearings based on NAD 83 State Plane Coordinates South Central Zone);

COMMENCING at a 1/2 inch iron rod found for the west corner of said 12.01 acres, same being at the intersection of the east line of FM 1301 (100' R.O.W.) and the northwest line of County Road 100 (70' R.O.W.) aka, Cardwell Road, same being the south corner of a called 108.926 acres tract conveyed to Wilma King as recorded in Volume 425, Page 499 of the Deed Records of Wharton County, Texas;

THENCE North 42° 30' 20" East, along the northwest line of said County Road 100, same being the northwest line of said 12.01 acres, for a distance of 3043.64 feet to a 5/8 inch iron rod with LJA cap set for the west corner and **PLACE OF BEGINNING** of the herein described tract;

THENCE North 42° 30' 20" East, continuing along the common line of said County Road 100 and said 12.01 acres, for a distance of 300.00 feet to a 5/8 inch iron rod with LJA cap set for corner;

THENCE South 47° 29' 40" East, passing at a distance of 70.00 feet, a 5/8 inch iron rod with LJA cap set for corner in the southeast line of said County Road 100, and continuing in all for a total distance of 1468.00 feet to a 5/8 inch iron rod with LJA cap set for corner;

THENCE South 42° 30' 20" West, for a distance of 300.00 feet to a 5/8 inch iron rod with LJA cap set for corner;

THENCE North 47° 29' 40" West, passing at a distance of 1398.00 feet, a 5/8 inch iron rod with LJA cap set for corner in the southeast line of said County Road 100, and continuing in all for a total distance of 1468.00 feet to the **PLACE OF BEGINNING** of the herein described tract of land and containing within these calls 10.110 acres or 440,400 square feet of land.

WITNESS MY HAND AND SEAL THIS THE 23RD DAY OF SEPTEMBER, 2015


SCOT LOWE
R.P.L.S. 5007
T.B.P.L.S. Firm No. 10193971



**METES AND BOUNDS PREPARED IN CONJUNCTION WITH
EXHIBIT DATED 09/23/2015 PROJECT NO. EHS045-1501**

EXHIBIT A

NOTICE OF TRUSTEE'S SALE

POSTED

3/12/2020
@9:01 AM MB

DATE: March 11, 2020

DEED OF TRUST

Date: November 1, 2018

Grantor: Ranny Lee Fitch
Jackie Lee Rodgirugez-Fitch
318 Honeysuckle Vine Dr.
Rosenberg, TX 77469

Beneficiary: Sandstone Capital II, LP
PO Box 423
Centerville, TX 75833

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

Recording Information: Bk 1121 Pg, 59-63 Official Public Records, Wharton County, Texas

Property: *Tr. 10 of Colt Ranch & Land Partners I, LP, being 10.11 acres of land in the Seth Ingram Survey, No. 12, A-33 in Wharton County, Texas, as more fully described in Exhibit "A" attached hereto.*

Note

Date: November 1, 2018

Amount: \$78,000.00

Debtor: Ranny Lee Fitch and Jackie Lee Rodgirugez-Fitch

Holder: Sandstone Capital II, LP

DATE OF SALE OF PROPERTY: April 7, 2020


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

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

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

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

Beneficiary also appoints Trustee to act in accordance with the Deed of Trust and to sell the Property. Beneficiary requests copies of the Notice of Trustee's Sale so that the notice of the sale can be filed and furnished to Grantor in accordance with §51.002 of the Texas Property Code.



TIM FRANKLIN

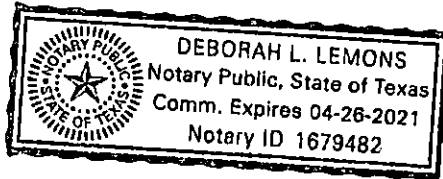
(ACKNOWLEDGMENT)

STATE OF TEXAS §

COUNTY OF LEON §

This instrument was acknowledged before me on March 11, 2020 by Tim Franklin.


NOTARY PUBLIC, STATE OF TEXAS



DESCRIPTION TRACT 10

Being 10.110 acres of land out of a called 984.91 acres tract (Tract 1) and a called 12.01 acres tract (Tract 4) conveyed by deed dated July 6, 2015 from Triple L Farms, LLC, to Colt Ranch and Land Partners I, L.P., as recorded in Wharton County Clerk's File No. 2015-00003381 of the Deed Records of Wharton County, Texas, and being in Book 982, Pages 867-878 of the Deed Records of Wharton County, Texas, said 10.110 acres being located in the Seth Ingram Survey Number 12, Abstract Number 33, Wharton County, Texas and being more particularly described by metes and bounds as follows (bearings based on NAD 83 State Plane Coordinates South Central Zone);

COMMENCING at a 1/2 inch Iron rod found for the west corner of said 12.01 acres, same being at the intersection of the east line of FM 1301 (100' R.O.W.) and the northwest line of County Road 100 (70' R.O.W.) aka, Cardwell Road, same being the south corner of a called 106.926 acres tract conveyed to Wilma King as recorded in Volume 425, Page 499 of the Deed Records of Wharton County, Texas;

THENCE North 42° 30' 20" East, along the northwest line of said County Road 100, same being the northwest line of said 12.01 acres, for a distance of 3343.64 feet to a 5/8 inch iron rod with LJA cap set for the west corner and **PLACE OF BEGINNING** of the herein described tract;

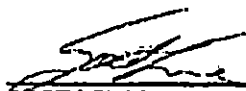
THENCE North 42° 30' 20" East, continuing along the common line of said County Road 100 and said 12.01 acres, for a distance of 300.00 feet to a 5/8 inch iron rod with LJA cap set for corner;

THENCE South 47° 29' 40" East, passing at a distance of 70.00 feet, a 5/8 inch iron rod with LJA cap set for corner in the southeast line of said County Road 100, and continuing in all for a total distance of 1468.00 feet to a 5/8 inch iron rod with LJA cap set for corner;

THENCE South 42° 30' 20" West, for a distance of 300.00 feet to a 5/8 inch iron rod with LJA cap set for corner;

THENCE North 47° 29' 40" West, passing at a distance of 1398.00 feet, a 5/8 inch iron rod with LJA cap set for corner in the southeast line of said County Road 100, and continuing in all for a total distance of 1468.00 feet to the **PLACE OF BEGINNING** of the herein described tract of land and containing within these calls 10.110 acres or 440,400 square feet of land.

WITNESS MY HAND AND SEAL THIS THE 23RD DAY OF SEPTEMBER, 2015


SCOT LOWE
R.P.L.S. 5007
T.B.P.L.S. Firm No. 10193971



METES AND BOUNDS PREPARED IN CONJUNCTION WITH
EXHIBIT DATED 09/23/2015 PROJECT NO. EHS045-1501

EXHIBIT A

POSTED
3/5/2020 1:03
8F

NOTICE OF FORECLOSURE SALE

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

1. Property to Be Sold. The property to be sold is described as follows: ALL THAT CERTAIN 0.152 ACRE TRACT OF LAND LYING AND SITUATED IN THE EASTERN TEXAS RAILROAD COMPANY, SURVEY 9, ABSTRACT 142, WHARTON COUNTY, TEXAS, BEING ALL THAT CERTAIN CALLED 66.66 FOOT BY 99.4 FOOT TRACT OF LAND CONVEYED BY GENERAL WARRANTY DEED ON JUNE 14, 2002 FROM CHARLES AND BETTY TAYLOR TO JAMES AND LUCY BAROS, AS RECORDED IN VOLUME 463, PAGE 527 OF THE WHARTON COUNTY OFFICIAL RECORDS (W.C.O.R.), BEING A PORTION OF ALL THAT CERTAIN CALLED DARBY ACRE LOT NO. 1 OF THE LIVELY SECOND ADDITION TO THE CITY OF EL CAMPO, AS RECORDED IN VOLUME 11, PAGE 35 OF THE WHARTON COUNTY DEED RECORDS (W.C.D.R.), THE HEREIN DESCRIBED 0.152 ACRE TRACT OF LAND HEREBY CONVEYED BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, USING SURVEY TERMINOLOGY WHICH REFERS TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83), IN WHICH THE DIRECTIONS ARE LAMBERT GRID BEARINGS AND THE DISTANCES ARE SURFACE LEVEL HORIZONTAL LENGTHS (S.F.= 0.99986532971)AS FOLLOWS:
BEGINNING AT A 3/4 INCHES IRON PIPE FOUND MARKING THE NORTHWEST CORNER OF SAID JAMES AND LUCY BAROS CALLED 66.66 FOOT BY 99.4 FOOT TRACT, BEING THE NORTHEAST CORNER OF ALL THAT CERTAIN CALLED 80 FOOT BY 99.4 FOOT TRACT OF LAND CONVEYED BY GENERAL WARRANTY DEED ON OCTOBER 6, 2011 FROM NORVAL F. CLAPP TO MARLA SEAMAN, AS RECORDED IN VOLUME 865, PAGE 599 OF THE W.C.O.R. AND BEING THE SAME LAND DEPICTED IN THE PARTIAL REPLAT OF ACRE LOT NO. 2 OF THE LIVELY 2ND ADDITION TO THE CITY OF EL CAMPO, AS RECORDED IN VOLUME 863, PAGE 156 OF THE W.C.O.R., SAME BEING A POINT ON THE SOUTHERN RIGHT-OF-WAY BOUNDARY LINE OF THE 50 FOOT WIDE CENTER STREET AS DEDICATED IN SAID LIVELY SECOND ADDITION TO THE CITY OF EL CAMPO, AS RECORDED IN VOLUME 11, PAGE 35 OF THE W.C.D.R., FOR THE NORTHWEST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED 0.152 ACRE TRACT, LOCATED AT TEXAS STATE PLANE COORDINATE POSITION X=2836597.99 AND Y=13628818.67;
THENCE NORTH 87 DEGREES 45 MINUTES 45 SECONDS EAST, COINCIDENT WITH THE NORTHERN BOUNDARY LINE OF SAID JAMES AND LUCY BAROS CALLED 66.66 FOOT BY 99.4 FOOT TRACT, BEING THE SOUTHERN RIGHT-OF-WAY BOUNDARY LINE OF SAID CENTER STREET, A DISTANCE OF 66.48 FEET TO A 3/4 INCHES IRON PIPE FOUND MARKING THE NORTHEAST CORNER OF SAID JAMES AND LUCY BAROS CALLED 66.66 FOOT BY 99.4 FOOT TRACT, BEING THE NORTHWEST CORNER OF ALL THAT CERTAIN CALLED 66.66 FOOT BY 99.4 FOOT TRACT OF LAND CONVEYED BY GENERAL WARRANTY DEED ON MAY 24, 2011 FROM PATRICK GWOSDZ, SR., ET AL, TO SHARON WILSON SIFFORD, AS RECORDED IN VOLUME 850, PAGE 756 OF THE W.C.O.R., SAME BEING A POINT ON THE SOUTHERN RIGHT-OF-WAY BOUNDARY LINE OF SAID CENTER STREET, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED 0.152 ACRE TRACT, AT POSITION X=2836664.41 AND Y=13628821.26;
THENCE SOUTH 2 DEGREES 14 MINUTES 15 SECONDS EAST, COINCIDENT WITH THE EASTERN BOUNDARY LINE OF SAID JAMES AND LUCY BAROS CALLED 66.66 FOOT BY 99.4 FOOT TRACT, BEING THE WESTERN BOUNDARY LINE OF SAID SHARON WILSON SIFFORD CALLED 66.66 FOOT BY 99.4 FOOT TRACT, A DISTANCE OF 99.43 FEET TO A 5/8 INCHES IRON ROD WITH SURVEY CAP MARKED "TTW 6577" SET MARKING THE SOUTHEAST CORNER OF SAID JAMES AND LUCY BAROS CALLED 66.66 FOOT BY 99.4 FOOT TRACT, BEING THE SOUTHWEST CORNER OF SAID SHARON WILSON SIFFORD CALLED 66.66 FOOT BY 99.4 FOOT TRACT, SAME BEING A POINT ON THE NORTHERN BOUNDARY LINE OF ALL THAT CERTAIN CALLED 99.4 FOOT BY 75 FOOT TRACT OF LAND CONVEYED BY DEED ON OCTOBER 21, 1975 FROM WOODROW W. AND PEARL ALSBROOK MEANS TO DANIEL AND LINDA HUBENAK, AS RECORDED IN VOLUME 459, PAGE 159 OF THE W.C.D.R., FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED 0.152 ACRE TRACT AT POSITION X=2836668.29 AND Y=13628721.92;
THENCE SOUTH 87 DEGREES 45 MINUTES 45 SECONDS WEST, COINCIDENT WITH THE SOUTHERN BOUNDARY LINE OF SAID JAMES AND LUCY BAROS CALLED 66.66 FOOT BY 99.4 FOOT TRACT, BEING THE NORTHERN BOUNDARY LINE OF SAID DANIEL AND LINDA HUBENAK CALLED 99.4 FOOT BY 75 FOOT TRACT, A DISTANCE OF 66.48 FEET TO A 1/2 INCHES IRON ROD FOUND MARKING THE SOUTHWEST CORNER OF SAID JAMES AND LUCY BAROS CALLED 66.66 FOOT BY 99.4 FOOT TRACT, BEING THE NORTHWEST CORNER OF SAID DANIEL AND LINDA HUBENAK CALLED 99.4 FOOT BY 75 FOOT TRACT, BEING THE SOUTHEAST CORNER OF SAID MARLA SEAMAN CALLED 80 FOOT BY 99.4 FOOT TRACT, SAME BEING THE NORTHEAST CORNER OF ALL THAT CERTAIN CALLED 0.248 ACRE TRACT OF LAND CONVEYED BY WARRANTY DEED ON MAY 31, 2006 FROM NORVAL CLAPP, JR. TO VICTOR AND ENEDINA HERNANDEZ, AS RECORDED IN VOLUME 655, PAGE 322 OF THE W.C.O.R., FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED 0.152 ACRE TRACT, AT POSITION X=2836601.87 AND Y=13628719.32;
THENCE NORTH 2 DEGREES 14 MINUTES 15 SECONDS WEST, COINCIDENT WITH THE WESTERN BOUNDARY LINE OF SAID JAMES AND LUCY BAROS CALLED 66.66 FOOT BY 99.4 FOOT TRACT, BEING THE EASTERN BOUNDARY LINE OF SAID MARLA SEAMAN CALLED 80 FOOT BY 99.4 FOOT TRACT, A DISTANCE OF 99.43 FEET TO THE POINT OF BEGINNING, CONTAINING 0.152 ACRES OF LAND, MORE OR LESS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 08/11/2017 and recorded in Book 1068 Page 834 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: 04/07/2020
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.

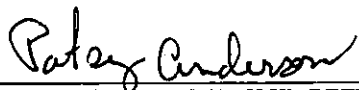
4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of 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 LUCY HERNANDEZ RODRIGUEZ, provides that it secures the payment of the indebtedness in the original principal amount of \$76,587.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. U.S. Bank National Association, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2018 G-CTT is the current mortgagee of the note and deed of trust and RUSHMORE LOAN MANAGEMENT SERVICES, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is U.S. Bank National Association, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2018 G-CTT c/o RUSHMORE LOAN MANAGEMENT SERVICES, LLC, 15480 Laguna Cyn Road, Suite 100, IRVINE, CA 92618 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 Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
✓ 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, AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on 3-5-2020 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

2/20/2020
@ 8:22 AM

810 Roberts St, El Campo, TX 77437

20-002413

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

1. Date, Time, and Place of Sale.

Date: 04/07/2020

Time: Between 10:00 AM and beginning not earlier than 10:00 AM or not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Wharton County, pursuant to §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.

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the ~~Deed of Trust or Contract Lien dated 04/29/2002~~ and recorded in the real property records of Wharton County, TX and is recorded under Clerk's File/Instrument Number 456, Page 763, with ~~Salvador H. Ortiz Jr.~~ (grantor(s)) and National City Mortgage Co. mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Salvador H. Ortiz Jr., securing the payment of the indebtedness in the original amount of \$45,120.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note, ~~PNC Bank, National Association is the current mortgagee of the note and Deed of Trust or Contract Lien.~~

5. Property to be Sold. LOTS SEVEN (7) AND EIGHT (8), BLOCK NINE (9), J.J. LIVELY ADDITION TO THE CITY OF EL CAMPO, WHARTON COUNTY, TEXAS, AS SHOWN BY PLAT THEREOF RECORDED IN VOLUME 6, PAGE 544 OF THE DEED RECORDS OF WHARTON COUNTY, TEXAS.



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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 §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. PNC Bank, National Association, as Mortgage Servicer, is representing the current Mortgagee whose address is:

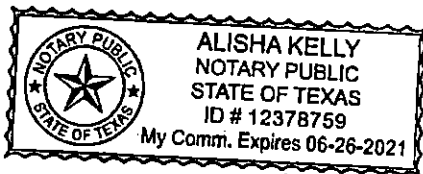
PNC Bank, National Association
3232 Newmark Drive
Miamisburg, OH 45342

Patsy Anderson
SUBSTITUTE TRUSTEE
Patsy Anderson, Elizabeth Anderson
1320 Greenway Drive, Suite 300
Irving, TX 75038

STATE OF Texas
COUNTY OF Wharton

Before me, the undersigned authority, on this day personally appeared PATSY ANDERSON, as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 20 day of Feb, 2020.



Alisha Kelly
NOTARY PUBLIC in and for
Wharton COUNTY
My commission expires: 6/20/21
Print Name of Notary:
ALISHA KELLY

CERTIFICATE OF POSTING

My name is Patsy Anderson, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on 2/20/2020 I filed at the office of the Wharton County Clerk and caused to be posted at the Wharton County courthouse this notice of sale.

Patsy Anderson
Declarants Name: PATSY ANDERSON
Date: 2/20/2020