

## NOTICE OF TRUSTEE'S SALE

The following "Notice of Trustee's Sale" were scanned and placed on the website for the Midland County Clerk on: May 29, 2019

If a withdrawal of the notice of trustee's sale has been received, the withdrawal notice **will not** be reflected on the website.

Alison Haley, County Clerk  
Midland County, Texas

On: Apr 25, 2019 at 08:54A

By:  
Araceli Reyes

4308 CEDAR SPRINGS DRIVE  
MIDLAND, TX 79703

0000000828599

**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: June 04, 2019

Time: The sale will begin at 10:00 AM 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 30, 2015 and recorded in Document CLERK'S FILE NO. 2015-28645 real property records of MIDLAND County, Texas, with VICKY RIBORDY, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by VICKY RIBORDY, securing the payment of the indebtednesses in the original principal amount of \$117,826.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. DITECH FINANCIAL 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. DITECH FINANCIAL LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o DITECH FINANCIAL LLC  
345 SAINT PETER STREET  
ST. PAUL, MN 55102



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4308 CEDAR SPRINGS DRIVE  
MIDLAND, TX 79703

00000008285959

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

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead SHELLEY NAIL, DONNA TROUT OR JOHNNIE EADS whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.

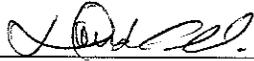


Shawnika Harris

**Certificate of Posting**

My name is DAVID CARPITO, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 4.25.19 I filed at the office of the MIDLAND County Clerk and caused to be posted at the MIDLAND County courthouse this notice of sale.

Declarants Name: \_\_\_\_\_



Date: \_\_\_\_\_

4.25.19

4308 CEDAR SPRINGS DRIVE  
MIDLAND, TX 79703

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0000008285959

MIDLAND

**EXHIBIT "A"**

LOT EIGHTEEN (18), BLOCK SIXTY TWO (62), PERMIAN ESTATES, 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 OF MIDLAND COUNTY, TEXAS.

On: Apr 25, 2019 at 08:54A

By:  
Araceli Reyes

6505 SEQUOIA DRIVE  
MIDLAND, TX 79707

0000008273500

**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: June 04, 2019

Time: The sale will begin at 1:00 PM 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 18, 2017 and recorded in Document CLERK'S FILE NO. 2017-21685 real property records of MIDLAND County, Texas, with STEVE BRUNING AND BEATRICE BRUNING, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by STEVE BRUNING AND BEATRICE BRUNING, securing the payment of the indebtednesses in the original principal amount of \$290,191.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. DITECH FINANCIAL 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. DITECH FINANCIAL LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o DITECH FINANCIAL LLC  
345 SAINT PETER STREET  
ST. PAUL, MN 55102



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6505 SEQUOIA DRIVE  
MIDLAND, TX 79707

0000008273500

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

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead JOHN MCCARTHY, OR DAVID CARRILLO whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Shawnika Harris

**Certificate of Posting**

My name is DAVID Carrillo, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 4.25.19 I filed at the office of the MIDLAND County Clerk and caused to be posted at the MIDLAND County courthouse this notice of sale.

Declarants Name:



Date:

4.25.19

6505 SEQUOIA DRIVE  
MIDLAND, TX 79707

0000008273500

0000008273500

MIDLAND

**EXHIBIT "A"**

LOT 1, BLOCK 7, GREEN TREE COUNTY CLUB ESTATES SECTION 3, AN ADDITION TO THE CITY OF MIDLAND, MIDLAND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET C, PAGE 42, PLAT RECORDS OF MIDLAND COUNTY, TEXAS.

THE STATE OF TEXAS §  
COUNTY OF MIDLAND §

Accepted for Filing in  
Midland County

**NOTICE OF TRUSTEE'S SALE**

On: Apr 23, 2019 at 03:11P

WHEREAS, On the 9th day of July, 2010, **CRYSTAL U. GARCIA**, executed a Deed of Trust conveying to **JIMMY W. PEACOCK**, a Trustee, the real estate hereinafter described to secure **FOXWEST PROPERTIES, LTD.**, in the payment of a debt therein described, said Deed of Trust being recorded as Instrument Number 2010-15701, in the Public 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 to sell said property to satisfy said indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN That on Tuesday, the 4th day of June, 2019, I will sell said real estate at the front (South Entrance) door of the County Court House in Midland County, Texas, to the highest bidder for cash. The earliest time that the sale will take place is 11:00 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:

A 1.0 acre tract of land in Section 9, Block 39, T-2-S, T & P Ry Co. Survey, Midland County, Texas and described by metes and bounds on Exhibit "A"  
SAVE AND 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 23rd day of April, 2019.

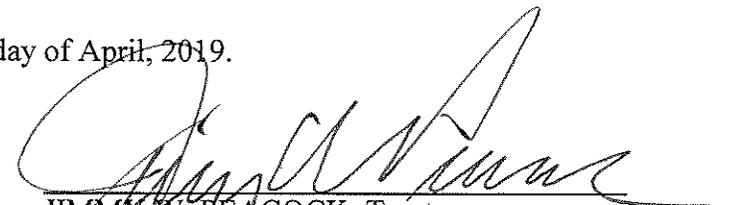
  
JIMMY W. PEACOCK, Trustee  
3800 E. 42nd, Suite 500  
Odessa, Texas 79762  
(432) 331-1600

Exhibit 'A'

BEING THE SURFACE ESTATE ONLY OF THE SOUTH 1/2 OF A 2 ACRE TRACT OF LAND OUT OF THE SW/4 OF SECTION 9, BLOCK 39, T-2-S, T.P. RR. CO. SURVEY, MIDLAND COUNTY, TEXAS, SAID TRACT CONTAINING 1.0 ACRE AND BEING DESCRIBED MORE FULLY BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FENCE CORNER POST IN THE SOUTH LINE OF SECTION 9 AND IN THE EAST ROW LINE OF SOUTH MIDKIFF ROAD (FORMERLY TOWER ROAD), SAID POINT BEING LOCATED 40 FEET N. 74° 31' E. FROM THE SOUTHWEST CORNER OF SAID SECTION 9;

THENCE N. 15° 14' W. 104.35 FEET ALONG THE EAST ROW LINE OF SOUTH MIDKIFF ROAD TO A FENCE CORNER POST FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE NORTH 74° 31' E. 407.4 FEET ALONG A FENCE LINE TO A FENCE CORNER POST FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE S. 15° 14' E. 104.35 FEET ALONG A FENCE LINE TO A FENCE CORNER POST FOR THE SOUTH LINE OF SECTION 9 FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 74° 31' W. 407.4 FEET ALONG THE FENCE LINE ALONG THE SOUTH LINE OF SECTION 9 TO THE PLACE OF BEGINNING.

C&S No. 44-18-0408 / FHA / No / FILE NOS  
Rushmore Loan Management Services, LLC

On: Apr 15, 2019 at 03:10P

By:  
Araceli Reyes

### 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: February 17, 2017

- Grantor(s): Tiffanie Hendricks, an unmarried woman and Jeffrey Roberts and Sheila Roberts, husband and wife
- Original Trustee: Barry H. Orr
- Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as nominee for PrimeWest Mortgage Corporation, its successors and assigns
- Recording Information: Clerk's File No. 2017-5102, in the Official Public Records of MIDLAND County, Texas.
- Current Mortgagee: First Guaranty Mortgage Corporation
- Mortgage Servicer: Rushmore Loan Management Services, LLC, whose address is C/O 15480 Laguna Canyon Road, Suite 100, Irvine, CA 92618 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:**

THE SURFACE ESTATE ONLY IN AND TO LOT TWENTY THREE (23), SAVE AND EXCEPT THE WEST 45 FEET THEREOF PLUS THE WEST 25 FEET OF LOT TWENTY FOUR (24), BLOCK ONE (1), WESTCLIFF, AN ADDITION TO THE CITY OF MIDLAND, MIDLAND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN CABINET B, PAGE 176, PLAT RECORDS, MIDLAND COUNTY, TEXAS.

Date of Sale: 06/04/2019 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, Donna Trout, Johnie Eads, Thomas Delaney, Danya Gladney or Lisa Cockrell as 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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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 April, 2019.

**For Information:**

"Servicelink Default Abstract Solutions  
1320 Greenway Drive, Suite 300  
Irving, TX 75038

Annarose Harding  
Annarose Harding, 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: Shelley Nail  
Printed Name: Shelley Nail

C&S No. 44-18-0408 / FHA / No  
Rushmore Loan Management Services, LLC

On: Apr 11, 2019 at 11:36A

By:  
Ansie Estrada

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**MIDLAND County**

**Deed of Trust Dated:** June 18, 2002

**Amount:** \$36,734.00

**Grantor(s):** LAURA MARTINEZ and MIGUEL G MARTINEZ

**Original Mortgagee:** PIONEER BANK, A FEDERAL SAVINGS BANK

**Current Mortgagee:** PIONEER BANK

**Mortgagee Address:** PIONEER BANK, 1 Corporate Drive, Suite 360, Lake Zurich, IL 60047

**Recording Information:** Document No. 13051

**Legal Description:** BEING THE EAST 45 FEET OF LOT THIRTEEN (13) AND THE WEST 21 FEET OF LOT FOURTEEN (14), BLOCK ONE (1), RE-PLAT OF FIRST SECTION BARBERDALE ADDITION, AN ADDITION TO THE CITY OF MIDLAND, MIDLAND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN CABINET B, PAGE 9, PLAT RECORDS, MIDLAND COUNTY, TEXAS.

**Date of Sale:** June 4, 2019 between the hours of 10:00 AM and 1:00 PM.

**Earliest Time Sale Will Begin:** 10:00 AM

**Place of Sale:** The foreclosure sale will be conducted at public venue in the area designated by the 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 KRISTIE ALVAREZ, SHELLEY NAIL, DONNA TROUT, PATRICK ZWIERS, CHARLES GREEN, KRISTOPHER HOLUB, JOHNNIE EADS, CASSIE MARTIN, VANESSA MCHANAY, BOBBY FLETCHER, CLAY GOLDEN, LOGAN THOMAS, LISA BRUNO, SHAWN SCHILLER, DANA KAMIN, GARRETT SANDERS, AARTI PATEL, 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 Mortgagor, the Mortgagee or the Mortgagee's attorney.

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

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

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

51



KIM ELLEN LEWINSKI, ATTORNEY AT LAW  
HUGHES, WATTERS & ASKANASE, L.L.P.  
1201 Louisiana, SUITE 2800  
Houston, Texas 77002  
Reference: 2019-001995



JONATHAN SCHENDEL OR KRISTIE ALVAREZ, SHELLEY  
NAIL, DONNA TROUT, PATRICK ZWIERS, CHARLES GREEN,  
KRISTOPHER HOLUB, JOHNE EADS, CASSIE MARTIN,  
VANESSA MCHANNEY, BOBBY FLETCHER, CLAY GOLDEN,  
LOGAN THOMAS, LISA BRUNO, SHAWN SCHILLER, DANA  
KAMIN, GARRETT SANDERS, AARTI PATEL, OR KRISTINA  
MCCRARY

c/o ServiceLink Auction \* Powered by Hudson & Marshall, LLC  
3220 El Camino Real 1<sup>st</sup> Floor  
Irvine, CA 92602

On: Apr 02, 2019 at 11:00A

By:  
Tia Heady

### Notice of Substitute Trustee Sale

T.S. #: 19-2153

**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.**

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

Date: **6/4/2019**

Time: The sale will begin no earlier than **10:00 AM** or no later than three hours thereafter.  
The sale will be completed by no later than **1:00 PM**

Place: **Midland County Courthouse in MIDLAND, Texas, at the following location: On the steps on the south side of the Midland County Courthouse OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE**

**Property To Be Sold** - The property to be sold is described as follows:

**LOT FOURTEEN (14), BLOCK EIGHTEEN (18), KELVIEW HEIGHTS, an addition to the City of Midland, Midland County, Texas according to the map or plat thereof of record in Cabinet A, Page 47, Plat Records of Midland County, Texas.**

**Instrument to be Foreclosed** – The instrument to be foreclosed is the Deed of Trust is dated 6/7/2013 and is recorded in the office of the County Clerk of Midland County, Texas, under County Clerk's File No 2013-13851 recorded on 6/11/2013 of the Real Property Records of Midland County, Texas.

427 ALTA AVE  
MIDLAND, TX 79705

Trustor(s):	<b>EVER SAENZ JR</b>	Original Beneficiary:	<b>MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR COMMUNITY NATIONAL BANK, ITS SUCCESSORS AND ASSIGNS</b>
Current Beneficiary:	<b>Planet Home Lending, LLC</b>	Loan Servicer:	<b>Planet Home Lending, LLC</b>
Current Substituted Trustees:	<b>Jonathan Schendel, Ramiro Cuevas, Frederick Britton, Doug Woodard, Kristie Alvarez, Lanelle Lynch, Shelley Nail, Donna Trout, Marcus Etheridge, Erin Van Evera-Welch, Tim Watkins, Shelly Henderson, Chelsea Brooks, John Mccarthy,</b>		

MDR

T.S. #: 19-2153

**David Carrillo, Kristina McCrary, Johnie Eads, Rick Snoke, Jennifer Bergh, Briana Young, Patricia Sanchez, Heather Smith**

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

**Terms of Sale** - The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. Pursuant to the Deed of Trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

**Type of sale** - The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of the sale granted by the deed of trust executed by EVER SAENZ JR AND WIFE, RITA SAENZ, WITH HER JOINING HEREIN TO PERFECT THE SECURITY INTEREST BUT NOT TO OTHERWISE BE LIABLE. The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

**Obligations Secured** - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of \$114,389.00, executed by EVER SAENZ JR AND WIFE, RITA SAENZ, WITH HER JOINING HEREIN TO PERFECT THE SECURITY INTEREST BUT NOT TO OTHERWISE BE LIABLE, and payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR COMMUNITY NATIONAL BANK, ITS SUCCESSORS AND ASSIGNS; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of EVER SAENZ JR AND WIFE, RITA SAENZ, WITH HER JOINING HEREIN TO PERFECT THE SECURITY INTEREST BUT NOT TO OTHERWISE BE LIABLE to EVER SAENZ JR. Planet Home Lending, LLC is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale.

Questions concerning the sale may be directed to the undersigned or to the beneficiary:

**Planet Home Lending, LLC**  
**321 Research Parkway**  
**Meriden, Connecticut 06450-8301**  
**(855) 884-2250**

DR

T.S. #: 19-2153

Dated: 3-2-19

Jonathan Schendel, Ramiro Cuevas, Frederick Britton, Doug Woodard, Kristie Alvarez, Lanelle Lynch, Shelley Nail, Donna Trout, Marcus Etheridge, Erin Van Evera-Welch, Tim Watkins, Shelly Henderson, Chelsea Brooks, John Mccarthy, David Carrillo, Kristina McCrary, Johnie Eads, Rick Snoke, Jennifer Bergh, Briana Young, Patricia Sanchez, Heather Smith

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Prestige Default Services  
600 E John Carpenter Freeway, Suite 200  
Irving, Texas 75062  
Phone: (949) 427-2010  
Fax: (949) 427-2732

AFTER RECORDING, PLEASE RETURN TO:  
Prestige Default Services  
600 E John Carpenter Freeway, Suite 200  
Irving, Texas 75062  
Attn: Trustee Department