

NOTICE OF SUBSTITUTE TRUSTEE SALE

POSTED

Kendall County
DARLENE HERRIN
COUNTY CLERK

Deed of Trust Date:
12/4/2009

Grantor(s)/Mortgagor(s): On: 03/19/2020 11:08AM
RENE C. QUINTANILLA, By: SINGLE MAN Harriet P. Seidensticker, Deputy

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR RPM MORTGAGE, INC., A CALIFORNIA CORPORATION, ITS SUCCESSORS AND ASSIGNS

Current Beneficiary/Mortgagee:
BANK OF AMERICA, N.A.

Recorded in:
Volume: 1195
Page: 155
Instrument No: 00245655

Property County:
KENDALL

Mortgage Servicer:
Bank of America, N.A. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
7105 Corporate Drive,
Plano, TX 75024

Legal Description: SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

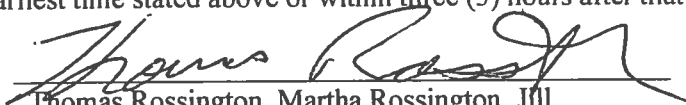
Date of Sale: 5/5/2020

Earliest Time Sale Will Begin: 1:00:00 PM

Place of Sale of Property: Kendall County Courthouse, 201 E. San Antonio Street, Boerne, TX 78006 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

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

Notice Pursuant to Tex. Prop. Code § 51.002(i):
Assert and protect your rights as member of the armed forces of the United States. If you or your spouse are serving on active military duty, including active military duty as a member of the Texas National 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


Thomas Rossington, Martha Rossington, Jill Nichols, Meghan Lamonte, Kevin Key, Jay Jacobs, Barbara Sandoval, Martha Boeta, Ramon Perez, Erika Aguirre, Candice Shulte, Garrett Sanders, Marcia Chapa, Stacey Sanders, Amy Ortiz, Thomas Rossington or Martha Rossington or Jill Nichols or Meghan Lamonte or Kevin Key or Jay Jacobs or Thuy Frazier or Cindy Mendoza or Catherine Allen-Rea or Cole Patton, Substitute Trustee
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

service to the sender of this notice immediately.

POSTED
Kendall County
DARLENE HERRIN
COUNTY CLERK
On: 03/19/2020 11:08AM
By: Harriet P Seidensticker, Deputy

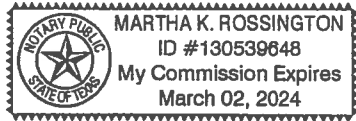
MH File Number: TX-16-27576-FC
Loan Type: FHA

STATE OF TEXAS
COUNTY OF Hendall §

Before me, the undersigned Notary Public, on this day personally appeared Thomas Rossington Substitute Trustee, known to me or proved to me through a valid State driver's license or other official identification described as _____, to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 19 day of March 2020

Martha K Rossington
Notary Public
Signature



TX-16-27576-FC

LEGAL DESCRIPTION

Being a 4.840 acre tract of land being Lot 28, Walnut Grove Ranch Acres recorded in Volume 89, Pages 481 and 483, Deed Records, Kendall County, Texas and also being that certain 4.840 acre tract conveyed to Rene C. Quintanilla by deed recorded in Volume 503, Pages 746-751, Official Records, Kendall County, Texas, said 4.840 acre tract being more particularly described by metes and bounds as follows:

Beginning at nail found set for the north corner of the herein described tract, the north corner of the above referenced 4.840 acre tract;

Thence, South 41 degrees 14 minutes 59 seconds East, a distance of 578.98 feet to a 3" pipe found in the southwest right-of-way line of F.M. 1376 for corner, said point being in the arc of a curve to the right whose central angle is 00 degrees 31 minutes 07 seconds, whose radius is 5669.65 feet and whose chord bears, South 09 degrees 30 minutes 19 seconds East, a distance of 51.31 feet;

Thence, with the southwest right-of-way line of F.M. 1376, along the arc of said curve to the right, a distance of 51.31 feet to a ½" iron rod found with an orange "MDS Survey" plastic cap for the southeast corner of the herein described tract, the southeast corner of said 4.840 acre tract;

Thence, departing the southwest right-of-way line of F.M. 1376, South 89 degrees 55 minutes 18 seconds West, a distance of 711.77 feet to a ½" iron rod found for the southwest corner of the herein described tract, the southwest corner of said 4.840 acre tract;

Thence, North 00 degrees 33 minutes 31 seconds East, a distance of 324.23 feet to a ½" iron rod found with an orange "MDS Survey" plastic cap for the northwest corner of the herein described tract, the northwest corner of said 4.840 acre tract;

Thence, with a boundary line agreement recorded in Volume 503, Pages 741-745, Official Records, Kendall County, Texas, the following four course and distances,

South 89 degrees 18 minutes 47 seconds East, a distance of 202.82 feet to a ½" iron rod found with an orange "MDS Survey" plastic cap for angle,

North 64 degrees 24 minutes 13 seconds East, a distance of 71.94 feet to a ½" iron rod found with an orange "MDS Survey" plastic cap for angle,

North 27 degrees 36 minutes 21 seconds East, a distance of 116.97 feet to a ½" iron rod found with an orange "MDS Survey" plastic cap for angle,

and, North 06 degrees 34 minutes 17 seconds West, a distance of 30.57 feet to the **Place of Beginning** and containing 4.840 acres of land.

Note: This description is based on an on the ground survey performed on 10/16/2009. A survey plat with the same date accompanies this set of field notes.

Notice of Trustee's Sale

Date: March 10, 2020

Substitute Trustee: Grady B. Jolley or Patrick H. Autry

Substitute Trustee's Address: 8023 Vantage Drive, Suite 560
San Antonio, Texas 78230

Mortgagee: Texas Heritage Bank

Note 1: TWO HUNDRED FORTY THOUSAND AND NO/100 DOLLARS (\$240,000.00)

Note 2: TWENTY-FIVE THOUSAND AND NO/100 DOLLARS (\$25,000.00)

Note 3: FIFTY THOUSAND AND NO/100 DOLLARS (\$50,000.00)

Note 4: TWENTY-FIVE THOUSAND TWO HUNDRED FORTY-NINE AND NO/100
DOLLARS (\$25,249.00)

Note 5: ONE HUNDRED FIVE THOUSAND SEVEN HUNDRED FIFTY AND NO/100
DOLLARS (\$105,750.00)

Deed of Trust

Date: September 5, 2012

Grantor: Du-Mar, Ltd., a Texas limited partnership

Mortgagee: Texas Heritage Bank

Recording information: Deed of Trust recorded September 10, 2012 as Document No. 00268772, Official Public Records, Kendall County, Texas, as modified by that certain Loan Modification Agreement recorded under Document No. 00312390, Official Public Records, Kendall County, Texas, as further modified by that certain Loan Modification Agreement recorded on May 8, 2018 as Document No. 00321243, Official Public Records, Kendall County, Texas.

Property:

Being 6.004 acres, more or less, of land out of the Jose Antonio de la Garza Survey No. 15, Abstract No. 117, in Kendall County, Texas, and being that same 6.004 acre recorded in Volume 1326, Page 169, Official Records, Kendall County, Texas; said 6.004 acre tract of land being more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof.

County: Kendall County, Texas

Date of Sale (first Tuesday of month): April 7, 2020

Time of Sale: 10:00 a.m. or within 3 hours thereafter

Place of Sale: Kendall County Courthouse located at 201 E. San Antonio St., Boerne, Texas 78006, in the area designated for such sales by the Commissioner's Court of Kendall County

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.

Steve S. Mack is Trustee under the Deed of Trust/Mortgagee has appointed Grady B. Jolley as Trustee under the Deed of Trust. Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

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.

Notice is given that on the Date of Sale, 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. The sale will begin at the Time of Sale or not later than three hours thereafter. This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.

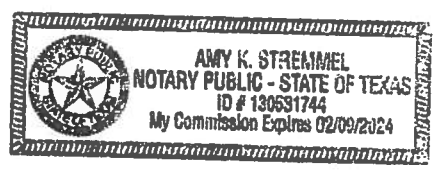
[Signature page follows]


Grady B. Jolley

STATE OF TEXAS §

COUNTY OF BEXAR §

This instrument was acknowledged before me on the 10th of March, 2020, by Grady B. Jolley.



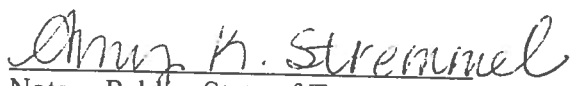

Notary Public, State of Texas

EXHIBIT A

MDS

LAND SURVEYING COMPANY, INC.
BOUNDARY • TOPOGRAPHIC • CONSTRUCTION
8 SPENCER ROAD
BORRNE, TEXAS 78006
PHONE: 830-810-1818
EMAIL: MDSINC@GVTC.COM

FIELD NOTES FOR A 6.004 ACRE TRACT OF LAND

Being a 6.004 acre tract of land out of the Jose Antonio De La Garza Survey No. 15, Abstract No. 117, Kendall County, Texas, and being that same 6.004 acre recorded in Volume 1326, Page 169, Official Records of Kendall County, Texas, said 6.004 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a ½" rebar with "MDS" cap set in the north right-of-way line of FM 473, (70' right-of-way, recorded in Volume 70, Page 100, Deed Records of Kendall County, Texas), said point being the southwest corner of the called 6.004 acre tract, an exterior corner of a called 99.172 acre tract recorded in Volume 1253, Page 81, Official Records of Kendall County, Texas;


- (1) **Thence**, departing the north right-of-way line of FM 473, along the west boundary line of the called 6.004 acre tract, the east boundary line of the called 99.172 acre tract, the following courses and distances:
 - a. **N 11°51'39" E, 23.63 feet** (N 11°51'39" E, 23.63 feet-record), to a ½" rebar found for corner;
 - b. **S 88°11'23" E, 116.23 feet** (S 88°11'23" E, 116.23 feet-record), to a 3" metal fence post found for interior corner;
 - c. **N 04°48'25" E, 333.67 feet** (N 04°48'25" E, 333.67 feet-record), to a 3" metal fence post found for the northwest corner of the called 6.004 acre tract, an interior corner of the called 99.172 acre tract;
- (2) **Thence**, along the north boundary line of the called 6.004 acre tract, a south boundary line of the called 99.172 acre tract, **S 87°50'54" E, 569.83 feet** (S 87°50'54" E, 569.83 feet-record), to a 3" metal fence post found for the northeast corner of the called 6.004 acre tract, the southeast corner of the called 99.172 acre tract and being

in the southwest boundary line of a called 4.072 acre tract recorded in Volume 95, page 25, Deed Records of Kendall County, Texas;

- (3) **Thence, S 38°00'07" E, along the southwest boundary line of the called 4.072 acre tract, a distance of 446.33 feet (S 38°00'07" E 446.33 feet-record), to a ½" rebar found for the southeast corner of the called 6.004 acre tract, the northeast corner of a called 4.12 acre tract recorded in Volume 1138, Page 891, Official Records of Kendall County, Texas;**
- (4) **Thence, along the south boundary line of the called 6.004 acre tract, the north boundary line of the called 4.12 acre tract, the following courses and distances:**
 - a. **S 89°48'50" W, (reference bearing) 651.38 feet (S 89°48'50" W, 651.38 feet-record), to a ½" rebar found for angle;**
 - b. **N 65°52'33" W, 39.27 feet (N 65°52'33" W, 39.27 feet-record), to a ½" rebar found for angle;**
 - c. **N 89°50'12" W, 247.45 feet (N 89°50'12" W, 247.45 feet-record), to a ½" rebar with "MDS" cap set for angle;**
 - d. **N 88°47'57" W, 29.76 feet (N 88°47'57" W, 29.76 feet-record), to a ½" rebar with "MDS" cap set for angle in the north right-of-way line of FM 473 in the arc of a curve to the left;**
- (5) **Thence, along the north right-of-way line of FM 473, and the arc of a curve to the left with a radius of 853.60 feet, a central angle of 01°58'23", an arc length of 29.40 feet, and a chord which bears N 78°28'08" W, a distance of 29.39 feet to the Place of Beginning and containing 6.004 acres of land, more or less.**

Note: This description is based on an on the ground survey performed on 04-01-2014. The basis of bearings was established from the south boundary line of the 6.004 acre tract. A survey plat with same date accompanies this description.




David M. Klein
Registered Professional Land Surveyor
No. 5528
Job # 14-052-00
Date: 04-02-2014

COPY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

POSTED
Kendall County
DARLENE HERRIN
COUNTY CLERK
On: 02/13/2020 01:10PM
By: Harriet P Seidensticker, Deputy

KENDALL County
Deed of Trust Dated: October 24, 2003
Amount: \$148,000.00
Grantor(s): NANCY A. SMITH
Original Mortgagee: FAIRWAY INDEPENDENT MORTGAGE CORP.
Current Mortgagee: NewRez Mortgage LLC d/b/a Shellpoint Mortgage Servicing
Mortgagee Servicer and Address: c/o NEWREZ MORTGAGE LLC, F/K/A NEW PENN FINANCIAL, LLC D/B/A SHELLPOINT MORTGAGE SERVICING, P.O. BOX 10826 , GREENVILLE, SC 29603-0826
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
Recording Information: Document No. 00178740
Legal Description: SEE EXHIBIT "A" ATTACHED HERETO.

Date of Sale: April 7, 2020 between the hours of 1:00 PM and 4:00 PM.

Earliest Time Sale Will Begin: 1:00 PM


Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the KENDALL 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.

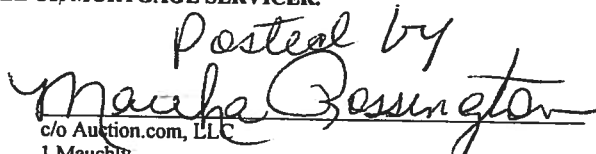
THOMAS ROSSINGTON OR MARTHA ROSSINGTON, T. REYNOLDS ROSSINGTON, DEANNA RAY, AMY ORTIZ, RAMON PEREZ, ERIKA AGUIRRE, CANDICE SHULTE, JILL NICHOLS, MEGHAN LAMONTE, KEVIN KEY, JAY JACOBS, STACEY SANDERS, BARBARA SANDOVAL, MARTHA BOETA, GARRETT SANDERS, MARCIA CHAPA OR CHRIS LAFOND have been appointed as 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.


KIM ELLEN LEWINSKI, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2013-007224

Posted by

c/o Auction.com, LLC
1 Mauchly
Irvine, California 92618

07/20/2003 11:40 FAX SJU 249 3472



00174810 Vol 806 Pg 206

00175663 Vol 811 Pg

STATE OF TEXAS *
COUNTY OF KENDALL *

Fieldnotes for 5.624 acres of land, more or less, out of the C.C.S.D. & R.G.N.G. R.R. Co. Survey No. 135, Abstract No. 625 in Kendall County, Texas (locations and configurations of any original patents, etc. on or adjoining this tract are approximate. said patents, etc. were not researched or located on the ground. Patent problems and/or conflicts may exist.) and also being part of the remainder of a 51.3 acre tract of land conveyed to Charles A. Smith, et ux recorded in Volume 111, Page 217 - Kendall County Deed Records, parent tract description recorded in Volume 27, Page 104 - Kendall County Deed Records, said 5.624 acres of land, more or less, being more particularly described as follows:

All iron pins cited are 1/2" diameter.

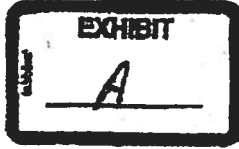
Reference is made to an 18" X 24" plat of 5.624 acres dated June 4, 2003.

BEGINNING at a found iron pin for the northwesterly corner of this tract and the southwesterly corner of the adjoining 5.633 acre tract of land conveyed to Joseph M. Streb and Shari L. Streb described as TRACT TWO in deed recorded in Volume 470, Page 389 - Kendall County Official Records.

Thence along the southerly line of the the above referenced adjoining 5.633 acre tract,

South 65° 31' 00" East. (Bearing Base Used: Reference Volume 470, Page 389 - Kendall County Official Records), 468.41 feet to a found iron pin in old fence on the westerly line of P.M. 3351 for the northeasterly corner of this tract and the southeasterly corner of said adjoining 5.633 acre tract. from said iron pin a found concrete right-of-way monument bears North 28° 39' 15" East, 78.26 feet.

Thence along the westerly line of P.M. 3351 generally along an old fence, as per existing TxDot Right-of-Way map.



South 27° 02' 34" West, 464.36 feet to a set iron pin with cap for the southeasterly corner of this tract, from said iron pin a found concrete right-of-way marker bears South 26° 54' 53" West, 193.66 feet.

Thence crossing through the remainder of the above referenced Smith 61.3 acre tract,

North 68° 07' 18" West, 563.34 feet to a found P-K nail in concrete on the easterly line of the adjoining 336.885 acre tract of land conveyed to Margaret Riebe Roberts recorded in Volume 367, Page 659 - Kendall County Official Records for the southwesterly corner of this tract.

Thence along the easterly line of the above referenced Roberts 336.885 acre tract,

North 37° 25' 15" East, 73.26 feet to a found iron pin, and North 37° 45' 47" East, 429.59 feet to the PLACE OF BEGINNING.

ORIGINAL WAS

Our File Number: 19-05410

Name: REBECCA DIANE BISHOP AND SKIPPER BISHOP, WIFE AND HUSBAND

POSTED

Kendall County

DARLENE HERRIN

COUNTY CLERK

On: 01/07/2020 03:50PM

By: Jordan Frantzen, Deputy

NOTICE OF TRUSTEE'S SALE

WHEREAS, on October 12, 2017, REBECCA DIANE BISHOP AND SKIPPER BISHOP, WIFE AND HUSBAND, executed a Deed of Trust/Security Instrument conveying to ALLAN B. POLUNSKY, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS BENEFICIARY AS NOMINEE FOR HOMEBRIDGE FINANCIAL SERVICES, INC., its successors and assigns, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 00315802, Volume 1603, Page 95, in the DEED OF TRUST OR REAL PROPERTY RECORDS of KENDALL 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, APRIL 7, 2020** between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, I will sell said Real Estate at County Courthouse in **KENDALL 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:

LOT THREE (3), COMFORT NORTH, AN ADDITION IN KENDALL COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 1, PAGE 247, PLAT RECORDS OF KENDALL COUNTY, TEXAS.

Property Address: 110 TURKEY RUN LANE
COMFORT, TX 78013

Mortgage Servicer: SHELLPOINT MORTGAGE SERVICING

Noteholder: NEWREZ MORTGAGE LLC F/K/A NEW PENN FINANCIAL, LLC D/B/A SHELLPOINT MORTGAGE SERVICING
15 S. MAIN STREET, SUITE 600
GREENVILLE, SC 29601

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 7 day of January, 2020.



John Blackburn, Martha Rossington, Thomas Rossington, Jill Nichols, Meghan Lamonte, Kevin Key, Jay Jacobs, Barbara Sandoval, Martha Boeta, Ramon Perez, Garrett Sanders, Marcia Chapa, Amy Ortiz, Erika Aguirre, Candice Shulte, Stacey Sanders, Substitute Trustees

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

COPY

POSTED
Kendall County
DARLENE HERRIN
COUNTY CLERK
On: 02/21/2020 01:08PM
By: Harriet P Seidensticker, Deputy

59 SENDERO WOODS
BOERNE, TX 78015

0000008830671

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

1. Date, Time, and Place of Sale.

Date: April 07, 2020

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

Place: THE MAIN ENTRANCE OF THE KENDALL COUNTY COURTHOUSE AT 201 E. SAN ANTONIO STREET, BOERNE, TEXAS. 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 November 01, 2012 and recorded in Document VOLUME 1336, PAGE 626 real property records of KENDALL County, Texas, with VICTOR L. FARIAS AND JENNIFER L. FARIAS A/K/A JENNIFER FARIAS, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by VICTOR L. FARIAS AND JENNIFER L. FARIAS A/K/A JENNIFER FARIAS, securing the payment of the indebtednesses in the original principal amount of \$396,885.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER 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. NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
8950 CYPRESS WATERS BLVD.
COPPELL, TX 75019



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 THOMAS ROSSINGTON, MARTHA ROSSINGTON, JILL NICHOLS, MEGHAN LAMONTE, KEVIN KEY, JAY JACOBS, BARBARA SANDOVAL, MARTHA BOETA, RAMON PEREZ, ERIKA AGUIRRE, CANDICE SHULTE, GARRETT SANDERS, MARCIA CHAPA, STACEY SANDERS, AMY ORTIZ, JOHN MCCARTHY, ZACH MCCARTHY, TOMMY GARZA, JOEL CORONADO, TAJ KIRKPATRICK OR DIMITRI LOZANO whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.

Israel Saucedo

Israel Saucedo

Certificate of Posting

My name is *Israel Saucedo*, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 2-21-2020 I filed at the office of the KENDALL County Clerk and caused to be posted at the KENDALL County courthouse this notice of sale.

Taj Kirkpatrick

Declarants Name: Taj Kirkpatrick

Date: 2-21-2020

59 SENDERO WOODS
BOERNE, TX 78015

0000008830671

0000008830671

KENDALL

EXHIBIT "A"

ALL THAT PARCEL OF LAND IN KENDALL COUNTY, STATE OF TEXAS, AS MORE FULLY DESCRIBED IN DEED VOLUME 1085, PAGE 516, BEING KNOWN AND DESIGNATED AS:

BEING LOT 46, BLOCK 1, STONE CREEK RANCH UNIT 1, AN ADDITION IN THE CITY OF FAIR OAKS RANCH, KENDALL COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5, PAGE 372-373 OF THE PLAT RECORDS OF KENDALL COUNTY, TEXAS.

COPY

POSTED
Kendall County
DARLENE HERRIN
COUNTY CLERK
On: 02/27/2020 11:03AM
By: Jane Coquette, Deputy

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

KENDALL County

Deed of Trust Dated: June 15, 2017

Amount: \$282,783.00

Grantor(s): JESSE W BECKETT and TASHA L BECKETT

Original Mortgagee: GUILD MORTGAGE COMPANY, A CALIFORNIA CORPORATION

Current Mortgagee: GUILD MORTGAGE COMPANY

Mortgagee Address: GUILD MORTGAGE COMPANY, 5898 COPLEY DR. 4TH FLOOR, SAN DIEGO, CA 92111

Recording Information: Document No. 00312763

Legal Description: LOT 22, BLOCK 3, OF AMENDING PLAT OF BOERNE HOLLOW, AN ADDITION TO THE CITY OF BOERNE, KENDALL COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 7, PAGES 227-228, OF THE MAP AND PLAT RECORDS OF KENDALL COUNTY, TEXAS. APN: 1506600030220

Date of Sale: May 5, 2020 between the hours of 1:00 PM and 4:00 PM.

Earliest Time Sale Will Begin: 1:00 PM

Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the KENDALL 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.

THOMAS ROSSINGTON OR MARTHA ROSSINGTON, T. REYNOLDS ROSSINGTON, DEANNA RAY, AMY ORTIZ, RAMON PEREZ, ERIKA AGUIRRE, CANDICE SHULTE, JILL NICHOLS, MEGHAN LAMONTE, KEVIN KEY, JAY JACOBS, STACEY SANDERS, BARBARA SANDOVAL, MARTHA BOETA, GARRETT SANDERS, MARCIA CHAPA OR CHRIS LAFOND 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.

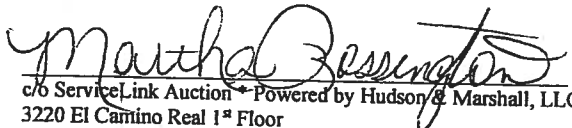
NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever,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



KIM ELLEN LEWINSKI, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2018-006340

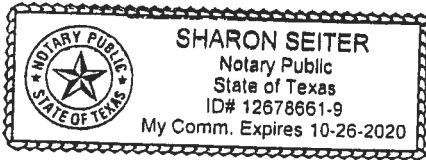


c/o ServiceLink Auction * Powered by Hudson & Marshall, LLC
3220 El Camino Real 1st Floor
Irvine, CA 92602

STATE OF TEXAS

COUNTY OF KENDALL

Before me, the undersigned authority, on this 27 day of February 2020, personally appeared Martha Rosington, known to me to be the person(s) whose name is/are subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.



Sharon Seiter
NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING RETURN TO:
Hughes, Watters & Askanase, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2018-006340