

COPY

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POSTED
Kendall County
DARLENE HERRIN
COUNTY CLERK
On: 08/12/2019 09:48AM
By: Beth A Steinruck, Deputy

ATTENTION SERVICE MEMBERS: ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING IN ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR 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.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, JACK WAYNE BELYEU, A SINGLE MAN delivered that one certain Deed of Trust dated JANUARY 23, 2018, which is recorded in INSTRUMENT NO. 00318416 of the real property records of KENDALL County, Texas, conveying to the Trustee(s) therein named the real property therein described, to secure the payment of a Promissory Note in the principal amount of \$230,000.00 payable to the order of GUILD MORTGAGE COMPANY, to which reference is hereby made for a description of the Promissory Note, the terms and covenants of the Deed of Trust, and the property therein conveyed; and

WHEREAS, default, as same is defined in the Promissory Note and/or the Deed of Trust, has occurred and the outstanding indebtedness on same is now wholly due; and

WHEREAS, the undersigned has been appointed Substitute Trustee in place of the original Trustee, upon the contingency and the manner authorized by the Deed of Trust; and

WHEREAS, VETERANS LAND BOARD OF THE STATE OF TEXAS, the Mortgagee, or the Mortgage Servicer, has instructed a Substitute Trustee(s) to sell real property described in the Deed of Trust in order to satisfy the indebtedness secured thereby.

NOTICE IS HEREBY GIVEN that on Tuesday, SEPTEMBER 3, 2019, beginning at 1:00 PM, or not later than three (3) hours after that time, a Substitute Trustee(s) will sell, to the highest bidder submitting cashier's check, certified check or money order, the following described real property:

LOT 28, BLOCK 3, VILLAS AT HAMPTON PLACE, UNIT 2, PUD, IN THE CITY OF BOERNE, KENDALL COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 4, PAGES 204-206, KENDALL COUNTY PLAT RECORDS.

The sale will occur at that area designated by the Commissioners Court of KENDALL County, Texas, for such sales (OR AT COURTHOUSE STEPS FRONTING ON E. SAN ANTONIO STREET).

NOTICE IS FURTHER GIVEN that the address of GATEWAY MORTGAGE GROUP, the Mortgagee or Mortgage Servicer, is P.O. BOX 1560, JENKS, OK 74037. Pursuant to the Texas Property Code, the Mortgage Servicer is authorized to administer a foreclosure sale. The name and address of a substitute trustee is Michael J. Schroeder, 3610 North Josey Lane, Suite 206, Carrollton, Texas 75007. A Substitute Trustee is authorized by the Texas Property Code to set reasonable conditions for the foreclosure sale.

Dated: AUGUST 12, 2019.

Posted: Martha Rossington



SUBSTITUTE TRUSTEE(S)
MICHAEL J. SCHROEDER OR THOMAS ROSSINGTON OR MARTHA ROSSINGTON OR T. REYNOLDS ROSSINGTON

FILE NO.: GMG-2082
PROPERTY: 104 HAMPTON WAY
BOERNE, TEXAS 78006

JACK WAYNE BELYEU

NOTICE SENT BY:
MICHAEL J. SCHROEDER
3610 NORTH JOSEY LANE, SUITE 206
CARROLLTON, TEXAS 75007
Tel: (972) 394-3088
Fax: (972) 394-1263



4701021

216 KATIE CT
BOERNE, TX 78006

0000006838940

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: September 03, 2019

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 March 14, 2013 and recorded in Document VOLUME 1357, PAGE 167; AS AFFECTED BY LOAN MODIFICATION AGREEMENT IN VOLUME 1573, PAGE 222 real property records of KENDALL County, Texas, with CLARENCE EARL FAULKNER AND CRISTYN PARK AND GORDON PARK, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by CLARENCE EARL FAULKNER AND CRISTYN PARK AND GORDON PARK, securing the payment of the indebtednesses in the original principal amount of \$147,750.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. PENNYMAC LOAN SERVICES, 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. PENNYMAC LOAN SERVICES, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o PENNYMAC LOAN SERVICES, LLC
3043 TOWNSGATE ROAD
SUITE 200
WESTLAKE VILLAGE, CA 91361



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.



Shawnika Harris

Certificate of Posting

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

Declarants Name: _____

Date: _____

216 KATIE CT
BOERNE, TX 78006

00000006838940

00000006838940

KENDALL

EXHIBIT "A"

BEING LOT 33, BLOCK 3, BOERNE CROSSING PHASE 2, CITY OF BOERNE, KENDALL COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 4, PAGE 219-220, KENDALL COUNTY PLAT RECORDS.

CAUSE NO. 18-477

PENNYMAC LOAN SERVICES, LLC

Plaintiff

v.

CRISTYN MARIE PARK, GORDON
PARK, AND THE UNKNOWN HEIRS
AT LAW OF CLARENCE EARL
FAULKNER, DECEASED

Defendants

IN RE: 216 KATIE COURT
BOERNE, TEXAS 78006

IN THE DISTRICT COURT

KENDALL COUNTY, TEXAS

451ST JUDICIAL DISTRICT

FINAL JUDGMENT

On this date, the Court heard Plaintiff's Motion for Final Judgment. After considering the pleadings, Motion, response, evidence on file, and arguments of counsel, it is the opinion of the Court that Plaintiff's Motion should be granted.

IT IS THEREFORE ORDERED that:

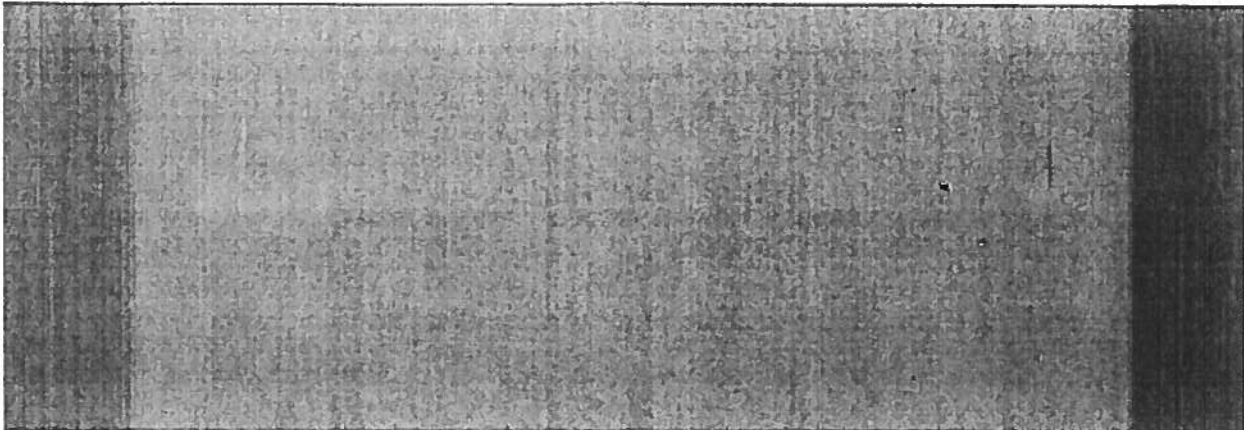
1. All of Clarence Earl Faulkner's ("Decedent") heirs-at-law have been made Defendants to this suit and are vested with all of Decedents' right, title and interest in the real property and improvements commonly known as 216 Katie Court, Boerne, Texas 78006 ("Property") and legally described as:

BEING LOT 33, BLOCK 3, BOERNE CROSSING PHASE 2, CITY OF BOERNE, KENDALL COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 4, PAGE 219-220, KENDALL COUNTY PLAT RECORDS.

2. The statutory probate lien in favor of Plaintiff shall be enforced by a non-judicial foreclosure sale held in accordance with the terms and conditions of the Loan Agreement, TEX. PROP. CODE §51.002.

FINAL JUDGMENT
BDPTE NO. 7097876

Page 1



3. This Final Judgment serves as an Order of Foreclosure of a Home Equity Loan recorded in the Kendall County Real Property Records as Document # 00273642 and Volume 1357 Page 167 in accordance with TEX. CONST. ART. XVI §50(a)(6).

4. Plaintiff may communicate with the Defendants and all third parties reasonably necessary to conduct the foreclosure sale.

5. If Defendants are represented by counsel, the notice of foreclosure sale shall also be mailed to counsel by certified mail.

6. One of the effects of the non-judicial foreclosure shall be that Defendants are divested and the purchaser of the Property at the non-judicial foreclosure sale is vested with all right, title and interest to the Property.

7. No personal liability or deficiency for the Loan Agreement debt shall be asserted against the Defendants or the putative estate of Decedent.

8. After the non-judicial foreclosure is held, if the property remains occupied after this judgment becomes final and the Plaintiff is the purchaser of the Property at the non-judicial foreclosure sale, a writ of possession shall issue against any occupant of the Property in accordance with TEX. R. CIV. P. 310.

9. As part of the costs of court, and payable by Plaintiffs, the Attorney Ad Litem is hereby granted the sum of \$ 2,000.00. All other costs of court are taxed against the party incurring same.

10. This Final Judgment shall also serve as a Statement of the Evidence as required by Rule 244 Texas Rules of Civil Procedure.

11. All relief not expressly granted is denied.


12. This judgment finally disposes of all parties and all claims and is appealable.

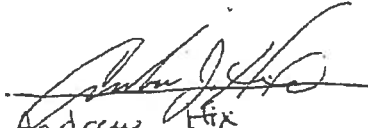
Signed this 4 day of June, 2019.


JUDGE PRESIDING


ORDER SUBMITTED BY:

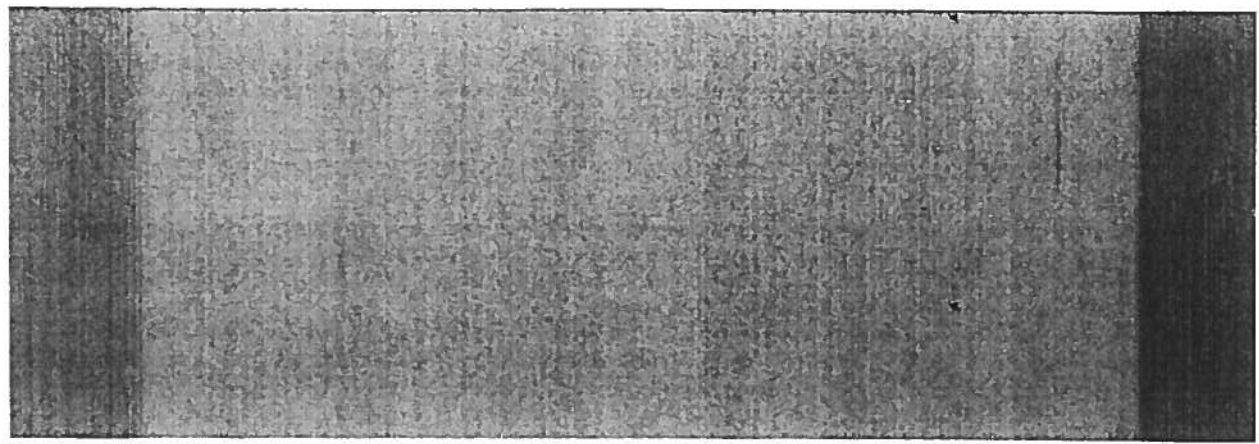
Agreed:


Thomas L. Brackett
State Bar No. 24034337
4004 Belt Line Road, Suite 100
Addison, Texas 75001
972-386-5040 (Phone)
972-341-0734 (Fax)
thomasbr@bdfgroup.com
ATTORNEY FOR PLAINTIFF


Andrew Hix
Texas Bar No. 09729100
P.O. Box 1106
Boerne, Tx 78006
Tel. 830-249-9595
Fax 830-249-2999
Attorney Ad Litem
ahix@ktrc.com

Jeffrey Miller
00790883
333 Convent St.
San Antonio, Texas 78205

FILED
2019 JUN -5 PM 3:57
JUDICIAL CLERK
BY: 
JEFFREY MILLER



COPY

POSTED
Kendall County
DARLENE HERRIN
COUNTY CLERK
On: 03-03 2019 03:57 AM
By: Bath A Steinruck, 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, A CALIFORNIA CORPORATION

Mortgagee Address: GUILD MORTGAGE COMPANY, A CALIFORNIA CORPORATION, 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.

Date of Sale: September 3, 2019 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
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

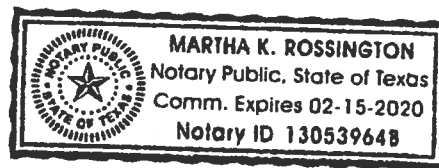
STATE OF TEXAS

COUNTY OF KENDALL

Before me, the undersigned authority, on this 9 day of August 2019, personally appeared Thomas Rossington, 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.

Martha Rossington
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



COPY

Orquias

POSTED
Kendall County
DARLENE HERRIN
COUNTY CLERK
On: 08/08/2019 08:11AM
By: Beth A. Steimurk, Deputy

NOTICE OF DEFAULT AND FORECLOSURE SALE

WHEREAS, on February 24, 2003, a certain Adjustable Rate Home Equity Conversion Deed of Trust ("Reverse Mortgage") was executed by IONA B. EWING, as mortgagor in favor of WELLS FARGO HOME MORTGAGE, INC, as mortgagee and ROBERT K. FOWLER, as trustee, and was recorded on March 4, 2003 under Clerk's Instrument Number 00170067, Book 779, Page 15 in the real property records of Kendall, 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 9, 2010, and recorded on March 29, 2010, under Book 1207, Page 318 in the real property records of Kendall 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 September 3, 2019 is \$145,695.17; 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 September 3, 2019, at 01:00 PM 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:

TRACT 1: 4.967 ACRES OUT OF LOT NO. 2, INSPIRATION HILLS NO. 2, AS SHOWN ON PLAT THEREOF RECORDED IN VOLUME 1, AT PAGE 17, OF THE PLAT RECORDS OF KENDALL COUNTY, TEXAS, BEING THAT 4.96 ACRE TRACT OF LAND DESCRIBED IN DEED OF RECORD IN VOLUME 124 AT PAGE 157 OF THE DEED RECORDS OF KENDALL COUNTY, TEXAS, SAID 4.967 ACRES BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT A-1, ATTACHED HERETO AND MADE A PART HEREOF.

TRACT 2: EASEMENT ESTATE FOR INGRESS AND EGRESS, AS GRANTED AND DESCRIBED BY GRANT OF EASEMENT FOR DRIVEWAY RIGHT-OF-WAY, DATED JULY 23, 1977, RECORDED IN VOLUME 128, PAGE 1009, OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS.

Commonly known as: 132 SABINE ROAD, BOERNE, TX 78006.

The sale will be held in Kendall County, Texas at the following location: MAIN ENTRANCE OF THE COURTHOUSE AT 201 E. SAN ANTONIO ST., BOERNE, TX 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 \$145,695.17.

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 \$14,569.52 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 \$14,569.52 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.

19-000056-430-1



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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 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 \$145,695.17, 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: August 7, 2019

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

Tested by Tom Rossington

GF No. 02-93001847

EXHIBIT "A"

Tract 1: 4.967 acres out of Lot No. 2, Inspiration Hills No. 2, as shown on plat thereof recorded in Volume 1, at Page 17, of the Plat Records of Kendall County, Texas, being that 4.96 acre tract of land described in deed of record in Volume 124 at page 157 of the Deed Records of Kendall County, Texas, said 4.967 acres being more particularly described in Exhibit "A-1", attached hereto and made a part hereof.

Tract 2: EASEMENT estate for ingress and egress, as granted and described by Grant of Easement For Driveway Right-Of-Way, dated July 23, 1977, recorded in Volume 126, Page 1009, Official Records of Kendall County, Texas.

Job No. S200313355

Page 2

Volume 144 at page 1050 of the Deed Records of Kendall County, Texas a distance of 379.57 feet to an 1/2" iron bar with an orange Sinclair and Associates cap set in the ground in the east right-of-way line of Sabine, a corner of said Lot 2, the south corner of said 4.96-acre tract and the west corner of said 1.57-acre tract, for the south corner of this tract;

Thence N 01°49'00" W with the east right-of-way line of Sabine, the west boundary line of said Lot 2 and the west boundary line of said 4.96-acre tract a distance of 41.14 feet to an 1/2" iron bar with an orange Sinclair and Associates cap set in the ground in the arc of a curve having a radius of 125.00 feet, a corner of said Lot 2 and a corner of said 4.96-acre tract, for a corner of this tract, whence the center of said curve having a radius of 125.00 feet bears S88°11'02"W;


Thence N44°29'08"W with the northeast right-of-way line of Sabine, a southwest boundary line of said Lot 2 and a southwest boundary line of said 4.96-acre tract, a distance of 64.93 feet to an 1/2" iron bar with an orange Sinclair and Associates cap set in the ground in the arc of a curve having a radius of 25.00 feet, a corner of said Lot 2 and a corner of said 4.96-acre tract, for a corner of this tract;

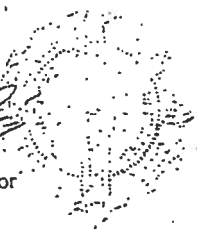
Thence curve right in a northeasterly direction along the arc of said curve having a radius of 25.00 feet with the east right-of-way line of Sabine, a west boundary line of said Lot 2 and a west boundary line of said 4.96-acre tract, through a central angle of 72°29'28", a distance of 31.63 feet to an 1/2" iron bar with an orange Sinclair and Associates cap set in the ground, a corner of said Lot 2 and a corner of said 4.96-acre tract, for a corner of this tract;

Thence N27°39'5"E with the southeast right-of-way line of Sabine, a northwest boundary line of said Lot 2 and a northwest boundary line of said 4.96-acre tract, a distance of 451.41 to the point of the beginning

Containing 4.967 acres (216,364 square feet) of land, more or less.

SINCLAIR & ASSOCIATES, INC.


Lemuel T. Sinclair,
Registered Professional Land Surveyor
No. 5142



LTS/eh
cc:file

COPY

C&M No. 44-19-1921/ FILE NOS

Kendall County
DARLENE HERRIN
COUNTY CLERK
On: 08/08/2019 01:40PM
By: Beth A Steinruck, Deputy

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

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 & Moody, P.C., 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated November 27, 2017 and recorded under Vol. 1610, Page 241, or Clerk's File No. 00317030, in the real property records of KENDALL County Texas, with Ricardo Turlan and Maria D. Jimenez as Grantor(s) and Mortgage Electronic Registration Systems, Inc. as Nominee for CMG Mortgage, Inc. dba CMG Financial, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Ricardo Turlan and Maria D. Jimenez securing payment of the indebtedness in the original principal amount of \$323,000.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Ricardo Turlan. Pingora Loan Servicing, LLC is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

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. Cenlar FSB is acting as the Mortgage Servicer for the Mortgagee. Cenlar FSB, is representing the Mortgagee, whose address is: Attn: BK Department, 425 Phillips Blvd, Ewing, NJ 08618.

Legal Description:

LOT 16, BLOCK 1, OF THE RANCHES AT CREEKSIDE UNIT 1- PHASE 1, KENDALL COUNTY, TEXAS, ACCORDING TO THE AMENDING MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGES 137-139, OF THE PLAT RECORDS OF KENDALL COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: 09/03/2019

Earliest Time Sale Will Begin: 1:00 PM

Location of Sale: The place of the sale shall be: KENDALL County Courthouse, Texas at the following location: The main entrance of the Courthouse at 201 E. San Antonio St., Boerne, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

TERMS OF SALE

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. 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.

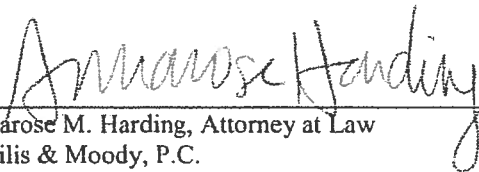
The sale will begin at the earliest time stated above, or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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.

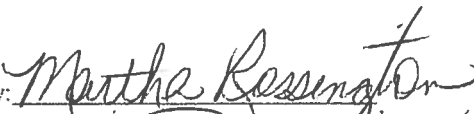
WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I HEREBY APPOINT AND DESIGNATE Tom Rossington, Martha Rossington, Deanna Ray, Frederick Britton, Patricia Sanders, Aarti Patel, Pamela Thomas, Jonathan Schendel, Doug Woodard, Maryna Danielian, Mary C. (Chris) LaFond, Amy Ortiz, Irene Salazar, Raymond Perez, Richard Holton, Vanessa Ramos, Thomas Delaney, Danya Gladney, Lisa Cockrell or Aaron Demuth as Substitute Trustee.

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:
Codilis & Moody, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

Executed on this the 8th day of August, 2019.



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

Posted and filed by: 
Printed Name: MARTHA ROSSINGTON

C&M No. 44-19-1921

COPY

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

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 & Moody, P.C., 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated June 05, 2012 and recorded under Vol. 1313, Page 6, or Clerk's File No. 00266286, in the real property records of KENDALL County Texas, with Stephen Wright, A Single Man as Grantor(s) and Mortgage Electronic Registration Systems, Inc. as Nominee for Castle & Cooke Mortgage, LLC, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Stephen Wright, A Single Man securing payment of the indebtedness in the original principal amount of \$181,538.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Stephen Wright. Castle & Cooke Mortgage, LLC is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

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. LoanCare, LLC is acting as the Mortgage Servicer for the Mortgagee. LoanCare, LLC, is representing the Mortgagee, whose address is: 3637 Sentara Way, Virginia Beach, VA 23452.

Legal Description:

LOT 127A, SKYVIEW ACRES, UNIT 5, KENDALL COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 5, PAGES 327-328, MAP AND/OR PLAT RECORDS OF KENDALL COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: 10/01/2019

Earliest Time Sale Will Begin: 1:00 PM

Location of Sale: The place of the sale shall be: KENDALL County Courthouse, Texas at the following location: The main entrance of the Courthouse at 201 E. San Antonio St., Boerne, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

TERMS OF SALE

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. 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.



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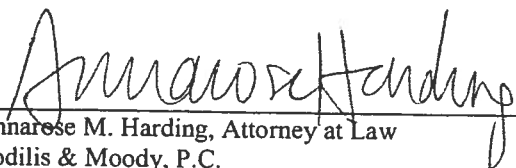
The sale will begin at the earliest time stated above, or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE Tom Rossington, Martha Rossington, Deanna Ray, Mary C. (Chris) LaFond, Thomas Delaney, Danya Gladney, Lisa Cockrell or Aaron Demuth as Substitute Trustee.**

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:
Codilis & Moody, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

Executed on this the 20th day of August, 2019.


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

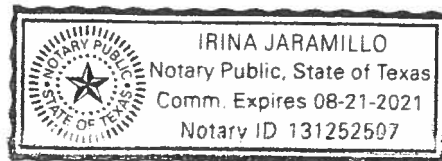
STATE OF TEXAS


COUNTY OF HARRIS

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

Executed on this the 20th day of August, 2019.


Notary Public
Signature



Posted and filed by: 
Printed Name: Martha Rossington