

RECORDING REQUESTED BY:

AT 3:04 FILED P O'CLOCK M

WHEN RECORDED MAIL TO:

MAY 30 2019

Leslye Evans, Jo Woolsey, W.D. Larew, Vicki  
Hammonds, Arnold Mendoza  
c/o Malcolm Cisneros/Trustee Corps  
17100 Gillette Avenue  
Irvine, CA 92614  
(949) 252-8300

ANNA GOODMAN  
COUNTY CLERK, CALHOUN COUNTY, TEXAS  
BY: Catherine Sullivan DEPUTY

TS No TX07000076-18-1-FT

APN 18376

TO No 180125329-TX-RWI

### NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on May 18, 2009, TABEROHA JACKSON AND PAUL JACKSON, WIFE AND HUSBAND AS COMMUNITY PROPERTY as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of STEVE HOLMES & ASSOCIATES, P.C. as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as nominee for ALACRITY LENDING COMPANY, its successors and assigns, as original Beneficiary, which Deed of Trust secures the payment of that certain Promissory Note of even date therewith in the original amount of \$112,917.00, payable to the order of FREEDOM MORTGAGE CORPORATION as current Beneficiary, which Deed of Trust recorded on May 29, 2009 as Document No. 116727 and that said Deed of Trust was modified by Modification Agreement and recorded November 29, 2010 as Instrument Number 123595 in Calhoun County, Texas. Deed of Trust covers all of the real property described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit: **SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

APN 18376

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Leslye Evans, Jo Woolsey, W.D. Larew, Vicki Hammonds, Arnold Mendoza** or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust; and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and **FREEDOM MORTGAGE CORPORATION**, the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust.

NOW THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, August 6, 2019 at 11:00 AM**, no later than three (3) hours after such time, being the first Tuesday of such month, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place in Calhoun County, Texas, at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a Deed of Trust or other contract lien as follows: **Calhoun County Courthouse foyer facing Ann Street, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.**

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

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

Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition, without any expressed or implied warranties, except as to the warranted.

WITNESS, my hand this 27<sup>th</sup> day of MAY, 192019.

By: Leslye Evans, Jo Woolsey, W.D. Larew, Vicki Hammonds, Arnold Mendoza  
Substitute Trustee(s)

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

**SALE INFORMATION CAN BE OBTAINED ONLINE AT [www.realtybid.com](http://www.realtybid.com)  
FOR AUTOMATED SALES INFORMATION PLEASE CALL: Chronos Solutions at 877-518-5700**

FOR REINSTATEMENT / PAY OFF REQUESTS CONTACT: (949) 252-8300  
THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

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

TS No TX07000076-18-1-FT

APN 18376

TO No 180125329-TX-RWI

**EXHIBIT "A"**

LOT SIX (6), BLOCK ONE (1), LANA PARK MOBILE HOME SUBDIVISION, AN ADDITION TO THE CITY OF PORT LAVACA, CALHOUN COUNTY, TEXAS, ACCORDING TO THE PLAT OF RECORD IN VOLUME Z, PAGE 523, PLAT RECORDS OF CALHOUN COUNTY, TEXAS.

AT 8:35 FILED O'CLOCK A M

JUN 20 2019

C&M No. 44-18-1243 / Home Equity / No / FILE NOS  
Cenlar FSB

**NOTICE OF TRUSTEE'S SALE**

ANNA GOODMAN  
COUNTY CLERK, CALHOUN COUNTY, TEXAS  
BY: *William Sullivan* DEPUTY

**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**

Date of Security Instrument: September 07, 2016

**Grantor(s):** Edmond Tausch IV and Shawna Tausch, husband and wife  
**Original Trustee:** Scott Everett  
**Original Mortgagee:** Mortgage Electronic Registration Systems, Inc., solely as nominee for Everett Financial, Inc. d/b/a Supreme Lending, its successors and assigns  
**Recording Information:** Clerk's File No. 149197, in the Official Public Records of CALHOUN County, Texas.  
**Current Mortgagee:** Pingora Loan Servicing, LLC  
**Mortgage Servicer:** Cenlar FSB, whose address is C/O Attn: BK Department, 425 Phillips Blvd, Ewing, NJ 08618 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:**

OUTLOT SIX (6), IN OUTBLOCK (18) OF THE ORIGINAL TOWNSITE OF PORT O'CONNOR OUTLOTS, CALHOUN COUNTY, TEXAS, ACCORDING TO THE PLAT OF RECORD IN VOLUME 2, PAGE 01, DEED RECORDS OF CALHOUN COUNTY, TEXAS.

**Date of Sale:** 08/06/2019 Earliest Time Sale Will Begin: 11:00 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 Leslye Evans, Jo Woolsey, W.D. Larew, Vicki Hammonds, Arnold Mendoza, 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.

44-18-1243  
CALHOUN




4697145

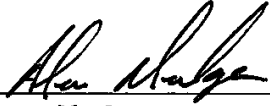
Place of Sale of Property: The foreclosure sale will be conducted in the area designated by the CALHOUN County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

Executed on this the 17th day of June, 2019.

**For Information:**

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

  
Annarose 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: **Alexis Mendoza**

C&M No. 44-18-1243 / Home Equity / No  
Cenlar FSB

C&M No. 44-18-3700/ RECORD NOS

**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 January 27, 2004 and recorded under Volume, Page or Clerk's File No. Instrument Number 00084176 in the real property records of CALHOUN County Texas, with Richard Ramirez and Priscilla Ramirez, husband and wife as Grantor(s) and Coastal Banc, ssb as Original Mortgagee.

Deed of Trust executed by Richard Ramirez and Priscilla Ramirez, husband and wife securing payment of the indebtedness in the original principal amount of \$91,129.00 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 Richard Ramirez and Priscilla Ramirez. Lakeview 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. 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 FOURTEEN (14), BLOCK TWO (2), BROOK HOLLOW ESTATES, AN ADDITION TO THE CITY OF PORT LAVACA, CALHOUN COUNTY, TEXAS, ACCORDING TO THE PLAT OF RECORD IN VOLUME Z, PAGE 482, PLAT RECORDS OF CALHOUN COUNTY, TEXAS.**

**SALE INFORMATION**

**Date of Sale: 08/06/2019**

**Earliest Time Sale Will Begin: 11:00 AM**

**Location of Sale:** The place of the sale shall be: CALHOUN County Courthouse, Texas at the following location: Calhoun County Courthouse foyer facing Ann Street, 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.

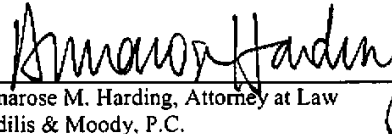
The sale will begin at the earliest time stated above, or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee 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 Leslye Evans, Jo Woolsey, W.D. Larew, Frederick Britton, Vicki Hammonds, Arnold Mendoza, Jonathan Schendel, Doug Woodard, Aarti Patel, Maryna Danielian, Pamela Thomas, Barbara Sandoval, Donna Caballero, Oscar Caballero, 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 11th day of July, 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

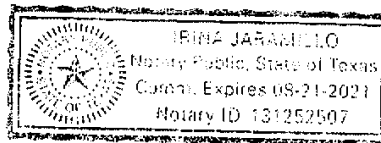
STATE OF TEXAS

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 11th day of July, 2019.

  
\_\_\_\_\_  
Notary Public  
Signature



Posted and filed by: \_\_\_\_\_

Printed Name: \_\_\_\_\_

**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS 2019-02388

**NOT Fee: \$30.00**

**07/15/2019 01:35 PM cblevins**



*Anna M. Goodman*

Anna Goodman, County Clerk  
Calhoun County, Texas



JUL 11 2019

NOTICE OF TRUSTEE'S SALE

ANNA GOODMAN  
COUNTY CLERK, CALHOUN COUNTY, TEXAS  
BY: [Signature] DEPUTY

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 30, 2014 and recorded under Clerk's File No. 139609, in the real property records of CALHOUN County Texas, with Randy Rabe, an unmarried man as Grantor(s) and Mortgage Electronic Registration Systems Inc., as nominee for Royal United Mortgage, LLC, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Randy Rabe, an unmarried man securing payment of the indebtedness in the original principal amount of \$62,000.00 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 Randy Rabe. CITIZENS BANK NA f/k/a RBS CITIZENS NA 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. Citizens One Home Loans is acting as the Mortgage Servicer for the Mortgagee. Citizens One Home Loans, is representing the Mortgagee, whose address is: PO BOX 2800, Glen Allen, VA 23058.

Legal Description:

LOT SEVEN (7), BLOCK FORTY-SEVEN (47), SEADRIFT TOWNSITE, CALHOUN COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME Z, PAGE 4, OF THE PLAT RECORDS OF CALHOUN COUNTY, TEXAS.

SALE INFORMATION

Date of Sale: 08/06/2019

Earliest Time Sale Will Begin: 11:00 AM

Location of Sale: The place of the sale shall be: CALHOUN County Courthouse, Texas at the following location: Calhoun County Courthouse foyer facing Ann Street, 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

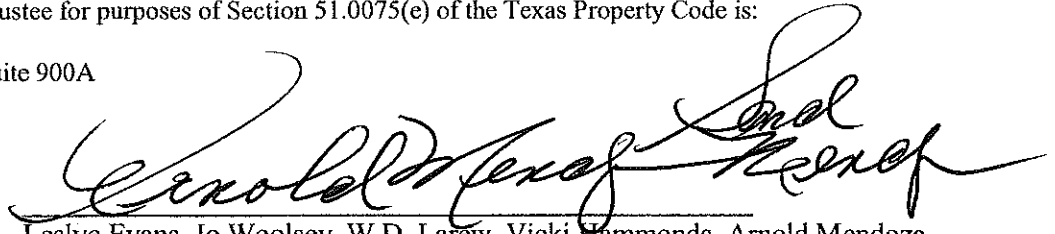
A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds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



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

A handwritten signature in black ink, appearing to read "Arnold Mendoza". The signature is written in a cursive style with a large, sweeping initial "A".

Leslye Evans, Jo Woolsey, W.D. Larew, Vicki Hammonds, Arnold Mendoza,  
Thomas Delaney, Danya Gladney, Lisa Cockrell or Aaron Demuth as Substitute  
Trustee

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