

On: Nov 13, 2018 at 12:41P

By:
Cristobella Gonzalez

Our File Number: 18-111815

Name: TODD SMITH AND SANDRA J SMITH, HUSBAND AND WIFE, AS JOINT TENANTS

NOTICE OF TRUSTEE'S SALE

WHEREAS, on October 16, 2007, TODD SMITH AND SANDRA J. SMITH, HUSBAND AND WIFE, AS JOINT TENANTS, executed a Deed of Trust/Security Instrument conveying to JON E. HITCHCOCK, as Trustee, the Real Estate hereinafter described, to PIONEER BANK, A FEDERAL SAVINGS BANK, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 2007-24754, in Book 2946, at Page 302, in the DEED OF TRUST OR REAL PROPERTY records of MIDLAND COUNTY, TEXAS; and

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 the contingency and in the manner authorized by said Deed of Trust/Security Instrument; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, DECEMBER 4, 2018**, 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 at the County Courthouse in **MIDLAND COUNTY, TEXAS** to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said 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 was posted.

Said Real Estate is described as follows:

BEING LOT 9, BLOCK 12, NORTHGATE ADDITION, SECTION TWO, AN ADDITION TO THE CITY OF MIDLAND, MIDLAND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET B, PAGE 398, PLAT RECORDS OF MIDLAND COUNTY, TEXAS.

Property Address: 4006 LIVINGSTON STREET
MIDLAND, TX 79707

Mortgage Servicer: LOANCARE, LLC

Noteholder: LAKEVIEW LOAN SERVICING, LLC
3637 SENTARA WAY, SUITE 303
VIRGINIA BEACH, VA 23452

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.

ACTIVE MILITARY SERVICE NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you 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.

WITNESS MY HAND this 13 day of November, 2018.



Shelley Nail, Kristina McCarty, Lanelle Lynch,
Frederick Britton, Patrick Zwagers, Jack Burns II,
Kristie Alvarez, Jonathan Schendel, Donna
Trout, Kristopher Holub, Ramiro Cuevas,
Charles Green, Marcus Etheridge, Erin Van
Evera-Welch, Tim Watkins, Substitute Trustees

c/o Marinosci Law Group, P.C.
14643 Dallas Parkway, Suite 750
Dallas, Texas 75254
(972) 331-2300

On: Nov 13, 2018 at 12:41P

By:
Cristalle Gonzalez

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

THE STATE OF TEXAS §
 § **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF MIDLAND §

WHEREAS, on January 12, 2017, **Ardoin, Inc., a Texas corporation**, ("Grantor") executed and delivered a Deed of Trust, Security Agreement-Financing Statement (the "Deed of Trust") conveying to **David Zalman**, as Trustee, the hereinbelow described property to secure **Prosperity Bank** in the payment of an indebtedness (the "Note") therein described, the Deed of Trust being filed and recorded under Clerk's File No. 2017-5346, in the Official Public Records of Real Property of Midland County, Texas, to which reference is hereby made for all purposes; and

WHEREAS, default has occurred in the payment of the Note and the same is now wholly due, and **Prosperity Bank** (the "Beneficiary"), the owner and holder of the Note, has requested the undersigned to sell the Property to satisfy the Note; and

WHEREAS, the above named Trustee and any previously appointed Substitute Trustee was removed under and in accordance with the Deed of Trust and the Beneficiary designated and appointed **L. David Smith, Shelley Nail, Kristina McCrary, Cassie Martin and Donna Trout**, any of whom may act independently as Substitute Trustee to enforce the Trust, and any of whom may conduct the sale of the Property and may be contacted as indicated on the signature block below.

NOW, THEREFORE, pursuant to the authority conferred upon me by the Deed of Trust, **I, L. David Smith**, hereby give notice that I or one of the other Substitute Trustees whose names and addresses are set out below, will sell the Property at public auction to the highest bidder, for cash, on **Tuesday, December 4, 2018**. The earliest time at which the sale will occur shall be at **10:00**

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A

o'clock A.M. and it may take place not later than three hours after said time, and the sale shall take place in the area which has been designated as the area for foreclosures to take place, being the Foyer and South entrance at the front of the Midland County Courthouse located at 200 West Wall Street, Midland, Midland County, Texas 79701, or as designated by the Midland County Commissioner's Office. This conveyance will be made subject to any exceptions referenced in the Deed of Trust to the extent the same are still in effect and shall not cover any part of the Property that has been released from the liens of the Deed of Trust. The Property that will be sold at the foreclosure sale includes the following described real property, together with all improvements and fixtures thereon and appurtenances thereto:

(a) A Fifteen (15) acre tract of land, more or less, out of the southwest quarter of Section 45, Block 37, T-1-S, T&P RR Co. Survey, Midland County, Texas, and being that tract of land conveyed by warranty deed with vendor's lien to Greg Burger and wife, Marsha Burger, as described in Volume 1159, Page 487, Deed Records, Midland County, Texas. (DRMCT) and being described by metes and bounds on **Exhibit "A"** attached hereto and incorporated herein as if repeated verbatim.

(b) together with all buildings and other improvements thereon, and all fixtures, materials, supplies, equipment, apparatus, and other items, installed or used on the above-described property or the improvements thereon.

THE SALE OF THE PROPERTY IS "AS-IS" AND "WHERE-IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE SUBSTITUTE TRUSTEE, EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. THE SUBSTITUTE TRUSTEE MAKES NO REPRESENTATIONS OR WARRANTIES WITH RESPECT TO THE COMPLIANCE WITH THE LAWS, RULES, AGREEMENTS OR SPECIFICATIONS, CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH ARE EXPRESSLY WAIVED BY PURCHASER.

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SUBSTITUTE TRUSTEES

**NOTICE IS HEREBY PROVIDED THAT ONE OF THE FOLLOWING NAMED
SUBSTITUTE TRUSTEES WHOSE ADDRESS AND CONTACT INFORMATION FOR
PURPOSES HEREOF IS AS FOLLOWS MAY CONDUCT THE SALE:**

L. David Smith, Shelley Nail, Kristina McCray, Cassie Martin and Donna Trout
c/o CHERNOSKY, SMITH, RESSLING & SMITH, PLLC
Attention: **L. David Smith**
4646 Wild Indigo, Suite 110
Houston, Texas 77027
LDS Telephone: (713) 800-8604
Facsimile: (713) 800-8617
LDS Email: smith@csrslaw.com

**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 this 17th day of November, 2018.

L. David Smith, Trustee

L. David Smith, Substitute Trustee
Chernosky, Smith, Resslering & Smith, PLLC
4646 Wild Indigo, Suite 110
Houston, Texas 77027
Telephone: (713) 800-8604
Facsimile: (713) 800-8617
Email: smith@csrslaw.com

Posted By
J. David Smith
11-13-18

EXHIBIT "A"

A Fifteen (15) acre tract of land, more or less, out of the southwest quarter of Section 45, Block 37, T-1-S, T&P RR Co. Survey, Midland County, Texas, and being that tract of land conveyed by warranty deed with vendor's lien to Greg Burger and wife, Marsha Burger, as described in Volume 1159, Page 487, Deed Records, Midland County, Texas. (DRMCT) and being described by metes and bounds as follows:

BEGINNING at a PK nail set in the West line of said Section 45 for the southwest corner of this tract, being located in the centerline of County Road 1090-S, being North 15°00'00" West, a distance of 1316.58 feet (called) from the southwest corner of said Section 45;

THENCE North 15°00'00" West, along said west line of Section 45 and said centerline of County Road 1090-S, a distance of 590.00 feet to a PK nail set for the northwest corner of this tract;

THENCE North 75°17'00" East, at 40 feet pass a capped 1/2" rebar found for reference 30 feet right of this line in the south line of a 30 foot road easement reserved for this tract in the above mentioned warranty deed and continuing for a total distance of 1107.46 feet to a 5/8" rebar with cap stamped "FORESIGHT" set for the northeast corner of this tract;

THENCE South 15°00' East, at 30 feet pass a 5/8" rebar with cap stamped "FORESIGHT" set in the south line of said 30' road easement, and continuing for a total distance of 590.00 feet to a 5/8" rebar with cap stamped "FORESIGHT" set for the southeast corner of this tract, from which a capped 1/2" capped iron rod found, bears South 68°43' West, 3.25 feet;

THENCE South 75°17' West, along the south line of this tract and at 1067.46 feet pass a pipe fence post found in the east right of way line of County Road 1090-S, and continuing for a total distance of 1107.46 feet to the POINT OF BEGINNING and containing 15.00 acres, more or less, or 653,400 square feet of land, more or less.

On: May 13, 2018 at 12:34P

By:
Cristella Gonzalez

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: November 13, 2018

SUBSTITUTE TRUSTEE: SHELLEY NAIL, DONNA TROUT, JOHNIE EADS, or
BENJAMIN K. WILLIAMS

SUBSTITUTE TRUSTEE'S ADDRESS: 10119 Lake Creek Pkwy., Suite 201
Austin, Texas 78729

DEED OF TRUST:

Date: May 4, 2018

Grantor: BALANCE PROPERTY GROUP, INC., a Texas corporation

Beneficiary: PCJ ENDEAVORS LLC,
as to an undivided 52.38% (\$55,000/\$105,000.00) interest
PAUL JACOBS,
as to an undivided 47.62% (\$50,000/\$105,000.00) interest

Beneficiary's Mailing Address: c/o Capstone Servicing Corporation
507 Denali Pass, Suite 401
Cedar Park, Texas 78613

Trustee: BENJAMIN K. WILLIAMS

Recording Information: Document No. 2018-13904, Official Public Records,
Midland County, Texas

Property:

Lot 1, Block 4, Elmwood Addition, an addition to the City of Midland, Midland County, Texas according to the map or plat thereof of record in Volume 59, Page 133, Deed Records of Midland County, Texas.

Together with the following personal property:

All fixtures, supplies, building materials, and other goods of every nature now or hereafter located, used, or intended to be located or used on the Property;

All plans and specifications for development of or construction of improvements on the Property;



All contracts and subcontracts relating to the construction of improvements on the Property;

All accounts, contract rights, instruments, documents, general intangibles, and chattel paper arising from or by virtue of any transactions relating to the Property;

All permits, licenses, franchises, certificates, and other rights and privileges obtained in connection with the Property;

All proceeds payable or to be payable under each policy of insurance relating to the Property; and

All products and proceeds of the foregoing.

Notwithstanding any other provision in this deed of trust, the term "Property" does not include personal effects used primarily for personal, family, or household purposes.

NOTE:

Date: May 4, 2018

Amount: \$105,000.00

Debtor: BALANCE PROPERTY GROUP, INC., a Texas corporation

Holder: PCJ ENDEAVORS LLC,
as to an undivided 52.38% (\$55,000/\$105,000.00) interest
PAUL JACOBS,
as to an undivided 47.62% (\$50,000/\$105,000.00) interest

DATE OF SALE OF PROPERTY:

Tuesday, December 4, 2018 at 10:00 a.m.

PLACE OF SALE OF PROPERTY:

On the steps on the south side of the Midland County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.

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

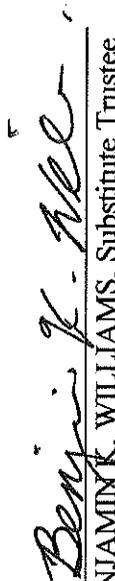
MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

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.

Mortgagee has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION (IF ANY). The sale will begin at the Time of Sale or not later than three hours thereafter.

Posted By
Shelby D
11-13-18


BENJAMIN K. WILLIAMS, Substitute Trustee
and Attorney for Mortgage Servicer

c/o LAW OFFICE OF BEN WILLIAMS, PLLC
10119 Lake Creek Pkwy., Suite 201
Austin, Texas 78729
(512) 872-6088

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: November 7, 2018

DEED OF TRUST:

Accepted for Filing in:
Midland County

Date: October 12, 2017

Grantor: WEST TEXAS DRUM COMPANY L^{TD} II

By
Crystal Castaneda

Beneficiary: BAY MOUNTAIN FUND I LLC

Trustee: BRUCE WAYNE CORLEY

Substitute Trustee: ROBERT E. BLACK, JIM MILLS, SUSAN MILLS, EMILY
NORTHERN, JOHNE EADS, LANELLE LYNCH, SHELLEY
NAIL and DONNA TROUT, or any of them

Substitute Trustee's Address:

ROBERT E. BLACK
2499 S. Capital of Texas Hwy, Ste. A-205
Austin, Travis County, Texas 78746
(512) 477-1964

JIM MILLS, SUSAN MILLS, EMILY NORTHERN,
JOHNE EADS, LANELLE LYNCH, SHELLEY
NAIL and DONNA TROUT,
P.O. Box 9932
Austin, Travis County, Texas 78766
(512) 340-0331

Recorded in: Document No. 2017-30262, Real Property Records, Midland County,
Texas

PROPERTY:

A 0.659 ACRE TRACT OF LAND RECORDED IN VOLUME 2340, PAGE 205,
OFFICIAL PUBLIC RECORDS OF MIDLAND COUNTY, TEXAS, AND LYING IN
SECTION 18, BLOCK 40, TOWNSHIP 2 SOUTH, OF THE T&P RAILROAD
COMPANY ABSTRACT NUMBER 737, SAID 0.659 ACRE TRACT OF LAND
BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ON THE

ATTACHED EXHIBIT "A".

Commonly known as 11107 County Road 127 West, Odessa, Texas 79765

NOTE SECURED BY DEED OF TRUST:

Date: October 12, 2017

Original Principal Amount: \$4,100,000.00

Holder: BAY MOUNTAIN FUND I LLC

DATE OF SALE OF PROPERTY (first Tuesday of month, between 10:00 a.m. and 4:00 p.m.): 4th day of December, 2018.

PLACE OF SALE OF PROPERTY (including county):

County Courthouse of Midland County, Midland, Texas, at area designated by County Commissioners for said sales.

The earliest time at which a sale will occur is 10:00 a.m., provided the sale must begin at such time or not later than three hours after that time.

Because of default in performance of the obligations of the Deed of Trust, Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust.

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 services to the sender of this notice immediately.

Susan Mills

JIM MILLS, SUSAN MILLS, EMILY
NORTHERN, JOHNNIE EADS, LANELLE
LYNCH, SHELLEY NAIL and DONNA
TROUT

P.O. Box 9932

Austin, Travis County, Texas 78766

(512) 340-0331

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EXHIBIT "A"

0.689 ACRE TRACT OF LAND RECORDED IN VOLUME 2340, PAGE 206, OFFICIAL RECORDS OF MIDLAND COUNTY, TEXAS, AND LYING IN SECTION 18, BLOCK 40, TOWNSHIP 2 SOUTH, OF THE TMP RAILROAD CORRIDOR, ABSTRACT NUMBER 737, SAID 0.689 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 3/8 inch iron rod found for the southwest corner of the herein described tract, being also the southeast corner of a 1.188 acre tract recorded in Volume 1083, Page 659, Deed Records of Midland County, Texas, and lying in the North right-of-way (ROW) line of West County Road 127 (WCR 127);

THENCE N 28°08'59" W with the East boundary line of said 1.188 acre tract a distance of 293.84 feet to a corner of said 1.188 acre tract, and lying in the South boundary line of a 18.29 acre tract recorded in Volume 1035, Page 133, Deed Records of Midland County, Texas;

THENCE N 63°21'41" E with the South boundary line of said 18.29 acre tract a distance of 99.59 feet to a corner of a 0.89 acre tract recorded in Volume 2483, Page 492, Official Records of Midland County, Texas;

THENCE S 85°40'19" E with the West boundary line of said 0.89 acre tract, being also the northwest half found for the southeast corner of the herein tract, being also the southwest corner of the said 0.89 acre tract, and lying in the North ROW line of WCR 127;

THENCE S 63°23'37" W with the North ROW line of WCR 127 a distance of 92.00 feet to the PLACE OF BEGINNING and containing 0.689 acre of land.

4431 LEDDY DRIVE
MIDLAND, TX 79703

On: May 09, 2018 at 03:01P
00000007917859

By: Cristalia Gonzalez

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: December 04, 2018

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

Place: SOUTH ENTRANCE OF THE MIDLAND COUNTY COURTHOUSE 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 July 10, 1998 and recorded in Document VOLUME 1578, PAGE 564 real property records of MIDLAND County, Texas, with MARK ANDREW MADDOX AND WENDY J MADDOX, grantor(s) and THE PLAINS NATIONAL BANK OF WEST TEXAS, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by MARK ANDREW MADDOX AND WENDY J MADDOX, securing the payment of the indebtednesses in the original principal amount of \$50,971.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. JPMORGAN CHASE BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

c/o JPMORGAN CHASE BANK, NATIONAL ASSOCIATION
3415 VISION DRIVE
COLUMBUS, OH 43219



JONATHAN SCHENDEL, RAMIRO CUEVAS, FREDERICK BRITTON, KRISTIE ALVAREZ, LANELLE LYNCH, SHELLEY NAIL, DONNA TROUT, MARCUS ETHERIDGE, ERIN VAN EVERA-WELCH, TIM WATKINS, PATRICK ZWIERS, JACK BURNS II, CHARLES GREEN, KRISTOPHER HOLUB, JOHN MCCARTHY, OR DAVID CARRILLO
Substitute Trustee

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

Active Duty Notifications: Special Loans Unit /CHASE Home Lending Attn: SCRA/2210 Enterprise Drive /Florence, SC 29501 /Fax: 843 413 5433/scra.military.orders@chase.com

My name is Freda Campbell, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on 10-9-18 I filed at the office of the MIDLAND County Clerk and caused to be posted at the MIDLAND County courthouse this notice of sale.

Certificate of Posting

Declarants Name: Freda Campbell
Date: 10-9-18



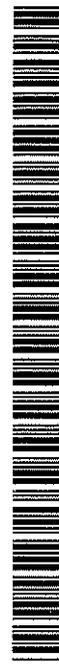
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MIDLAND

EXHIBIT "A"

BEING LOT SEVENTEEN (17), BLOCK ONE HUNDRED THIRTY-SEVEN (137), REPLAT OF BLOCKS 137 AND 138, EXCEPT LOTS 11 THRU 14 AND LOTS 22 THRU 25, BLOCK 137, WILSHIRE PARK, AN ADDITION TO THE CITY OF MIDLAND, MIDLAND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET B, PAGE 172, OF THE PLAT RECORDS OF MIDLAND COUNTY, TEXAS;



NOS00000007917859

305 E CUTHBERT AVENUE
MIDLAND, TX 79701

Accepted for Filing in
Midland County

00000007908353

On: Nov 09, 2018 at 03:01P
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: December 04, 2018

Time: The sale will begin at 1:00PM or not later than three hours after that time.

Place: SOUTH ENTRANCE OF THE MIDLAND COUNTY COURTHOUSE 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 February 24, 2012 and recorded in Document CLERK'S FILE NO. 2012-3878 real property records of MIDLAND County, Texas, with EARSMO TAMEZ AND JOANNA CIBRIAN, grantor(s) and PIONEER BANK, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by EARSMO TAMEZ AND JOANNA CIBRIAN, securing the payment of the indebtednesses in the original principal amount of \$95,950.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. LAKEVIEW LOAN SERVICING, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

c/o LOANCARE, LLC
3637 SENTARA WAY
VIRGINIA BEACH, VA 23452



JOHN MCCARTHY, OR DAVID CARRILLO
Substitute Trustee

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

Certificate of Posting

My name is David Carrillo and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on 10/09/18 I filed at the office of the MIDLAND County Clerk and caused to be posted at the MIDLAND County courthouse this notice of sale.

Declarant's Name: David Carrillo
Date: 10-9-18



NOS00000007908353

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00000007908353

MIDLAND

EXHIBIT "A"

LOT THIRTEEN (13), BLOCK FOUR (4), MORAN ADDITION, AN ADDITION TO THE CITY OF MIDLAND, MIDLAND COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF OF RECORD IN VOLUME 108, PAGE 80, PLAT RECORDS, MIDLAND COUNTY, TEXAS



NOS00000007908353

On: Nov 09, 2018 at 12:03P

By:
Araceli Reyes

NOTICE OF TRUSTEE'S SALE

WHEREAS, on April 9, 2009, Steve Magallanes and Laura Magallanes ("Obligor"), executed a Deed of Trust to Mac A. Starnes, Trustee for the benefit of Jose macario Carrasco and Edelmira pando. ("Beneficiary"), and filed of record under instrument no. 2009-18429, of the Official Records, Midland County, Texas, conveying the real estate, described herein, to secure Borrower's promise to pay according to its face and tenor that certain promissory note of even date therewith as described in said deed of trust, and

WHEREAS, default occurred under said Deed of Trust due to the failure of Obligor to pay payments when due. In accordance therefore with the terms of said Deed of Trust, Beneficiary has declared indebtedness immediately due and hereby posts the property for foreclosure.

NOW THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, December 4, 2018, between 1:00 o'clock p.m. and 3:00 o'clock p.m., I as Trustee will sell said real estate at the County Courthouse in Midland County, Texas, at the place designated by the commissioners of said county for conducting foreclosures, to the highest bidder for cash.

Said real estate is described as:

LOT SEVEN (7), BLOCK TWO (2), WARREN ROAD SUBDIVISION, AN ADDITION TO THE CITY OF MIDLAND MIDLAND COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF OF RECORD IN THE PLAT RECORDS, MIDLAND COUNTY, TEXAS;

TOGETHER WITH A 1972 HENSLEY MOBILE HOME BEING 14 X 72 AND ALL OTHER ADDITIONS

WITNESS MY HAND on November 9, 2018.



Mac A. Starnes, Trustee

On: Nov 09, 2018 at 12:03P

NOTICE OF TRUSTEE'S SALE

By:
Araceli Reyes

WHEREAS, on October 16, 2017, CONSUELO RANGEL AND JUAN RANGEL ("Obligor"), executed a Deed of Trust to Leah Martin, Trustee for the benefit of SOURCE ESTATES, L.L.C. ("Beneficiary"), and filed of record under instrument no. 2017-31474, of the Official Records, Midland County, Texas, conveying the real estate described herein, to secure Borrower's promise to pay according to its face and tenor that certain promissory note of even date therewith as described in said deed of trust, and

WHEREAS, default occurred under said Deed of Trust due to the failure of Obligor to pay payments when due. In accordance therefore with the terms of said Deed of Trust, Beneficiary has declared indebtedness immediately due and hereby posts the property for foreclosure.

NOW THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, December 4, 2018, between 1:00 o'clock p.m. and 3:00 o'clock p.m., I as Trustee will sell said real estate at the County Courthouse in Midland County, Texas, at the place designated by the commissioners of said county for conducting foreclosures, to the highest bidder for cash.

Said real estate is described as:

FIELD NOTE DESCRIPTION OF THE SURVEY OF A 0.34-ACRE TRACT OF LAND OUT OF 0.83-ACRE TRACT OF LAND OUT OF THE SOUTHEAST 1/4 OF SECTION 22, BLOCK 39, T-2-S, T&P RR CO SURVEY, MIDLAND COUNTY, TEXAS, SAID 0.34-ACRE TRACT DESCRIBED MORE FULLY BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" REINF BAR SET FOR THE SOUTHEAST CORNER OF THIS TRACT IN THE NORTH RIGHT OF WAY LINE OF WEST COUNTY ROAD 138, SAME BEING THE SOUTHEAST CORNER OF SAID 0.83-ACRE TRACT, FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 22 BEARS SOUTH 14°23'06" EAST 707.20 FEET AND NORTH 75°36'54" EAST 602.00 FEET;

THENCE SOUTH 75°36'54" WEST 60.00 FEET ALONG THE NORTH RIGHT OF WAY LINE OF WEST COUNTY ROAD 138 TO A 1/2" REINF BAR FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT;

HENCE NORTH 75°39'13" EAST 60.00 FEET TO A 1/2" REINF BAR SET FOR THE NORTHEAST CORNER OF THIS TRACT IN THE EAST LINE OF SAID 0.83-ACRE TRACT;

THENCE SOUTH 14°23'06" EAST 244.49 FEET ALONG THE EAST LINE OF SAID 0.83-ACRE TRACT TO THE PLACE OF BEGINNING.

WITNESS MY HAND on November 9, 2018.



Mac A. Starnes, Trustee

ee

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

THE STATE OF TEXAS

*

* KNOW ALL MEN BY THESE PRESENTS:

*

COUNTY OF MIDLAND

WHEREAS, FRANCISCA SANTANA AND ELIZABETH ROMAN ("Grantor"), executed that certain Deed of Trust as same may have been heretofore amended, the "Deed of Trust" dated October 15, 2015, and recorded in Document Number 2015-27104, Official Records of Midland County, Texas, granting and conveying to SHANNON M. GOLDAPP, as Trustee (the "Trustee"), all of the real property, (the "Real Property") described in the Deed of Trust and located in Midland County, Texas, which Real Property includes the land described in Exhibit "A" attached hereto and incorporated herein by reference for all purposes together with all improvements thereon and appurtenances thereto, to secure that certain Promissory Note (as same may have been heretofore amended, the "Note") dated October 15, 2015, in the original principal amount of \$70,970.00, executed by Grantor and payable to MANUEL VALDEZ AND GUADALUPE VALDEZ, and

WHEREAS, a default has occurred in the payment of the indebtedness evidenced by the Note and secured by the Deed of Trust and said indebtedness has been declared to be and is now wholly due and payable, and Beneficiary, the current owner and holder of the Note and beneficiary under the Deed of Trust, has authorized and directed the Substitute Trustee to post, file and mail this Notice of Substitute Trustee's Sale, and to sell the Mortgaged Property to satisfy said indebtedness. *AT THE TIME THAT ANY NOTICE WAS GIVEN TO THE GRANTOR NAMED IN THE DEED OF TRUST AND/OR EVERY OTHER PARTY OBLIGATED ON THE DEBT PER AFFILIANT'S RECORDS, AND AT THE TIME OF THE RESULTING SALE, NEITHER THE GRANTOR NAMED IN THE DEED OF TRUST NOR ANY OTHER PARTY OBLIGATED ON THE DEBT WAS A MEMBER OF THE ARMED SERVICES OF THE UNITED STATES OF AMERICA.*

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 4th day of December 2018, the Substitute Trustee will begin to sell the Mortgaged Property at the earliest at 10:00 o'clock a.m., or not later than three hours after that time, at the steps on the south west side of the Midland County Courthouse in Midland County, Texas, to the highest bidder for cash.

WITNESS MY HAND this 2nd day of November, 2018.



J. BRIAN MARTIN, SUBSTITUTE TRUSTEE

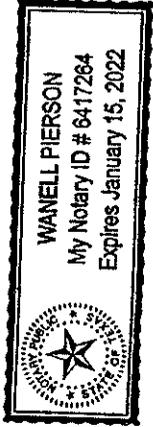
18

THE STATE OF TEXAS

*
*
*

COUNTY OF MIDLAND

This instrument was acknowledged before me on November 2, 2018,
by J. BRIAN MARTIN, SUBSTITUTE TRUSTEE.



Wanell Pierson
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

EXHIBIT "A"

LEGAL DESCRIPTION

Lot 22, Blocks 3-5, W. W. Harris Addition, an addition to the City of Midland, Midland County, Texas according to the map or plat thereof recorded in Volume 180, Page 77, Deed Records of Midland County, Texas.

61

By:
Tia Heady

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

THE STATE OF TEXAS *
* KNOW ALL MEN BY THESE PRESENTS:
*
COUNTY OF MIDLAND *

WHEREAS, CARLOS R. GARCIA AND SPOUSE, MELINDA GUERRERO ("Grantor"), executed that certain Deed of Trust as same may have been heretofore amended, the "Deed of Trust" dated June 24, 2011, and recorded in Document Number 2011-12421, Official Records of Midland County, Texas, granting and conveying to MARY SHELTON, as Trustee (the "Trustee"), all of the real property, (the "Real Property") described in the Deed of Trust and located in Midland County, Texas, which Real Property includes the land described in Exhibit "A" attached hereto and incorporated herein by reference for all purposes together with all improvements thereon and appurtenances thereto, to secure that certain Promissory Note (as same may have been heretofore amended, the "Note") dated June 24, 2011, in the original principal amount of \$132,000.00, executed by Grantor and payable to DAN NICHOLAS AND SPOUSE, CHERYL NICHOLAS, and

WHEREAS, a default has occurred in the payment of the indebtedness evidenced by the Note and secured by the Deed of Trust and said indebtedness has been declared to be and is now wholly due and payable, and Beneficiary, the current owner and holder of the Note and beneficiary under the Deed of Trust, has authorized and directed the Substitute Trustee to post, file and mail this Notice of Substitute Trustee's Sale, and to sell the Mortgaged Property to satisfy said indebtedness. *AT THE TIME THAT ANY NOTICE WAS GIVEN TO THE GRANTOR NAMED IN THE DEED OF TRUST AND/OR EVERY OTHER PARTY OBLIGATED ON THE DEBT PER AFFILIANT'S RECORDS, AND AT THE TIME OF THE RESULTING SALE, NEITHER THE GRANTOR NAMED IN THE DEED OF TRUST NOR ANY OTHER PARTY OBLIGATED ON THE DEBT WAS A MEMBER OF THE ARMED SERVICES OF THE UNITED STATES OF AMERICA.*

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 4th day of December 2018, the Substitute Trustee will begin to sell the Mortgaged Property at the earliest at 10:00 o'clock a.m., or not later than three hours after that time, at the *steps on the south west side of the Midland County Courthouse* in Midland County, Texas, to the highest bidder for cash.

WITNESS MY HAND this 2nd day of November, 2018.



J. BRIAN MARTIN, SUBSTITUTE TRUSTEE

THE STATE OF TEXAS

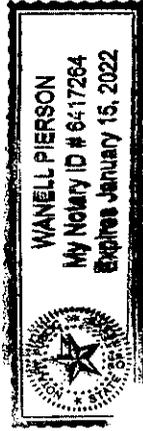
*

COUNTY OF MIDLAND

*

*

This instrument was acknowledged before me on November 2nd, 2018,
by J. BRIAN MARTIN, SUBSTITUTE TRUSTEE.



Wanell Pierson

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

EXHIBIT "A"

LEGAL DESCRIPTION

Being LOT SEVEN (7), BLOCK FOURTEEN (14), DELLWOOD, an addition to the City of Midland, Midland County, Texas, according to the map or plat thereof, recorded in Cabinet A, Page 17, Plat Records, Midland County, Texas.

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 11/30/2012
Grantor(s): ROBERT LYLES AND SPOUSE, ROSA LYLES
Original Mortgagee: WELLS FARGO BANK, N.A.
Original Principal: \$71,358.91
Recording Information: Instrument 2012-26743
Property County: Midland
Property:

BEING LOT 3, BLOCK 40, SOUTH PARK ADDITION, AN ADDITION TO THE CITY OF MIDLAND, MIDLAND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF OF RECORD IN CABINET C, PAGE 121, PLAT RECORDS OF MIDLAND COUNTY, TEXAS.

Reported Address: 1704 S MARSHALL STREET, MIDLAND, TX 79701

MORTGAGE SERVICING INFORMATION:

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

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

SALE INFORMATION:

Date of Sale: Tuesday, the 4th day of December, 2018
Time of Sale: 10:00AM or within three hours thereafter.
Place of Sale: AT THE FOYER AND SOUTH ENTRANCE AT THE FRONT OF THE COURTHOUSE in Midland County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Midland County Commissioner's Court.
Substitute Trustee(s): Jonathan Schendel, Ramiro Cuevas, Frederick Britton, Doug Woodard, Kristie Alvarez, Shelley Nail, Donna Trout, Marcus Etheridge, Erin Van Evera-Welch, Tim Watkins, Shelly Henderson, Chelsea Brooks, John Mccarthy, David Carrillo, Michael Burns, Elizabeth Hayes, Sammy Hooda, or Suzanne Suarez, any to act
Substitute Trustee Address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and
WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and
WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Jonathan Schendel, Ramiro Cuevas, Frederick Britton, Doug Woodard, Kristie Alvarez, Shelley Nail, Donna Trout, Marcus Etheridge, Erin Van Evera-Welch, Tim Watkins, Shelly Henderson, Chelsea Brooks, John Mccarthy, David Carrillo, Michael Burns, Elizabeth Hayes, Sammy Hooda, or Suzanne Suarez, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

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

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

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

Very truly yours,

Bonial & Associates, P.C.

Accepted for Filing in:
Midland County

On: Oct 30, 2018 at 01:09P

By:
Aroncall Reyes

1313 Chestnut Avenue , Midland, TX 79701

18-026464

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: 12/04/2018

Time: Between 10am-1pm and beginning not earlier than 10am-1pm or not later than three hours thereafter.

Place:

The area designated by the Commissioners Court of Midland 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 09/26/2005 and recorded in the real property records of Midland County, TX and is recorded under Clerk's File/Instrument Number 20521 with Aron Carrasco and Veronica Carrasco (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for First Magnus Financial Corporation, an Arizona Corporation mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Aron Carrasco and Veronica Carrasco, securing the payment of the indebtedness in the original amount of \$51,393.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Wells Fargo Bank, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. BEING LOT SEVENTEEN 17, BLOCK THREE 3, GLENMORE HEIGHTS ADDITION, AN ADDITION TO THE CITY OF MIDLAND, MIDLAND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF OF RECORD IN PLAT CABINET B, PAGE 62, PLAT RECORDS OF MIDLAND COUNTY, TEXAS.



4674466

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. Wells Fargo Bank, N.A., as Mortgage Servicer, is representing the current Mortgagee whose address is:

Wells Fargo Home Mortgage
3476 Stateview Blvd.
Fort Mill, SC 29715



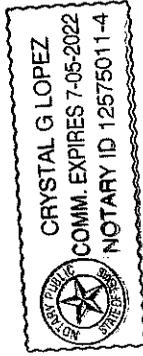
SUBSTITUTE TRUSTEE

Johnie Eads, Shelley Nail, Donna Trout, whose address is 1320 Greenway Drive, Suite 300, Irving, TX 75038 OR Jonathan Schendel, Ramiro Cuevas, Frederick Britton, Kristie Alvarez, Lanelle Lynch, Shelley Nail, Donna Trout, Marcus Etheridge, Erin Van Evera-Welch, Tim Watkins, Patrick Zwiers, Jack Burns II, Charles Green, Kristopher Holub whose address is 1 Mauchly, Irvine, CA 92618

STATE OF Texas
COUNTY OF Upton

Before me, the undersigned authority, on this day personally appeared Shelley Nail, 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 30 day of Oct, 2018.





NOTARY PUBLIC in and for _____ COUNTY
My commission expires: 7-5-22
Print Name of Notary: Crystal Lopez

CERTIFICATE OF POSTING

My name is Shelley Nail, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on 10-30-18 I filed at the office of the Midland County-Clerk and caused to be posted at the Midland County courthouse this notice of sale.

Declarant's Name: Shelley Nail
Date: 10-30-18

On: Oct 25, 2018 at 03:32P

Sgt
Pamella Marshall

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: BEING THE EAST 10 FEET OF LOT NINETEEN (19) AND ALL OF LOT TWENTY (20), BLOCK TWELVE (12), WEDGEWOOD PARK SECTION 2, AN ADDITION TO THE CITY OF MIDLAND, MIDLAND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN CABINET A, PAGE 91, PLAT RECORDS, MIDLAND COUNTY, TEXAS.

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 05/13/2005 and recorded in Document 9940 real property records of Midland County, Texas.

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

Date: 12/04/2018

Time: 10:00 AM

Place: Midland County Courthouse, Texas at the following location: THE FOYER AND SOUTH ENTRANCE AT THE FRONT OF THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

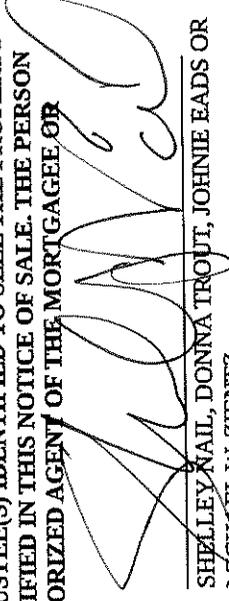
4. **Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 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 CARLOS ZACHERY AND JOSEPHINE ZACHERY, provides that it secures the payment of the indebtedness in the original principal amount of \$107,460.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Deutsche Bank National Trust Company, as Trustee, in trust for registered Holders of Long Beach Mortgage Loan Trust 2005-WL2, Asset-Backed Certificates, Series 2005-WL2 is the current mortgagee of the note and deed of trust and SELECT PORTFOLIO SERVICING, INC. is mortgage servicer. A servicing agreement between the mortgagee, whose address is Deutsche Bank National Trust Company, as Trustee, in trust for registered Holders of Long Beach Mortgage Loan Trust 2005-WL2, Asset-Backed Certificates, Series 2005-WL2 c/o SELECT PORTFOLIO SERVICING, INC., 3217 S. Decker Lake Dr, Salt Lake City, UT 84119 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 SHELLEY NAIL, DONNA TROUT, JOHNNIE EADS OR MICHAEL W. ZIENTZ, 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
Parkway Office Center, Suite 900
14160 North Dallas Parkway
Dallas, TX 75254


SHELLEY NAIL, DONNA TROUT, JOHNNIE EADS OR
MICHAEL W. ZIENTZ

c/o AVT Title Services, LLC
1101 Ridge Rd. Suite 222
Rockwall, TX 75087

I am 

Certificate of Posting

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 10-25-18 I filed this Notice of Foreclosure Sale at the office of the Midland County Clerk and caused it to be posted at the location directed by the Midland County Commissioners Court.

Notice of [Substitute] Trustee Sale

By:

Skomada

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: 12/04/2018

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

Place: **THE FOYER AND SOUTH ENTRANCE AT THE FRONT OF THE COURTHOUSE 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: 8236 San Antonio St, Odessa, TX 79765-8549

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 12/01/2006 and recorded 12/11/2006 in Book 2785 Page 324 Document 27704 , real property records of Midland County, Texas, with **Augustina Solis, a Single Woman** grantor(s) and **OPTION ONE MORTGAGE CORPORATION, A CALIFORNIA CORPORATION** as Lender, **WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2007-CPI, ASSET-BACKED CERTIFICATES, SERIES 2007-CPI** 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 **SHELLEY NAIL, DONNA TROUT, JOHNNIE EADS OR MICHAEL W. ZIENTZ**, Substitute Trustee to act under and by virtue of said Deed of Trust.

5. Obligation Secured: Deed of Trust or Contract Lien executed by **Augustina Solis, a Single Woman**, securing the payment of the indebtedness in the original principal amount of **\$280,000.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2007-CPI, ASSET-BACKED CERTIFICATES, SERIES 2007-CPI** is the current mortgagee of the note and deed of trust or contract lien.

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 10, BLOCK 4, MISSION ESTATES, 2ND FILING, AN ADDITION TO THE CITY OF ODESSA, MIDLAND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF OF RECORD IN CABINET D, PAGE 241, PLAT RECORDS, MIDLAND 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

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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 Mortgagee, 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: October 12, 2018


Imran Waleed - 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


SHELLEY NAIL, DONNA TROUT, JOHNNIE EADS OR MICHAEL W. ZIENTZ - 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.

I am Shelley Nail Certificate of Posting
75087. I declare under penalty of perjury that on 10/12/18 whose address is C/O AVT Title Services, LLC, 1101 Ridge Rd., Suite 222, Rockwall, TX
County Clerk and caused it to be posted at the location directed by the Midland County Commissioners Court. I filed this Notice of Foreclosure Sale at the office of the Midland

C&S No. 44-18-2632 / FHA / Yes / RECORD NOS
RoundPoint Mortgage Servicing Corporation

On: Oct 15, 2018 at 01:59P

NOTICE OF TRUSTEE'S SALE
Cristal Sustained

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 & Stawiariski, PC, 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060

Date of Security Instrument: October 29, 2014

Grantor(s): Mark A Brown an unmarried man

Original Trustee: Allan B. Polunsky

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

Recording Information: Clerk's File No. 2014-25899, in the Official Public Records of MIDLAND County, Texas.

Current Mortgagee: RoundPoint Mortgage Servicing Corporation

Mortgage Servicer: RoundPoint Mortgage Servicing Corporation, whose address is C/O 5016 Parkway Plaza Blvd, Buildings 6 & 8, Charlotte, NC 28217 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.

Legal Description:

LOT NINE (9). BLOCK TWENTY-SIX (26), A SUBDIVISION OF TRACTS 26 & 27 GARDENS ADDITION, AN ADDITION TO THE CITY OF MIDLAND, MIDLAND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF OF RECORD IN VOLUME 121, PAGE 359, DEED RECORDS, MIDLAND COUNTY, TEXAS.

Date of Sale: 12/04/2018 Earliest Time Sale Will Begin: 10:00 AM

APPOINTMENT OF SUBSTITUTE TRUSTEE

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, the undersigned hereby APPOINTS AND DESIGNATES Shelley Nail as Substitute Trustee, Donna Trout as Successor Substitute Trustee, Frederick Britton as Successor Substitute Trustee, Ramiro Cuevas as Successor Substitute Trustee, Jonathan Schendel as Successor Substitute Trustee, Doug Woodard as Successor Substitute Trustee, Kristie Alvarez as Successor Substitute Trustee, Johnie Eads as Successor Substitute Trustee, Erin Van Evera-Welch as Successor Substitute Trustee, Lanelle Lynch as Successor Substitute Trustee, Marcus Etheridge as Successor Substitute Trustee, Tim Watkins as Successor Substitute Trustee, or Thomas Delaney as Successor Substitute Trustee or Lisa Cockrell as Successor Substitute Trustee

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.

44-18-2632
MIDLAND



4673049

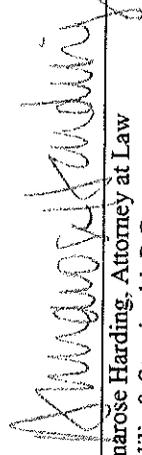
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Place of Sale of Property: The foreclosure sale will be conducted in the area designated by the MIDLAND County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place, or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

Executed on this the 11th day of October, 2018.

For Information:

" Auction.com
1 Mauchly
Irvine, CA 92618



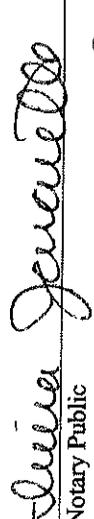
Annarose Harding, Attorney at Law
Codilis & Stawinski, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

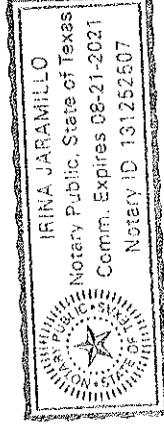
STATE OF TEXAS

COUNTY OF HARRIS

Before me, the undersigned Notary Public, on this day personally appeared Annarose Harding as Attorney for the Mortgagee and/or Mortgage Servicer known to me or proved to me through a valid State driver's license or other official identification described as *Personal Knowledge*, to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he/she executed the same for the purposes and consideration therein expressed.

Executed on this the 11th day of October, 2018.


Notary Public
Signature



Posted and filed by: 
Printed Name: 

C&S No. 44-18-2632 / FHA / Yes
RoundPoint Mortgage Servicing Corporation

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

MIDLAND County
Deed of Trust Dated: April 25, 2002
Amount: \$56,050.00

Accepted for Filing in:
Midland County

Grantor(s): DONALD W HIGGINS and TINA G HIGGINS

On: Oct 15, 2018 at 01:59P

Original Mortgagee: ABN AMRO MORTGAGE GROUP, INC. A DELAWARE CORPORATION
Current Mortgagee: CITIMORTGAGE, INC.
Crystal Castaneda

Mortgagee Address: CITIMORTGAGE, INC., 1000 Technology Drive, MS 100, O'Fallon, MO 63368

Recording Information: Document No. 7882

Legal Description: BEING LOTS NINE (9) AND TEN (10), BLOCK TWO (2), GREEN VIEW ESTATES PHASE 1, A SUBDIVISION OF MIDLAND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN CABINET C, PAGE 79, PLAT RECORDS, MIDLAND COUNTY, TEXAS.

Date of Sale: December 4, 2018 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 MIDLAND 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.

JONATHAN SCHENDEL OR RAMIRO CUEVAS, FREDERICK BRITTON, KRISTIE ALVAREZ, LANELLE LYNCH, SHELLEY NAIL, DONNA TROUT, MARCUS ETHERIDGE, ERIN VAN EVERA-WELCH, TIM WATKINS, PATRICK ZWIERS, JACK BURNS II, CHARLES GREEN, KRISTOPHER HOLUB, JOHNNIE EADS, CASSIE MARTIN OR KRISTINA MCCRARY 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 Mortgagee, 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 Mortgageors 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. Asset 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: 2018-006423


~~JONATHAN SCHENDEL OR RAMIRO CUEVAS, FREDERICK BRITTON, KRISTIE ALVAREZ, LANELLE LYNCH, SHELLEY NAIL, DONNA TROUT, MARCUS ETHERIDGE, ERIN VAN EVERA-WELCH, TIM WATKINS, PATRICK ZWIERS, JACK BURNS II, CHARLES GREEN, KRISTOPHER HOLUB, JOHNNIE EADS, CASSIE MARTIN OR KRISTINA MCCRARY~~
c/o Auction.com, LLC
1 Manually
Irvine, California 92618

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By:
Samantha Colvin

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 03/30/2017
Grantor(s): CHRISTINA WILLIFORD, AN UNMARRIED WOMAN
Original Mortgage: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR PRIMEWEST MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$170,356.00
Recording Information: Instrument 2017-9238
Property County: Midland
Property:
 LOT TWO (2), BLOCK SIXTEEN (16), WESTERN HILLS, AN ADDITION TO THE CITY OF MIDLAND, MIDLAND COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORD IN CABINET A, PAGE 92, PLAT RECORDS OF MIDLAND COUNTY, TEXAS
Reported Address: 4402 PLEASANT DR, MIDLAND, TX 79703-6924

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.
Current Mortgage: U.S. Bank National Association
Mortgage Servicer: U.S. Bank National Association
Current Beneficiary: U.S. Bank National Association
Mortgage Servicer Address: 4801 Fredenica Street, Owensboro, KY 42301

SALE INFORMATION:

Date of Sale: Tuesday, the 4th day of December, 2018
Time of Sale: 10:00AM or within three hours thereafter.
Place of Sale: AT THE FOYER AND SOUTH ENTRANCE AT THE FRONT OF THE COURTHOUSE in Midland County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Midland County Commissioner's Court.
Substitute Trustee(s): Jonathan Schendel, Ramiro Cuevas, Frederick Britton, Doug Woodard, Kristie Alvarez, Shelley Nail, Donna Trout, Marcus Etheridge, Erin Van Evera-Welch, Tim Watkins, Shelly Henderson, Chelsea Brooks, John Mccarthy, David Carrillo, Michael Burns, Elizabeth Hayes, Sammy Hooda, or Suzanne Suarez, any to act
Substitute Trustee Address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

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

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

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Jonathan Schendel, Ramiro Cuevas, Frederick Britton, Doug Woodard, Kristie Alvarez, Shelley Nail, Donna Trout, Marcus Etheridge, Erin Van Evera-Welch, Tim Watkins, Shelly Henderson, Chelsea Brooks, John Mccarthy, David Carrillo, Michael Burns, Elizabeth Hayes, Sammy Hooda, or Suzanne Suarez, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

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

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

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

Very truly yours,

Bonial & Associates, P.C.



NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE 09 1 Sep 27, 2018 at 02:51P

By,
Samantha Colvin

DEED OF TRUST INFORMATION:

Date: 05/09/2012
Grantor(s): YESENIA A ORTIZ, A SINGLE WOMAN
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR PRIMELENDING, A PLAINSCAPITAL COMPANY, ITS SUCCESSORS AND ASSIGNS

Original Principal: \$195,977.00
Recording Information: Instrument 2012-9953

Property County: Midland

Property:

THE E/2 OF LOT 19, BLOCK 8, 349 RANCH ESTATES, AN ADDITION TO THE CITY OF MIDLAND, MIDLAND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF OF RECORD IN CABINET B, PAGE 287, PLAT RECORDS, MIDLAND COUNTY, TEXAS.

Reported Address: 1408 TEJAS, MIDLAND, TX 79705-9003

MORTGAGE SERVICING INFORMATION:

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

Current Mortgage: Wells Fargo Bank, NA
Mortgage Servicer: Wells Fargo Bank, N. A.
Current Beneficiary: Wells Fargo Bank, NA

Mortgage Servicer Address: 3476 Stateview Boulevard, Fort Mill, SC 29715

SALE INFORMATION:

Date of Sale: Tuesday, the 4th day of December, 2018
Time of Sale: 10:00AM or within three hours thereafter.

Place of Sale: AT THE FOYER AND SOUTH ENTRANCE AT THE FRONT OF THE COURTHOUSE in Midland County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Midland County Commissioner's Court.

Substitute Trustee(s): Jonathan Schendel, Ramiro Cuevas, Frederick Britton, Doug Woodard, Kristie Alvarez, Shelley Nail, Donna Trout, Marcus Etheridge, Erin Van Evera-Welch, Tim Watkins, Shelly Henderson, Chelsea Brooks, John Mccarthy, David Carrillo, Michael Burns, Elizabeth Hayes, Sammy Hooda, or Suzanne Suarez, any to act

Substitute Trustee Address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

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

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

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Jonathan Schendel, Ramiro Cuevas, Frederick Britton, Doug Woodard, Kristie Alvarez, Shelley Nail, Donna Trout, Marcus Etheridge, Erin Van Evera-Welch, Tim Watkins, Shelly Henderson, Chelsea Brooks, John Mccarthy, David Carrillo, Michael Burns, Elizabeth Hayes, Sammy Hooda, or Suzanne Suarez, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

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

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

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

Very truly yours,

Bonial & Associates, P.C.



Accepted for Filing in:
Midland County

On: Sep 27, 2018 at 02:51P

By:
Samantha Colvin

[RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:]

Carrington Foreclosure Services, LLC
P.O. Box 3309

Anaheim, California 92803

For Sale Information: (888) 313-1969

For Reinstatement Requests: 1-866-874-5860

Pay Off Requests: 1-800-561-4567

TS#: 16-16368

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 3/4/2011, EDGAR MONTES, JOINED HEREIN PRO FORMA BY HIS SPOUSE, ROSANNA C LOPEZ, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of G. TOMMY BASTIAN, as Trustee, Mortgage Electronic Registration Systems, Inc. ("MERS"), As nominee for Bank of America, N.A., as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$161,791.00, payable to the order of Mortgage Electronic Registration Systems, Inc. ("MERS"). As nominee for Bank of America, N.A., which Deed of Trust is Recorded on 3/14/2011 as Volume 2011-4978, Book , Page , in Midland County, Texas, Deed of Trust covers all of the real property, personal property, and fixtures described therein, including , but not limited to, all the following described property, rights and interests (the "Property"), to-wit:

LOT THIRTY-SEVEN (37), WINDMILL ESTATES, A SUBDIVISION OF MIDLAND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF OF RECORD IN PLAT CABINET C, PAGE 78, PLAT RECORDS OF MIDLAND COUNTY, TEXAS.

Commonly known as: **10904 E COUNTY ROAD 104, MIDLAND, TX 79706**

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Shelley Nail, Donna Trout, Johnie Eads** or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust: and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Carrington Mortgage Services, LLC whose address is 1600 Douglass Road, Suite 200 A, Anaheim, CA 92806 is acting as the mortgage servicer for **Carrington Mortgage Services, LLC**, which is the mortgagee of the Note and Deed of Trust or mortgage and the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust. Carrington Mortgage Services, LLC is authorized to represent the mortgagee by virtue of a written servicing agreement with the mortgagee. Pursuant to that agreement and Texas Property Code Section 51.0025, Carrington Mortgage Services, LLC is authorized to administer the foreclosure referenced herein.



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NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on **TUESDAY, 12/4/2018 at 10:00 AM**, or no later than three (3) hours after such time, being the first Tuesday of such month, of Midland County, Texas, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: **THE STEPS ON THE SOUTH SIDE OF THE MIDLAND COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS**

NOTICE IS FURTHER GIVEN that , except to the extent that the Substitute Trustee may bind and obligate Mortgageors to warrant title the Property under the terms of the Deed of Trust, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied.

If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

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

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.

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.

WITNESS, my hand this 9/26/2018



By: Substitute Trustee(s)

Shelley Nail, Donna Trout, Johnie Eads

C/O Carrington Foreclosure Services, LLC
P.O. Box 3309
Anaheim, California 92803

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

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
(CXE)
DEMERSON, ESTATE OF SHIRLEY A.
4305 VERSAILLES DRIVE, MIDLAND, TX 79703

FHA 494-3557132-703

Firm File Number: 17-027440

Accepted for Filing in:
Midland County

On: Sep 27, 2018 at 02:51P

NOTICE OF TRUSTEE'S SALE

WHEREAS, on August 27, 2009, SHIRLEY DEMERSON AND ALBERT DEMERSON, HUSBAND AND WIFE, as Grantor(s), executed a Deed of Trust conveying to GEORGE RICHARDSON, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR SECURITY STATE BANK in payment of a debt therein described. The Deed of Trust was filed in the real property records of MIDLAND COUNTY, TX and is recorded under Clerk's File/Instrument Number 2009-18473, 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, December 4, 2018 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 Midland 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 Midland, State of Texas:

LOT EIGHT (8), BLOCK EIGHTY-FIVE (85), PERMIAN ESTATES ADDITION, AN ADDITION TO THE CITY OF MIDLAND, MIDLAND COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF OF RECORD IN CABINET A, PAGE 63, PLAT RECORDS, MIDLAND COUNTY, TEXAS.

Property Address: 4305 VERSAILLES DRIVE

MIDLAND, TX 79703

Mortgage Servicer: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER

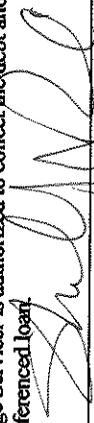
Noteholder:

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER

8950 CYPRESS WATERS BLVD

COPPELL, 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.


SUBSTITUTE TRUSTEE

Stefanie Morgan, Jonathan Schendel, Ramiro Cuevas,
Frederick Britton, Doug Woodard, Chris Demarest, Kristie
Alvarez, Shelley Nail, Donna Trout, Kristina McCrary or
Cassie Martin

c/o Shapiro Schwartz, LLP

13105 Northwest Freeway, Suite 1200
Houston, TX 77040

(713)462-2565