

NOTICE OF TRUSTEE'S SALE

THE STATE OF TEXAS §

COUNTY OF CALDWELL §

Date: March 8, 2019

Deed of Trust:

Date: October 27, 2015

Recorded in: Clerk's Document Number 2015-007670, Official Public Records, Caldwell County, Texas.

Seller: SE & JL, Inc.

Buyer: Roytaunsha Taylor

Property Description: Being 10.011 acres, more or less, of land out of the Andrew Churchill Survey, A-66, Caldwell County, Texas and further described in Exhibit "A" attached to Deed of Trust recorded in Clerk's Document Number 2015-007670.

Date of Sale: April 2, 2019

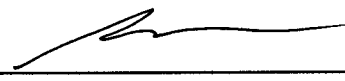
Time of Sale: The earliest time at which the sale will occur is 10:00 a.m. and no later than 1:00 p.m.

Place of sale of Property: Caldwell County Justice Center, Lockhart Texas.
1703 S. Colorado Street, Lockhart, Caldwell County, Texas 78644

Designated Area: Outside the main entrance of the Caldwell County Justice Center and more particularly described above.

Because of the default by Grantor under the terms of the Deed of Trust and the Note secured thereby, as Substitute Trustee, I will sell the property by public auction to the highest bidder for cash at the place and date above specified to satisfy the debt secured by the Deed of Trust.

The property is being sold subject to all matter of record which are prior to the Deed of Trust, which affect title thereto, and which are a superior interest therein.



**Substitute Trustee – S.E. Rutledge or Zach Potts
or James Nelson or Rachel Krenek**

For more information:

P.O. Box 1249
San Marcos, Texas 78667-1249
512-396-5115

Filed this 11th day of March 2019
9:43 A.M.
TERESA RODRIGUEZ
COUNTY CLERK, CALDWELL COUNTY, TEXAS
By Katrina Reyna Deputy

NOTICE OF TRUSTEE'S SALE

THE STATE OF TEXAS §

COUNTY OF CALDWELL §

Date: March 8, 2019

Deed of Trust:

Date: August 27, 2018

Grantor: Lydia Musgrove and Gerald Musgrove

Beneficiary: JZ Realty Ltd.

Recorded in: Clerk's Document Number 2018-004953, Official Public Records, Caldwell County, Texas.

Property: Being Tract 7, a 10.016 acre tract in the John Henry Survey, Number A-12, Caldwell County, Texas, and being more fully described by metes and bound in Exhibit "A" in a Deed of Trust filed of record in Clerk's Document Number 2018-004953 in the Official Public Records of Caldwell County, Texas.

Date of Sale: April 2, 2019


Time of Sale: The earliest time at which the sale will occur is 10:00 a.m. and no later than 1:00 p.m.

Place of sale of Property: Caldwell County Justice Center, Lockhart Texas.
1703 S. Colorado Street, Lockhart, Caldwell County, Texas 78644

Designated Area: Outside the main entrance of the Caldwell County Justice Center and more particularly described above.

Because of the default by Grantor under the terms of the Deed of Trust and the Note secured thereby, as Substitute Trustee, I will sell the property by public auction to the highest bidder for cash at the place and date above specified to satisfy the debt secured by the Deed of Trust.

The property is being sold subject to all matter of record which are prior to the Deed of Trust, which affect title thereto, and which are a superior interest therein.



**Substitute Trustee - S.E. Rutledge or Zach Potts or
or James Nelson or Rachel Krenek**

For more information:

P.O. Box 1249
San Marcos, Texas 78667-1249
512-396-5115

Filed this 11th day of March 2019
9:39 A. M
TERESA RODRIGUEZ
COUNTY CLERK, CALDWELL COUNTY, TEXAS
By Katrina Keem Deputy

Our File Number: 390.101519

Name: SUSAN PARTIDA & ATANACIO APOLINAR PARTIDA, WIFE & HUSBAND

NOTICE OF TRUSTEE'S SALE

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.

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.

WHEREAS, on April, 16 2008, SUSAN PARTIDA & ATANACIO APOLINAR PARTIDA, WIFE & HUSBAND, executed a Deed Of Trust conveying to PETER F. MAKOWIECKI as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR FIRST HORIZON HOME LOANS, A DIVISION OF FIRST TENNESSEE BANK N.A., in the payment of a debt therein described, said DEED OF TRUST being recorded under Volume 534, , Page 620 in the DEED OF TRUST OR REAL PROPERTY records of CALDWELL COUNTY, TX; 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;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, April 2, 2019** between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, the duly appointed Substitute Trustee will sell said Real Estate at the area designated by the County Commissioners Court pursuant to Section 51.002 of the Texas Property Code in CALDWELL COUNTY, TEXAS to the highest bidder for cash. The sale will be conducted in the area of the Courthouse; specifically, outside the mail entrance of the new Caldwell County Justice Center, located at 1703 S. Colorado Street, Lockhart, Caldwell County, Texas 78644 or any other area designated by the County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, of said county, pursuant to Section §51.002 of the Texas Property Code as amended.

Said Real Estate is described as follows:

LOTS 2 AND 3, GUY COKER ADDITION, CITY OF LOCKHART, CALDWELL COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 56, PAGE 410, OF THE DEED RECORDS OF CALDWELL COUNTY, TEXAS

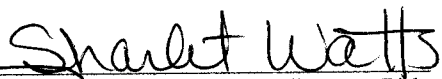
Property Address: 730 PEAR ST
LOCKHART, TX 78644
Mortgage Servicer: Carrington Mortgage Services, LLC
Noteholder: Carrington Mortgage Services, LLC
1600 South Douglass Road, Suite 200-A
Anaheim, CA 92806

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.

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.

WITNESS MY HAND this day, 03 07, 2019.

Filed this 11th day of March 20, 19
11:01 A.M.
TERESA RODRIGUEZ
COUNTY CLERK, CALDWELL COUNTY, TEXAS
By Katrina Reina Deputy


Charlet Watts Angela Zavala, Michelle Jones, Richard Zavala, Jr., Deanna Ray, John Latham, Wendy Alexander, Michael Latham, Louise Graham, Donald Graham, Chris LaFond, Frederick Britton, Jack Burns II, Patricia Sanders, Kristopher Holub, Patrick Zwiers, Aarti Patel, Maryna Danielian, Doug Woodard, Kristie Alvarez, Julian Perrine, Pamela Thomas, Stacey Bennett, Corin Johnson, Aaron Johnson, Trent Davis, Aarti Patel, Maxwell Atherton, Dylan Ruiz, David Ackel, Sara Edgington or Max Murphy, Substitute Trustee
c/o Angel Reyes & Associates, P.C.
8222 Douglas Avenue, Suite 400
Dallas, TX 75225 214-526-7900

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

CALDWELL County
Deed of Trust Dated: May 29, 2002
Amount: \$98,300.00
Grantor(s): PATRICK LOVELY

Original Mortgagee: ABN AMRO MORTGAGE GROUP, INC., A DELAWARE CORPORATION
Current Mortgagee: SPECIALIZED LOAN SERVICING LLC

Mortgagee Address: SPECIALIZED LOAN SERVICING LLC, 8742 Lucent Blvd. Ste. 300, Highlands Ranch, CO 80129-2386

Recording Information: Document No. 023303

Legal Description: BEING LOT NINETEEN (19), BLOCK A, FORISTER RANCH SECTION TWO, CALDWELL COUNTY, TEXAS, ACCORDING TO MAP OR PLAT OF RECORD IN PLAT CABINET A, SLIDE 170, PLAT RECORDS OF CALDWELL COUNTY, TEXAS.

Date of Sale: April 2, 2019 between the hours of 10:00 am and 1:00 PM.

Earliest Time Sale Will Begin: 10:00 am

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

MARYNA DANIELIAN OR CORIN JOHNSON, AARON JOHNSON, TRENT DAVIS, JACK BURNS II, KRISTOPHER HOLUB, AARTI PATEL, PAMELA THOMAS, STACEY BENNETT, DONALD GRAHAM, GARRETT SANDERS, AMY ORTIZ, GARRETT SANDERS, MAXWELL ATHERTON, DYLAN RUIZ, DAVID ACKEL, SARA EDGINGTON, VANESSA MCHANEY, SHARLET WATTS, ANGELA ZAVALA, MICHELLE JONES, RICHARD ZAVALA, JR, DEANNA RAY, ELIZABETH ANDERSON 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.

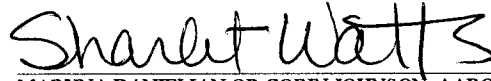
A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. Assert and protect your rights as a member 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.

Filed this 14th day of March 20 19
11:02 A. M
TERESA RODRIGUEZ
COUNTY CLERK, CALDWELL COUNTY, TEXAS
By Rabriena Roena Deputy



KIM ELLEN LEWINSKI, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2018-006783



MARYNA DANIELIAN OR CORIN JOHNSON, AARON
JOHNSON, TRENT DAVIS, JACK BURNS II, KRISTOPHER
HOLUB, AARTI PATEL, PAMELA THOMAS, STACEY
BENNETT, DONALD GRAHAM, GARRETT SANDERS, AMY
ORTIZ, GARRETT SANDERS, MAXWELL ATHERTON, DYLAN
RUIZ, DAVID ACKEL, SARA EDGINGTON, VANESSA
MCHANNEY, SHARLET WATTS, ANGELA ZAVALA, MICHELLE
JONES, RICHARD ZAVALA, JR, DEANNA RAY, ELIZABETH
ANDERSON OR CHRIS LAFOND
c/o Auction.com, LLC
1 Mauchly
Irvine, California 92618