

**APPOINTMENT OF SUBSTITUTE TRUSTEE AND  
NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**DATE:** December 11, 2018

**NOTE:** Real Estate Lien Note described as follows:

Date: March 24, 2017  
Maker: Kenneth Roberts and Leslie Roberts  
Payee: Jared Anderson  
Original Principal Amount: \$63,050.00

Accepted for Filing in:  
Midland County

**DEED OF TRUST:** Deed of Trust described as follows:

Date: March 24, 2017  
Grantor: Kenneth Roberts and Leslie Roberts  
Trustee: Stacey L. Moore  
Beneficiary: Jared Anderson  
Recorded: Document Number 2017-24949 in the real property records of Midland  
County, Texas

On: Dec 11, 2018 at 10:34A

By:  
Channa Gamez

**LENDER:** Jared Anderson

**BORROWER:** Kenneth Roberts and Leslie Roberts

**PROPERTY:** The real property described as follows:

Being a 1.0 acre, more or less, tract of land out of the NE/4 of Section 27, Block 38, T-1-S, T & P RR Co. Survey, Midland County, Texas, more particularly described by metes and bounds as follows:

BEGINNING at an iron rod, the NE corner of a 1.00 acre tract being lot "D" 1, from which said point, the NE corner of Section 27 bears N 74° 37' 22" E, a distance of 2414.42 feet and N 15° 27' 53" W, a distance of 1593.54 feet;

THENCE S 14° 50' 21" E, a distance of 156.00 feet to a large nail set for the SE corner of said 1.00 acre tract;

THENCE S 74° 37' 22" W, a distance of 279.54 feet to an iron rod set for the SW corner of said 1.00 acre tract;

THENCE N 14° 55' 09" W, a distance of 156.00 feet to an iron rod set for the NW corner of said 1.00 acre tract;

THENCE N 74° 37' 22", a distance of 279.76 feet to the point of beginning.

Said tract contains 1.00 acres, more or less.

Together with all improvements, easements, personal property, intangibles, rents, revenues, contracts, and rights appurtenant to the real property, if any, as described in the Deed of Trust.

**SUBSTITUTE TRUSTEE:** Benjamin Petty

Substitute Trustee's Mailing Address:  
The Stringham Law Firm  
6 Desta Drive, Suite 2590  
Midland, Texas 79705

**DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:**

January 2, 2019, the first Wednesday of the month, to commence at 10:15 a.m., or within three hours after that time.

**PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:**

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

**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.**

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE 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.**

**RECITALS**

Default has occurred in the payment of the Note and in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law.

The Deed of Trust may encumber both real and personal property. Formal notice is now given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and Texas Business and Commerce Code section 9.604(a).

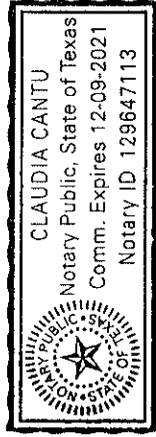
Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

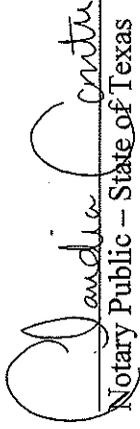
EXECUTED as of December 10, 2018.

  
\_\_\_\_\_  
Benjamin Petty  
*Substitute Trustee/Attorney of Jared Anderson*

Before me, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Benjamin Petty, known to me to be the person whose name is subscribed to the foregoing instrument as attorney-in-fact of Jared Anderson, the party to the instrument, and acknowledged to me that they executed as attorney-in-fact for Jared Anderson, and that Jared Anderson executed by and through them for the purposes and consideration expressed in the instrument. The acknowledging person personally appeared by physically appearing before me.

Given under my hand and seal of office, this 10<sup>th</sup> day of December, 2018.



  
\_\_\_\_\_  
Claudia Cantu  
Notary Public – State of Texas

After recording, please return original to:  
The Stringham Law Firm  
6 Desta Drive, Suite 2590  
Midland, Texas 79705

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On: Dec 10, 2018 at 01:22p

C&S No. 44-18-3278 / VA / Yes / FILE NOS  
Freedom Mortgage Corporation

By:  
Cristella Gonzalez

## NOTICE OF TRUSTEE'S SALE

**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Sender is: Codilis & Stawiarski, PC, 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060**

Date of Security Instrument: March 17, 2016

Grantor(s): Anna Alarcon and Johnathan R. Alarcon, wife and husband

Original Trustee: Calvin C. Mann, Jr

Original Mortgagee: Mortgage Electronic Registration Systems, Inc. as Nominee for Freedom Mortgage Corporation, its successors and assigns

Recording Information: Clerk's File No. 2016-8549, in the Official Public Records of MIDLAND County, Texas.

Current Mortgagee: Freedom Mortgage Corporation

Mortgage Servicer: Freedom Mortgage Corporation, whose address is C/O 907 Pleasant Valley Ave, Suite 300, Mt. Laurel, NJ 08054 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 1, BLOCK 90, PERMIAN ESTATES, AN ADDITION TO THE CITY OF MIDLAND, MIDLAND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN CABINET A PAGE 63, PLAT RECORDS, MIDLAND COUNTY, TEXAS.

Date of Sale: 01/02/2019 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.



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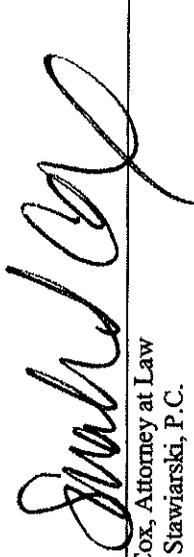
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Place of Sale of Property: The foreclosure sale will be conducted in the area designated by the MIDLAND County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place, or 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 6th day of December, 2018.

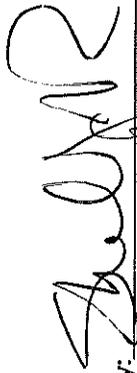
**For Information:**

"Auction.com  
1 Mauchly  
Irvine, CA 92618



Sarah S. Cox, Attorney at Law  
Codilis & Stawiariski, P.C.  
400 N. Sam Houston Pkwy E, Suite 900A  
Houston, TX 77060  
(281) 925-5200

Posted and filed by:



Printed Name: Shelley Nail

C&S No. 44-18-3278 / VA / Yes  
Freedom Mortgage Corporation

Our File Number: 18-14046

On: Dec 10, 2018 at 01:22P

Name: JEFFERSON L PRIDDY, A SINGLE MAN

**NOTICE OF TRUSTEE'S SALE**

By:  
Cristella Gonzalez

WHEREAS, on April 17, 2007, JEFFERSON L. PRIDDY, A SINGLE MAN, executed a Deed of Trust/Security Instrument conveying to JON E. HITCHCOCK, as Trustee, the Real Estate hereinafter described, to PIONEER BANK, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 2007-8759, in Book 2845, at Page 701, 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 **WEDNESDAY, JANUARY 2, 2019**, between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, I will sell said Real Estate 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 ALL OF LOT TWENTY EIGHT (28), BLOCK FIFTY FOUR (54), THE RESUBDIVISION OF BLOCK 53, A PART OF BLOCKS 50 & 54, PERMIAN ESTATES 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 112, PLAT RECORDS OF MIDLAND COUNTY, TEXAS.

Property Address: 4026 MONTY DRIVE  
MIDLAND, TX 79703  
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 §51.002.5, 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 10 day of December, 2018. 

Shelley Nail, Kristina McCrary, Johnnie Eads,  
Clay Golden, Aarti Patel, Bobby Fletcher,  
Patrick Zwiers, Kristie Alvarez, Jonathan  
Schendel, Donna Trout, Kristopher Holub,  
Logan Thomas, Shawn Schiller, Charles Green,  
Garrett Sanders, Dana Kamin, Lisa Bruno,  
Substitute Trustees

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

On: Dec 06, 2018 at 02:12P

By:  
Arazelli Reyes

### NOTICE OF DEFAULT AND FORECLOSURE SALE

WHEREAS, on March 24, 2003, a certain Adjustable Rate Home Equity Conversion Deed of Trust ("Reverse Mortgage") was executed by GEORGE TISDALE, as mortgagor in favor of WELLS FARGO HOME MORTGAGE, INC, as mortgagee and ROBERT K. FOWLER, as trustee, and was recorded on April 4, 2003 under Clerk's Instrument Number 7517, Book 2144, Page 721 in the real property records of Midland, Texas. Re-filed on May 28, 2003 under Clerk's Instrument Number 12301, Book 2174, Page 286 in the real property records of Midland, Texas.

WHEREAS, the Reverse Mortgage was insured by the United States Secretary of Housing and Urban Development (the "Secretary") pursuant to the National Housing Act for the purpose of providing single family housing; and

WHEREAS, the beneficial interest in the Reverse Mortgage is now owned by the Secretary, pursuant to an assignment dated February 5, 2009, and recorded on February 17, 2009, under Clerk's Instrument Number 2009-2796 in the real property records of Midland County, Texas; and

WHEREAS, a default has been made in the covenants and conditions of the Reverse Mortgage in that the Mortgagors are now deceased; and

WHEREAS, the entire amount delinquent as of January 2, 2019 is \$74,933.94; and

WHEREAS, by virtue of the default, the Secretary has declared the entire amount of the indebtedness secured by the Reverse Mortgage to be immediately due and payable;

NOW THEREFORE, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary's designation of me as Foreclosure Commissioner, recorded on October 15, 2007 in Dallas County under Clerk's File Number 20070369306, notice is hereby given that on January 2, 2019, at 10:00 AM local time or no later than three hours thereafter, all real and personal property at or used in connection with the following described premises ("Property") will be sold at public auction to the highest bidder:

**BEING LOTS TWELVE (12) AND THIRTEEN (13), BLOCK FIFTY SIX (56), PARK AVENUE 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 115, PLAT RECORDS OF MIDLAND COUNTY, TEXAS.**

Commonly known as: 600 S. TYLER STREET, MIDLAND, TX 79701.

The sale will be held at the 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.

The Secretary of Housing and Urban Development will bid \$74,933.94.

There will be no proration of taxes, rents or other income or liabilities, except that the purchaser will pay, at or before closing, his prorated share of any real estate taxes that have been paid by the Secretary to the date of the foreclosure sale.

When making their bids, all bidders except the Secretary must submit a deposit totaling \$7,493.39 in the form of a certified check or cashier's check made out to the Secretary of HUD. A deposit need not accompany each oral bid. If the successful bid is oral, a deposit of \$7,493.39 must be presented before the bidding is closed. The deposit is nonrefundable. The remainder of the purchase price must be delivered within 30 days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier's check. If the Secretary is the highest bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveying fees, all real estate and other taxes that are due on or after the delivery date of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them.

The Secretary may grant an extension of time within which to deliver the remainder of the payment. All extensions will be for 15-day increments for a fee of \$500.00, paid in advance. The extension fee shall be in the form of a certified or cashier's check made payable to the Secretary of HUD. If the high bidder closes the sale prior to the expiration of any extension period, the unused portion of the extension fee shall be applied toward the amount due.

If the high bidder is unable to close the sale within the required period, or within any extension of time granted by the Secretary, the high bidder may be required to forfeit the cash deposit or, at the election of

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the foreclosure commissioner after consultation with the HUD representative, will be liable to HUD for any costs incurred as a result of such failure. The Commissioner may, at the direction of the HUD representative, offer the property to the second highest bidder for an amount equal to the highest price offered by that bidder.

There is no right of redemption, or right of possession based upon a right of redemption, in the mortgagor or others subsequent to a foreclosure completed pursuant to the Act. Therefore, the Foreclosure Commissioner will issue a Deed to the purchaser(s) upon receipt of the entire purchase price in accordance with the terms of the sale as provided herein. HUD does not guarantee that the property will be vacant.

The scheduled foreclosure sale shall be cancelled or adjourned if it is established, by documented written application of the mortgagor to the Foreclosure Commissioner not less than 3 days before the date of sale, or otherwise, that the default or defaults upon which the foreclosure is based did not exist at the time of service of this notice of default and foreclosure sale, or all amounts due under the mortgage agreement are tendered to the Foreclosure Commissioner, in the form of a certified or cashier's check payable to the Secretary of HUD, before public auction of the property is completed.

The amount that must be paid if the mortgage is to be paid in full prior the scheduled sale is \$74,933.94, plus all other amounts that would be due under the mortgage agreement if payments under the mortgage had not been accelerated, advertising costs and postage expenses incurred in giving notice, mileage by the most reasonable road distance for posting notices and for the Foreclosure Commissioner's attendance at the sale, reasonable and customary costs incurred for title and lien record searches, the necessary out-of-pocket costs incurred by the Foreclosure Commissioner for recording documents, a commission for the Foreclosure Commissioner, and all other costs incurred in connection with the foreclosure prior to reinstatement.

Tender of payment by certified or cashier's check or application for cancellation of the foreclosure sale shall be submitted to the address of the Foreclosure Commissioner provided below.

Date: December 5, 2018

L. Keller Mackie  
Foreclosure Commissioner  
Mackie Wolf Zientz & Mann, P.C.  
Parkway Office Center, Suite 900  
14160 North Dallas Parkway  
Dallas, TX 75254  
(214) 635-2650  
(214) 635-2686 Fax


On: Dec 06, 2018 at 02:18P

When recorded please return to:  
Caliber Home Loans, Inc. --  
Document Control  
13801 WIRELESS WAY  
OKLAHOMA CITY, OK 73134

By:  
Anaceli Reyes

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

File Number: TX-18-9943-JY

**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 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.**

WHEREAS, on 5/12/2005, AMIE L. HALL, A SINGLE WOMAN, executed a Deed of Trust conveying to TROY GOTSCHALL as Trustee, the Real Estate hereinafter described, to LONG BEACH MORTGAGE COMPANY, A CORPORATION, in the payment of a debt therein described, said Deed of Trust being recorded under Instrument 9946, Volume 2518, Page 387, 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 had been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 1/2/2019 beginning not earlier than 10:00 AM, or not later than three hours thereafter, I will sell said Real Estate in MIDLAND COUNTY, TEXAS to the highest bidder for cash. The sale will be conducted in the area 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 at the location where this Notice of Trustee's Sale was posted. Said Real Estate is described as follows:

**BEING LOT TWENTY SIX (26), BLOCK ONE HUNDRED TWENTY (120), WILSHIRE PARK, AN ADDITION TO THE CITY OF MIDLAND, MIDLAND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN CABINET A, PAGE 104, PLAT RECORDS, MIDLAND COUNTY, TEXAS.**

Property Address: 118 S DEWBERRY DR, MIDLAND, TX 79703

Mortgage Servicer: Caliber Home Loans, Inc.

Mortgage Servicer Address: 13801 WIRELESS WAY, OKLAHOMA CITY, OK, 73134

Reinstatement Line: (800) 401-6587

Noteholder: U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust, by Caliber Home Loans, Inc., as its attorney in fact

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.

WITNESS MY HAND this day, 12-6-18



Johnie Eads, 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, Substitute Trustee



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**Notice of [Substitute] Trustee Sale**

By:  
Channa Gomez

**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:** 01/02/2019

**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:** 118 South Dewberry Drive, Midland, TX 79703-6004

**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 05/12/2005 and recorded 05/16/2005 in Book 2518 Page 395 Document 9947 , real property records of Midland County, Texas, with **Amie L. Hall, a single woman** grantor(s) and **LONG BEACH MORTGAGE COMPANY, A CORPORATION as Lender, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR SACO I TRUST 2005-WM3 MORTGAGE-BACKED CERTIFICATES, SERIES 2005-WM3 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, JOHNIE 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 **Amie L. Hall, a single woman**, securing the payment of the indebtedness in the original principal amount of **\$12,400.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR SACO I TRUST 2005-WM3 MORTGAGE-BACKED CERTIFICATES, SERIES 2005-WM3** 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:  
**BEING LOT TWENTY SIX (26), BLOCK ONE HUNDRED TWENTY (120), WILSHIRE PARK, AN ADDITION TO THE CITY OF MIDLAND, MIDLAND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN CABINET A, PAGE 104, 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**

**Notice of [Substitute] Trustee Sale**

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

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

Date: November 27, 2018



Stephanie Spurlock, Laterrika Hompkins, Camisha Scott, Iman Walcott, Tanesha Humphrey,  
Claire Buxton – 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, JOHNI 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 11/27/18 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

408 EASTWOOD DR  
MIDLAND, TX 79703

Accepted for Filing  
Midland#0900079677551\*

**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 Nov 27, 2018 at 01:23P**  
**servicing 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.** <sup>By:</sup> Isabelia Gonzalez  
**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: January 02, 2019

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 October 29, 2008 and recorded in Document CLERK'S FILE NO. 2008-25236 real property records of MIDLAND County, Texas, with EDGAR VALDEZ AND MARIBEL VALDEZ, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by EDGAR VALDEZ AND MARIBEL VALDEZ, securing the payment of the indebtedness in the original principal amount of \$99,855.00, 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. FLAGSTAR BANK, F.S.B., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o FLAGSTAR BANK, F.S.B.  
5151 CORPORATE DRIVE  
TROY, MI 48098

  
JONA THAN SCENDEL, 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

Certificate of Posting

My name is Dawn Campbell, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on 1-2-19 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: Dawn Campbell  
Date: 1-2-19



NOS00000007967755

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00000007967755

MIDLAND

**EXHIBIT "A"**

LOT TWENTY-ONE (21), BLOCK ONE HUNDRED FORTY-NINE (149), WILSHIRE PARK, AN ADDITION TO THE CITY OF MIDLAND, MIDLAND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET A, PAGE 104, PLAT RECORDS, MIDLAND COUNTY, TEXAS



NCS00000007967755

THE STATE OF TEXAS       §  
  §  
COUNTY OF MIDLAND     §

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, On the 26th day of July, 2002, WILSON/DOVEL, LTD. dba CLARK'S AND WINFORD'S MEAT COMPANY (being now known as TALL CITY MEATS, LLC) executed a Deed of Trust conveying to DEWEY D. BRYANT, Trustee, the real estate hereinafter described to secure SOUTHWEST BANK, in the payment of a debt therein described, said Deed of Trust being recorded in Volume 2020, Page 495, in the Official 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 of said debt has requested the undersigned duly appointed Substitute Trustee to sell said property to satisfy said indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN That on **Wednesday, the 2nd day of January, 2019**, I will sell said real estate at the front (Southwest Entrance) door of the County Court House in Midland County, Texas or such other place designated for foreclosure sales, to the highest bidder for cash. The earliest time that the sale will take place is 10:00 A. M.

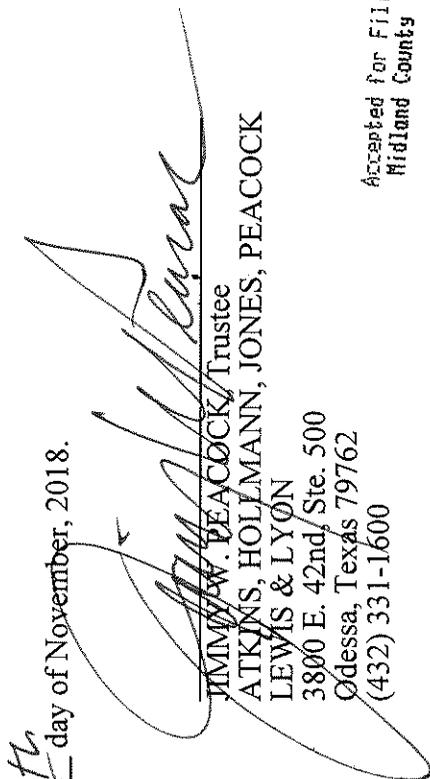
This Sale is subject to outstanding taxes, restrictions, and all other items of record. The property will be auctioned "AS IS", without any warranties as to the quality or nature of the title, right of possession or quiet enjoyment.

Said real estate is described as follows:

Being a 1.07 acre tract of land out of the Southeast Quarter (SE/4) of Section 27, Block 39, T-2-S, T & P RR Co. Survey, Midland County, Texas, said tract being more particularly described by metes and bounds on Exhibit A which is attached hereto; EXCEPT all oil, gas and other minerals as heretofore reserved by prior grantors

"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."

WITNESS MY HAND this 20th day of November, 2018.



JIMMY W. PEACOCK, Trustee  
ATKINS, HOLLMANN, JONES, PEACOCK  
LEWIS & LYON  
3800 E. 42nd/ Ste. 500  
Odessa, Texas 79762  
(432) 331-1600

Accepted for Filings in:  
Midland County

On: Nov 20, 2018 at 10:17A  
By:  
Charra Gomez

14

**EXHIBIT "A"**

Being a 1.07 acre tract out of the SE/4 of Section 27, Block 39, T-2-S, T&P RR Co. Survey, Midland County, Texas, and being described more fully by metes and bounds as follows:

BEGINNING at a ½" iron rod found for the northwest corner of this tract and the southwest corner of a 1.02 acre tract from which a RR spike found at the northwest corner of Section 27, Block 39, T-2-S, T&P RR Co. bears S. 74° 32' 15" W. 4948.37 feet and N. 15° 16' 00" W. 3739.01 feet;

THENCE N. 74° 32' 15" E. with the south line of said 1.02 acre tract 341.60 feet to a ½" G.I.P. found in the west R.O.W. of State Highway 349 for the northeast corner of this tract;

THENCE S. 15° 04' 36" E. with the west R.O.W. of State Hwy. 349, 137.55 feet to a ½" iron rod found for the southeast corner of this tract and the northeast corner of a 4.00 acre tract;

THENCE S. 74° 44' 50" W. with the north line of a 4.00 acre tract, 341.60 feet to a ½" iron rod set for the southwest corner of this tract;

THENCE N. 15° 04' 36" W. 136.30 feet to the PLACE OF BEGINNING.

Accepted for Filing in:  
Midland County

On: Nov 13, 2018 at 12:34P

By:  
Cristella Gonzalez

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

Jonathan Schendel, Ramiro Cuevas, Frederick Britton,  
Kristie Alvarez, Shelley Nail, Donna Trout, Marcus  
Etheridge, Erin Van Evera-Welch, Tim Watkins, Patrick  
Zwiers, Jack Burns II, Charles Green, Kristopher Holub,  
Vanessa McHaney  
c/o Miller, Watson & George, P.C.  
Choice Default Group  
304 S. Jones Blvd. Suite 1120  
Las Vegas, NV 89107  
(800) 567-4735

TS No TX07000449-18-1

APN R000207559

TO No 18-14786-041AC

### NOTICE OF FORECLOSURE SALE

WHEREAS, on July 20, 2016, BRODY ORTIZ, AN UNMARRIED PERSON AND JENNIFER GANN, AN UNMARRIED PERSON as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of BLACK, MANN & GRAHAM as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as nominee for FREEDOM MORTGAGE CORPORATION, its successors and assigns, as original Beneficiary, which Deed of Trust secures the payment of that certain Promissory Note of even date therewith in the original amount of \$206,805.00, payable to the order of Aurora Financial Group, Inc. as current Beneficiary, which Deed of Trust recorded on July 26, 2016 as Document No. 2016-20731 in Midland County, Texas. Deed of Trust covers all of the real property described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit: **SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

APN R000207559

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 Aurora Financial Group, Inc., 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.

NOW THEREFORE, NOTICE IS HEREBY GIVEN that on **Wednesday, January 2, 2019 at 10:00 AM**, no later than three (3) hours after such time, being the first Wednesday of such month, the Substitute Trustee will sell the Property at a public venue to the highest bidder for cash. The sale will take place in Midland County, Texas, 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: **Midland County Courthouse, 500 North Loraine Street, Midland, TX 79701.**

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Aurora Financial Group, Inc.'s election to proceed against and sell both the real property and any personal property described in said Deed of Trust in accordance with and Aurora Financial Group, Inc.'s rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.



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TS No TX07000449-18-1

APN R000207559

TO No 18-14786-041AC

NOTICE IS FURTHER GIVEN, that except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition. Conveyance of the Property shall be made without any representations or warranties whatsoever, expressed or implied. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters and are advised to conduct an independent investigation of the nature and physical condition 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 expressed or implied warranties, except as to the warranted.

In accordance with Texas Property Code Section 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint Choice Default Group and the named Substitute Trustee(s) below, 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.**

*TS Miller*

Miller, Watson & George, P.C.  
Tracey Midkiff, Attorney at Law  
Texas Bar #24076558

*McHaney*

Jonathan Schendel, Ramiro Cuevas, Frederick Britton, Kristie Alvarez, Shelley Nail, Donna Trout, Marcus Etheridge, Erin Van Evera-Weich, Tim Watkins, Patrick Zwiers, Jack Burns II, Charles Green, Kristopher Holub, Vanessa McHaney  
Substitute Trustee(s)  
c/o Choice Default Group  
304 S. Jones Blvd. Suite 1120  
Las Vegas, NV 89107

**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.**

**SALE INFORMATION CAN BE OBTAINED ON LINE AT [www.Auction.com](http://www.Auction.com)  
FOR AUTOMATED SALES INFORMATION PLEASE CALL: Auction.com AT 800.280.2832**

FOR REINSTATEMENT / PAY OFF REQUESTS CONTACT: (800) 567-4735  
THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

To the extent your original obligation was discharged, or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party retains rights under its security instrument, including the right to foreclose its lien.

*Posted By  
Shelley Nail  
11-13-18*

TS No TX07000449-18-1

APN R000207559

TO No 18-14786-041AC

**EXHIBIT "A"**

LOT SIX (6), BLOCK TWO (2), STONEBRIDGE ADDITION, AN ADDITION TO THE CITY OF MIDLAND,  
MIDLAND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF OF RECORD IN  
CABINET I, PAGE 80, PLAT RECORDS OF MIDLAND COUNTY, TEXAS

On: Nov 13, 2018 at 12:34P

By:  
Cristella Gonzalez

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

Jonathan Schendel, Ramiro Cuevas, Frederick Britton,  
Kristie Alvarez, Shelley Nail, Donna Trout, Marcus  
Etheridge, Erin Van Evera-Welch, Tim Watkins, Patrick  
Zwiers, Jack Burns II, Charles Green, Kristopher Holub,  
Vanessa McHaney  
c/o Miller, Watson & George, P.C.  
Choice Default Group  
304 S. Jones Blvd. Suite 1120  
Las Vegas, NV 89107  
(800) 567-4735

TS No TX07000447-18-1

APN R000020708

TO No 18-14785-041AC

**NOTICE OF FORECLOSURE SALE**

WHEREAS, on March 31, 2015, ANTHONY SANCHEZ AND SPOUSE, MELISSA BAUTISTA as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of REBECCA SUZANNE SMITH as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as nominee for LRS FINANCIAL NETWORK, INC. DBA HNB MORTGAGE, A CORPORATION, its successors and assigns, as original Beneficiary, which Deed of Trust secures the payment of that certain Promissory Note of even date therewith in the original amount of \$220,390.00, payable to the order of FREEDOM MORTGAGE CORPORATION as current Beneficiary, which Deed of Trust recorded on April 1, 2015 as Document No. 2015-7476 in Midland County, Texas. Deed of Trust covers all of the real property described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit: **SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

APN R000020708

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 FREEDOM MORTGAGE CORPORATION, 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.

NOW THEREFORE, NOTICE IS HEREBY GIVEN that on **Wednesday, January 2, 2019 at 10:00 AM**, no later than three (3) hours after such time, being the first Wednesday of such month, the Substitute Trustee will sell the Property at a public venue to the highest bidder for cash. The sale will take place in Midland County, Texas, 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: **Midland County Courthouse, 500 North Loraine Street, Midland, TX 79701.**

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of FREEDOM MORTGAGE CORPORATION's election to proceed against and sell both the real property and any personal property described in said Deed of Trust in accordance with and FREEDOM MORTGAGE CORPORATION's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.



4675709

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TS No TX07000447-18-1

APN R000020708

TO No 18-14785-041AC

NOTICE IS FURTHER GIVEN, that except to the extent that the Substitute Trustee may bind and obligate Mortgagees to warrant title the Property under the terms of the Deed of Trust. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition. Conveyance of the Property shall be made without any representations or warranties whatsoever, expressed or implied. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters and are advised to conduct an independent investigation of the nature and physical condition 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 expressed or implied warranties, except as to the warranted.

In accordance with Texas Property Code Section 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint Choice Default Group and the named Substitute Trustee(s) below, 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.**

*T B Miller*

Miller, Watson & George, P.C.  
Tracey Midkiff, Attorney at Law  
Texas Bar #24076558

*MMCHANEY*

Jonathan Schendel, Ramiro Cuevas, Frederick Britton, Kristie Alvarez, Shelley Nail, Donna Trout, Marcus Etheridge, Erin Van Evera-Welch, Tim Watkins, Patrick Zwiers, Jack Burns II, Charles Green, Kristopher Holub, Vanessa McHaney  
Substitute Trustee(s)  
c/o Choice Default Group  
304 S. Jones Blvd. Suite 1120  
Las Vegas, NV 89107

**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.**

**SALE INFORMATION CAN BE OBTAINED ON LINE AT [www.Auction.com](http://www.Auction.com)  
FOR AUTOMATED SALES INFORMATION PLEASE CALL: [Auction.com](http://Auction.com) AT 800.280.2832**

FOR REINSTATEMENT / PAY OFF REQUESTS CONTACT: (800) 567-4735  
THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

To the extent your original obligation was discharged, or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party retains rights under its security instrument, including the right to foreclose its lien.

*Posted by  
Auction.com  
11-13-18*

TS No TX07000447-18-1

APN R000020708

TO No 18-14785-041AC

**EXHIBIT "A"**

BEING LOT FOURTEEN (14) AND THE WEST 3 FEET OF LOT THIRTEEN (13), BLOCK TWO (2),  
GERALDINE PARK ADDITION, AN ADDITION TO THE CITY OF MIDLAND, MIDLAND COUNTY,  
TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN CABINET B, PAGE 199,  
PLAT RECORDS, MIDLAND COUNTY, TEXAS

4205 NELSON RD  
MIDLAND, TX 79707

On: Nov 09, 2012 at 03:01P  
00000007956055

**NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE**

By:  
Cristelle Gonzalez

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: January 02, 2019

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 March 14, 2016 and recorded in Document CLERK'S- FILE NO. 2016-7890 real property records of MIDLAND County, Texas, with DENYS ERNESTO TEODORO-ARAUJO AND SHENNA TEODORO-ARAUJO, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by DENYS ERNESTO TEODORO-ARAUJO AND SHENNA TEODORO-ARAUJO, securing the payment of the indebtedness in the original principal amount of \$255,024.00, 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.** 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. WELLS FARGO BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o WELLS FARGO BANK, N.A.  
3476 STATEVIEW BLVD.  
FORT MILL, SC 29715



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 Cristelle Gonzalez and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on 10-9-12 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 Name: Cristelle Gonzalez  
Date: 10-9-12



NOS00000007956055

le

0000007956055

MIDLAND

**EXHIBIT "A"**

LOT THIRTY TWO (32), BLOCK TWENTY EIGHT (28), WEDGEWOOD PARK ADDITION (FIFTH SECTION), AN ADDITION TO THE CITY OF MIDLAND, MIDLAND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN CABINET A, PAGE 123, PLAT RECORDS, MIDLAND COUNTY TEXAS.



NOS0000007956055

Accepted for Filing in:  
Midland County

On: Oct 30, 2018 at 01:55p

By:  
Anaceli Reyes

1212 S. Dallas Street, Midland, TX 79701

18-026266

**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: 01/02/2019

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 01/30/2015 and recorded in the real property records of Midland County, TX and is recorded under Clerk's File/Instrument Number, 2015-2623 with MATTHEW MURPHY and JENNIFER MURPHY (grantor(s)) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR PRIMELENDING, A PLAINSCAPITAL COMPANY mortgagee to which reference is herein made for all purposes.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by MATTHEW MURPHY and JENNIFER MURPHY, securing the payment of the indebtedness in the original amount of \$210,123.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. PrimeLending, A PlainsCapital Company is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to be Sold.** LOT SEVEN (7), BLOCK THIRTEEN (13), 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, MIDLAND COUNTY, TEXAS.



4674622

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. PrimeLending, A PlainsCapital Company, as Mortgage Servicer, is representing the current Mortgagee whose address is:

Cenlar FSB  
Attn: Fc 425 Phillips Blvd  
Ewing, NJ 08618

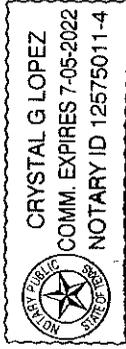
  
\_\_\_\_\_

**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 Tarrant

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  
WPTD 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

Accepted for Filing in:  
Midland County

On: Oct 25, 2018 at 03:52P

By:  
Pamela Marshall

NEW AMERICAN FUNDING (NAF)  
CORTEZ, RICHARD RUBEN  
4516 ROOSEVELT DRIVE, MIDLAND, TX 79703

FHA 494-4127022-703-203B  
Firm File Number: 18-031314

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on July 10, 2014, RICHARD RUBEN CORTEZ, AN UNMARRIED MAN, as Grantor(s), executed a Deed of Trust conveying to CHRIS PEIRSON, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR BROKER SOLUTIONS, INC. DBA NEW AMERICAN FUNDING, A CORPORATION 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 2014-16100, 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 WEDNESDAY, January 2, 2019 between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, I will sell said Real Estate in the area designated by the Commissioners Court, of 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 TWENTY-EIGHT (28), BLOCK ONE HUNDRED THIRTY (130), WILSHIRE PARK ADDITION, AN ADDITION TO THE CITY OF MIDLAND, MIDLAND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF OF RECORD IN CABINET A, PAGE 104, PLAT RECORDS, MIDLAND COUNTY, TEXAS.

Property Address: 4516 ROOSEVELT DRIVE  
MIDLAND, TX 79703

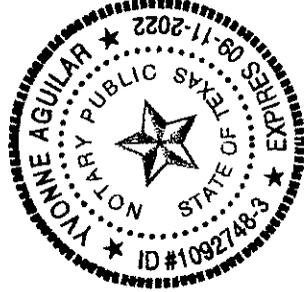
Noteholder: BROKER SOLUTIONS, INC. DBA NEW AMERICAN FUNDING  
11001 LAKELINE BLVD.  
NO. 325  
AUSTIN, TEXAS 78717

  
SUBSTITUTE TRUSTEE  
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

THE STATE OF Texas  
COUNTY OF Ector

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Shelley Nail, Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, in the capacity therein stated.

20 18 GIVEN UNDER MY HAND AND SEAL OF OFFICE this 25<sup>th</sup> day of October



  
NOTARY PUBLIC in and for \_\_\_\_\_ COUNTY,  
Ector  
My commission expires: 09-11-2022  
Type or Print Name of Notary  
Yvonne Aguilar

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