

Notice of Substitute Trustee's Sale

Date: August 6, 2019

Substitute Trustee: Carly W. Wall, Anne Marie Odefey, Sandra Witte or John T. Villafranca
P.O. Box 9
Port Lavaca, Texas 77979

Borrowers: Paul Michael Orta
117 Serene County Lane
Port Lavaca, Texas 77979

AT 3:30 ^{FILED} 0 ^{O'CLOCK} 0 M

AUG 07 2019

Mortgagee: First National Bank in Port Lavaca
P.O. Drawer 7
Port Lavaca, Texas 77979

ANNA GOODMAN
COUNTY CLERK, CALHOUN COUNTY, TEXAS
BY: Calvin B. Smith DEPUTY

Note: Promissory Note dated April 14, 2016 in the original amount of \$195,500.00

Deed of Trust

Date: April 14, 2016

Grantor: Paul Michael Orta
117 Serene County Lane
Port Lavaca, Texas 77979

Mortgagee: First National Bank in Port Lavaca
P.O. Drawer 7
Port Lavaca, Texas 77979

Recording information: Instrument Number 147343 in the Official Records of Calhoun County, Texas.

Property:

Lots Eighteen (18); Nineteen (19); Twenty (20) and Twenty-One (21) in Block One (1) of the Hollamon Addition, City of Port Lavaca, Calhoun County, Texas, according to the plat recorded in Volume X, Page 541, Deed Records of Calhoun County, Texas.

County: Calhoun

Date of Sale (first Tuesday of month): September 3, 2019

Time of Sale: No earlier than 10:00 a.m. on said date, and no later than 1:00 p.m. on said date.

Place of Sale: Calhoun County Courthouse Foyer, 211 South Ann, Port Lavaca, Calhoun

County, Texas.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that First National Bank in Port Lavaca's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, First National Bank in Port Lavaca, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If First National Bank in Port Lavaca passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by First National Bank in Port Lavaca. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by 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.

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.

A handwritten signature in black ink, appearing to read 'CW Wall', written over a horizontal line.

Carly W. Wall, Substitute Trustee
2206 North Highway 35
P. O. Box 9
Port Lavaca, Texas 77979
Telephone: (361) 552-2971
Telecopier: (361) 552-5368
Email: carly@portlavacalaw.com

AT 11:14 FILED 9 O'CLOCK M

JUL 25 2019

19-355741

Notice of Substitute Trustee's Sale

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

Notice Concerning Military Duty: 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. Tex. Prop. Code § 51.002(i)

Deed of Trust Date: August 23, 1991	Original Mortgagor/Grantor: TERRY JAY GRASSE AND JAMIE JEAN GRASSE
Original Beneficiary / Mortgagee: VICTORIA BANK & TRUST COMPANY, ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: DITECH FINANCIAL LLC F/K/A GREEN TREE SERVICING LLC
Recorded in: Volume: 67 Page: 416 Instrument No: N/A	Property County: CALHOUN
Mortgage Servicer: DITECH FINANCIAL, LLC.	Mortgage Servicer's Address: 2100 E Elliot Rd Building 94, Mail Stop T-325 Tempe, AZ 85284

* 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.

Secures: Note in the original principal amount of \$46,050.00, executed by JAMIE GRASSE; TERRY GRASSE and payable to the order of Lender.

Property Address/Mailing Address: 64 DEAF SMITH ST, POINT COMFORT, TX 77978

Legal Description of Property to be Sold: ALL OF LOT NO. TWENTY-FOUR (24) AND THAT PART OF LOT NO. TWENTY-THREE (23) WHICH LIES BETWEEN LOT 24 AND A LINE EXTENDING ACROSS LOT 23 EQUIDISTANCE FROM AND PARALLEL TO THE BOUNDARY LINES, OR THE EXTENSIONS THEREOF BETWEEN LOTS 22 AND 23 AND LOTS 24 AND 23, ALL IN BLOCK 19, OF THE FIRST ADDITION TO POINT COMFORT VILLAGE SUBDIVISION, IN CALHOUN COUNTY, TEXAS, ACCORDING TO THE PLAT OF SAID FIRST ADDITION TO POINT COMFORT VILLAGE SUBDIVISION OF RECORD IN VOLUME Z, PAGE 140, PLAT RECORDS OF CALHOUN COUNTY, TEXAS.

Date of Sale: September 03, 2019	Earliest time Sale will begin: 11:00AM
----------------------------------	--

Place of sale of Property: THE FOYER OF THE COURTHOUSE FACING ANN STREET, 211 S. ANN STREET, PORT LAVACA, CALHOUN COUNTY, TX. SHOULD THERE BE AN ELECTION BEING HELD IN THE FOYER OF THE COURTHOUSE, THE DESIGNATED PLACE FOR HOLDING FORECLOSURE SALES SHALL BE AT THE END OF THE HALL OUTSIDE THE SHERIFF'S OFFICE FACING THE FOYER OF THE COURTHOUSE. SHOULD THE COURTHOUSE BE CLOSED AT THE TIME DESIGNATED FOR FORECLOSURE SALES, THE DESIGNATED LOCATION SHALL BE THE SIDEWALK IN FRONT OF THE COURTHOUSE FACING ANN STREET, PORT LAVACA, CALHOUN COUNTY, TX

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.

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, DITECH FINANCIAL LLC, the owner and holder of the Note, has requested Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Vicki Hammonds, Janice Stoner or Jodi Steen whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254 OR Arnold Mendoza, Susana Sandoval, Alexis Mendoza, Sandra Mendoza whose address is 1320 Greenway Drive,



Suite 300 Irving, TX 75038, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *DITECH FINANCIAL LLC* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Vicki Hammonds, Janice Stoner or Jodi Steen whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254 OR Arnold Mendoza, Susana Sandoval, Alexis Mendoza, Sandra Mendoza whose address is 1320 Greenway Drive, Suite 300 Irving, TX 75038, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Vicki Hammonds, Janice Stoner or Jodi Steen whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254 OR Arnold Mendoza, Susana Sandoval, Alexis Mendoza, Sandra Mendoza whose address is 1320 Greenway Drive, Suite 300 Irving, TX 75038, Trustee.

Limitation of Damages: 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 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.

/s/William Attmore
William Attmore
Attorney for DITECH FINANCIAL LLC
State Bar No.: 24064844
wattmore@rascrane.com
RAS CRANE, LLC / Attorney for Mortgagee
1900 Enchanted Way, Suite 125
Grapevine, TX 76051
Telephone: 817-873-3080
Facsimile: (817)796-6079



Notice of Foreclosure Sale

August 12, 2019

AT 11:19 FILED a O'CLOCK M

AUG 12 2019

ANNA GOODMAN
COUNTY CLERK, CALHOUN COUNTY, TEXAS
BY: *Collette Buma*

Deed of Trust

Dated: October 30, 2014

Grantor: John W. Wood

Trustee: Jacquelyn D. McAnelly

Lender: Texas Dow Employees Credit Union

Recorded in: Filed of record under clerk's file number 141118 of the real property records of Calhoun County, Texas

Legal Description: **Being Lot Twelve (12) in Block Six (6) Lynnhaven Addition, Port Lavaca, Calhoun County, Texas, according to the plat of record in Volume Z, Page 108 (Slide 91 A-B), Plat Records of Calhoun County, Texas.**

Property Address: 112 Bowie St., Port Lavaca, Texas 77979

Secures: Adjustable Rate Note ("Note") in the original principal amount of \$77,200.00, executed by John W. Wood, a single person ("Borrower") and payable to the order of Lender

Property: The real property, improvements, and personal property described in and mortgaged in the Deed of Trust, and all rights and appurtenances thereto

Substitute Trustee: Jacquelyn D. McAnelly

Substitute Trustee's Address: 1770 St. James Place, Suite 150, Houston, Texas 77056

Foreclosure Sale:

Date: September 3, 2019

Time: The sale of the Property will be held between the hours of 10:00 a.m. and 4:00 p.m. local time; **the earliest time at which the Foreclosure Sale will begin is 1:00 p.m. and not later than three hours thereafter.**

Place: Calhoun County Courthouse, 211 S Ann Street, Port Lavaca, TX

77979, on the front steps of the Courthouse.

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

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Lender, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

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

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Lender passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

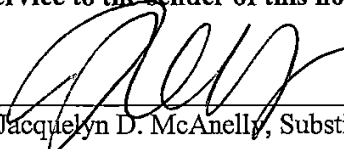
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Lender. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by 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.



Jacquelyn D. McAnelly, Substitute Trustee