

719 JONES AVENUE
SEGUIN, TX 78155

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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: February 05, 2019

Time: The sale will begin at 11:00AM or not later than three hours after that time.

Place THE NORTH PORCH OF THE GUADALUPE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated March 15, 2004 and recorded in Document VOLUME 1987, PAGE 0112; AS AFFECTED BY CLERK'S FILE NO. 201899006171; AS AFFECTED BY LOAN MODIFICATION AGREEMENTS VOLUME 3003, PAGE 733 AND CLERK'S FILE NO. 2016025461 real property records of GUADALUPE County, Texas, with ALEJANDRO GOMEZ AND MARICELA GOMEZ, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by ALEJANDRO GOMEZ AND MARICELA GOMEZ, securing the payment of the indebtednesses in the original principal amount of \$51,167.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

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

Karen Work

AARTI PATEL, MARYNA DANIELIAN, FREDERICK BRITTON, PAMELA THOMAS, STACEY BENNETT, AMY ORTIZ, RAYMOND PEREZ, GARRETT SANDERS, MAXWELL ATHERTON, TROY MARTIN, DEBORAH MARTIN, DEANNA RAY, IRENE SALAZAR, VANESSA RAMOS, BRUCE NEYLAND, OR KAREN WORK

Substitute Trustee

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

Certificate of Posting

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

Declarants Name: _____
Date: _____

RECEIVED
2018 NOV 27 AM 11:42
TERESA HEBB
GUADALUPE COUNTY CLERK
BY *Teresa Hebb*



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TRACT 1: BEING LOT 2, BLOCK 7, WALLACE SUBDIVISION NO. 2, CITY OF SEGUIN, GUADALUPE COUNTY, TEXAS, PLAT RECORDED IN VOL. 1, PAGE 67. GUADALUPE COUNTY, TEXAS MAP AND PLAT RECORDS,

TRACT 2: BEING A PART OF WALLACE SUBDIVISION NO. 2. VOL. 1, PAGE 67, GUADALUPE COUNTY, TEXAS MAP AND PLAT RECORDS BEING 0.19 ACRES OUT OF THE CALLED 1.04 ACRE TRACT BLOCK 7; SAID 0.19 ACRE TRACT BEING FURTHER DESCRIBED BY FIELD NOTES ATTACHED HERETO, CONSISTING OF 1 PAGE.

BEING: A 0.19 ACRE TRACT OUT OF THE CALLED 1.04 ACRES TRACT IN BLOCK 7, OF THE WALLACE SUBDIVISION, NUMBER 2, AN ADDITION TO THE CITY OF SEGUIN AS RECORDED IN VOLUME 1, PAGE 67 OF THE DEED AND PLAT RECORDS OF GUADALUPE COUNTY, TEXAS, AND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING: AT A FOUND 1/2" IRON ROD AT THE SOUTHEAST CORNER OF LOT3, THE SOUTHWEST CORNER OF LOT 2 AND A POINT IN THE NORTH LINE OF THE SAID 1.04 ACRE TRACT OUT OF BLOCK 7 FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE: SOUTH 89 DEG 20' 00" EAST, A DISTANCE OF 100.00 FEET. WITH THE SOUTH LINE OF LOTS 1 AND 2 TO THE SET 1/2" IRON ROD WITH A YELLOW CAP MARKED "LANDATA" FOR THE SOUTHEAST CORNER OF LOT 1, A POINT IN THE WEST LINE OF THE "GRAVEL PIT", FOR THE NORTHEAST CORNER SAID 1.04 ACRE TRACT AND THIS TRACT;

THENCE: SOUTH 00 DEG 00' 00" WEST, A DISTANCE OF 106.59 FEET, WITH THE EXTENDED EAST LINE OF LOT 1 TO A SET 1/2" IRON ROD WITH A YELLOW CAP MARKED "LANDATA" IN THE "CENTER" OF A DRY CREEK BED (AS DEFINED IN VOLUME 588, PAGE 636 BY THE CITY OF SEGUIN EASEMENTS) OF WALLACE CREEK FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE: NORTHWESTERLY, A DISTANCE OF 106.6 FEET MORE OR LESS, ALONG AND WITH THE "CENTER" OF THE DRY CREEK BED OF WALLACE CREEK TO A SET 1/2" IRON ROD WITH A YELLOW CAP MARKED "LANDATA" AT THE INTERSECTION OF THE WEST EXTENDED LINE OF LOT 2 AND THE CENTER OF THE DRY CREEK BED FOR THE SOUTHWEST CORNER OF THIS TRACT

THENCE: NORTH 00 DEG 00' 00" EAST, A DISTANCE OF 71.50 FEET, ALONG THE EXTENDED EAST LINE OF LOT 3 OR THE WEST LINE OF LOT 2 TO THE POINT OF BEGINNING AND CONTAINING 0.19 ACRES OF LAND, MORE OR LESS, IN THE CITY OF SEGUIN IN GUADALUPE COUNTY, TEXAS.



NOTICE OF FORECLOSURE SALE

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OR ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

1. Property to Be Sold. The property to be sold is described as follows: LOT 20, BLOCK 3, WHITE WING SUBDIVISION PHASE 1, SITUATED IN GUADALUPE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 7, PAGES 382 383, MAP AND PLAT RECORDS OF GUADALUPE COUNTY

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 04/13/2017 and recorded in Document 2017008442 real property records of Guadalupe County, Texas.

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

Date: 02/05/2019

Time: 11:00 AM

Place: Guadalupe County Courthouse, Texas at the following location: NORTH PORCH OF THE GUADALUPE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.

5. Obligations Secured. The Deed of Trust executed by LONNIE J OVERTURF, provides that it secures the payment of the indebtedness in the original principal amount of \$216,996.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. MIDFIRST BANK is the current mortgagee of the note and deed of trust and MIDFIRST BANK is mortgage servicer. A servicing agreement between the mortgagee, whose address is MIDFIRST BANK c/o MIDFIRST BANK, 999 N.W. Grand Blvd, Oklahoma City, OK 73118 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. Substitute Trustee(s) Appointed to Conduct Sale. In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint TROY MARTIN, DEBORAH MARTIN, CASSIE MARTIN, TERRI MARTIN, ALEXIS MARATIN, ELIZABETH ANDERSON, DEANNA RAY, STACEY BENNETT, AMY ORTIZ, AARTI PATEL, MARYNA DANIELIAN, FREDERICK BRITTON, PAMELA THOMAS, IRENE SALAZAR, RAYMOND PEREZ, GARRETT SANDERS, MAXWELL ATHERTON OR VANESSA RAMOS, Substitute Trustee to act under and by virtue of said Deed of Trust.

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

Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L. Keller Mackie, Attorney at Law
Lori Liane Long, Attorney at Law
✓ Chelsea Schneider, Attorney at Law
Ester Gonzales, Attorney at Law
Parkway Office Center, Suite 900
14160 North Dallas Parkway
Dallas, TX 75254

TROY MARTIN, DEBORAH MARTIN, CASSIE MARTIN,
TERRI MARTIN, ALEXIS MARATIN, ELIZABETH
ANDERSON, DEANNA RAY, STACEY BENNETT, AMY
ORTIZ, AARTI PATEL, MARYNA DANIELIAN,
FREDERICK BRITTON, PAMELA THOMAS, IRENE
SALAZAR, RAYMOND PEREZ, GARRETT SANDERS,
MAXWELL ATHERTON OR VANESSA RAMOS
c/o AVT Title Services, LLC
1101 Ridge Rd. Suite 222
Rockwall, TX 75087

Certificate of Posting

I am _____ whose address is c/o AVT Title Services, LLC, 1101 Ridge Rd., Suite 222, Rockwall, TX 75087. I declare under penalty of perjury that on _____ I filed this Notice of Foreclosure Sale at the office of the Guadalupe County Clerk and caused it to be posted at the location directed by the Guadalupe County Commissioners Court.

RECEIVED

2018 NOV 29 AM 11:10

GUADALUPE COUNTY CLERK

BY: Samuel Cavalli

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
9/23/2016

Grantor(s)/Mortgagor(s):
ALEXIS JEWEL SHIVELY, A SINGLE WOMAN,
AND CHRIS JAMES NEALY, A SINGLE MAN
Current Beneficiary/Mortgagee:
Caliber Home Loans, Inc.

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

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 2016021180

Property County:
GUADALUPE

Mortgage Servicer:
Caliber Home Loans, Inc. is representing the Current
Beneficiary/Mortgagee under a servicing agreement with
the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
13801 Wireless Way,
Oklahoma City, OK 73134

Legal Description: LOT 3, BLOCK 5, PARKLAND VILLAGE SUBDIVISION UNIT 1, SITUATED IN THE CITY OF SCHERTZ, GUADALUPE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 3, PAGE 64, MAP AND PLAT RECORDS, GUADALUPE COUNTY, TEXAS.


Date of Sale: 2/5/2019

Earliest Time Sale Will Begin: 11AM

Place of Sale of Property: Guadalupe County Courthouse, 101 E. Court Street, Seguin, TX 78155 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 service to the sender of this notice immediately.


Aarti Patel, Maryna Danielian, Frederick Britton,
Pamela Thomas, Stacey Bennett, Amy Ortiz,
Raymond Perez, Garrett Sanders, Maxwell Atherton,
Troy Martin, Deborah Martin, Deanna Ray, Irene Salazar, Vanessa Ramos, Alexis Martin, Cassie Martin, Terri Martin, Deanna Ray or Shelby Martin or Thuy Frazier or Cindy Mendoza or Deanna Segovia, Substitute Trustee
McCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

RECEIVED
2018 NOV 29 AM 11:14
GUADALUPE COUNTY CLERK
BY 