

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: BEING ALL OF LOTS 3, 4, 25 AND 26, BLOCK 1, H.N. REED ADDITION, CITY OF LULING, CALDWELL COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 142 AT PAGE 511 OF THE DEED RECORDS OF CALDWELL COUNTY, TEXAS.

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 02/22/2010 and recorded in Book 595 Page 289 Document 100987 real property records of Caldwell County, Texas.

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

Date: 05/07/2019

Time: 12:00 PM

Place: Caldwell County Courthouse, Texas at the following location: OUTSIDE THE MAIN ENTRANCE OF THE NEW CALDWELL COUNTY JUSTICE CENTER, LOCATED AT 1703 S. COLORADO ST., LOCKHART, TEXAS 78644 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 PATRICIA ANN MAGALLANEZ A/K/A/ PATRICIA ANN A. MAGALLANEZ, provides that it secures the payment of the indebtedness in the original principal amount of \$44,527.31, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. OneMain Financial Services, Inc. is the current mortgagee of the note and deed of trust and SELECT PORTFOLIO SERVICING, INC. is mortgage servicer. A servicing agreement between the mortgagee, whose address is OneMain Financial Services, Inc. c/o SELECT PORTFOLIO SERVICING, INC., 3217 S. Decker Lake Dr., Salt Lake City, UT 84119 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. **Order to Foreclose.** OneMain Financial Services, Inc. obtained a Order from the 421st District Court of Caldwell County on 03/01/2019 under Cause No. 18-O-568. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.

7. **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 WENDY ALEXANDER, JOHN LATHAM, TOBEY LATHAM, MICHAEL LATHAM OR MICHAEL ZIENTZ, 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



WENDY ALEXANDER, JOHN LATHAM, TOBEY
LATHAM, MICHAEL LATHAM OR MICHAEL ZIENTZ
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 Caldwell County Clerk and caused it to be posted at the location directed by the Caldwell County Commissioners Court.

Filed this 21st day of March 2019
2019 P M
TERESA RODRIGUEZ
COUNTY CLERK, CALDWELL COUNTY, TEXAS
By Brenda Slou Deputy

[RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:]

Carrington Foreclosure Services, LLC
P.O. Box 3309
Anaheim, California 92803
For Sale Information: (888) 313-1969
For Reinstatement Requests: 1-866-874-5860
Pay Off Requests: 1-800-561-4567

Filed this 21st day of March 20 19
11:24 A.M

TERESA RODRIGUEZ
COUNTY CLERK, CALDWELL COUNTY, TEXAS
By Katrina Keegan Deputy

TS#: 19-22155

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 4/25/2007, RAUDEL OROZCO, A SINGLE MAN, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of THOMAS F. VETTERS, as Trustee, OPEN MORTGAGE, LLC DBA LIGHTHOUSE LENDING, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$103,804.00, payable to the order of OPEN MORTGAGE, LLC DBA LIGHTHOUSE LENDING, which Deed of Trust is Recorded on 5/2/2007 as Volume 072203, Book 493, Page 744, in Caldwell County, Texas, Deed of Trust covers all of the real property, personal property, and fixtures described therein, including , but not limited to, all the following described property, rights and interests (the "Property"), to-wit;

FIELD NOTES DESCRIBING 1.1624 ACRES OF LAND SITUATED IN LOTS 1, 2, 3, 6, 7 AND 8, BLOCK 11,

TOWN OF PRAIRIE LEA, VOLUME U, PAGE 638, DEED RECORDS, ALL OF A TRACT CALLED 1.25 ACRES IN

A CONVEYANCE TO WILLIAM H. GIBSON AND SHARON H. GIBSON, VOLUME 416, PAGE 9, DEED

RECORDS, JOHN HENRY LEAGUE, CALDWELL COUNTY, TEXAS AND DESCRIBED BY METES AND BOUNDS

AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND AT A FENCE CORNER MARKING THE WEST CORNER OF LOT 8,

BLOCK 11, THE POINT OF INTERSECTION OF THE NORTHEAST R.O.W. OF ST. JOSEPH STREET, COUNTY

ROAD 247, THE SOUTHEAST R.O.W. OF CHURCH AVENUE, COUNTY ROAD 281;

THENCE WITH THE FENCED SOUTHEAST R.O.W. OF CHURCH AVENUE, COUNTY ROAD 281, N60°10'50"E

203.71 FEET TO AN IRON PIN FOUND MARKING THE NORTH CORNER OF THE HEREIN DESCRIBED

1.1624 ACRE TRACT;

THENCE WITH A FENCE ACROSS LOTS 1, 2, AND 3, BLOCK 11, THE WEST LINE OF THE CALLED 1.25 ACRE

TRACT, S29°29'19"E AT 107.22 FEET AN IRON PIN FOUND AND IN ALL 250.00 FEET TO AN IRON PIN SET

AT A FENCE CORNER MARKING THE EAST CORNER OF THE HEREIN DESCRIBED

1.1624 ACRE TRACT



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**AND MARKING THE NORTH CORNER OF A TRACT DESCRIBED IN VOLUME 416, PAGE 6, DEED RECORDS;
THENCE WITH THE FENCED COMMON LINE BETWEEN LOTS 3 AND 4, LOTS 5 AND 6 BLOCK 11, THE
COMMON LINE BETWEEN THE HEREIN DESCRIBED 1.1624 ACRE TRACT AND THE TRACT DESCRIBED IN
VOLUME 416, PAGE 6, DEED RECORDS S60°12'42"W 201.45 FEET TO AN IRON PIN FOUND AT A FENCE
CORNER MARKING THE SOUTH CORNER OF THE HEREIN DESCRIBED 1.1624 ACRE TRACT, THE WEST
CORNER OF THE TRACT DESCRIBED IN VOLUME 416, PAGE 6, DEED RECORDS, THE SOUTH CORNER OF
LOT 6, THE WEST CORNER OF LOT 5 AND SITUATED IN THE NORTHEAST R.O.W. OF ST. JOSEPH STREET,
COUNTY ROAD 247;
THENCE WITH THE NORTHEAST R.O.W. OF ST. JOSEPH STREET, COUNTY ROAD 247, N30°00'00"W
249.89 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1.1624 ACRES OF LAND.
THE
ORIENTATION OF THE BEARINGS IS BASED ON THE DEED CALL OF N50°10'50"E FOR THE SOUTHEAST
R.O.W. OF CHURCH AVENUE, COUNTY ROAD 281.**

Commonly known as: **642 ST JOSEPH ST, PRAIRIE LEA, TX 78661**

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 **Angela Zavala, Michelle Jones, Elizabeth Anderson, Corin Johnson, Aaron Johnson, Trent Davis, Maryna Danielian, Pamela Thomas, Jack Burns II, Kristopher Holub, Aarti Patel, Stacey Bennett, Amy Ortiz, Garrett Sanders, Maxwell Atherton, Dylan Ruiz, David Ackel, Sara Edgington** 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 Carrington Mortgage Services, LLC whose address is 1600 Douglass Road, Suite 200 A, Anaheim, CA 92806 is acting as the mortgage servicer for **BankUnited N.A.**, which is the mortgagee of the Note and Deed of Trust or mortgage and 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. Carrington Mortgage Services, LLC is authorized to represent the mortgagee by virtue of a written servicing agreement with the mortgagee. Pursuant to that agreement and Texas Property Code Section 51.0025, Carrington Mortgage Services, LLC is authorized to administer the foreclosure referenced herein.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on **5/7/2019 at 10:00 AM**, or no later than three (3) hours after such time, in **Caldwell County, Texas**, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place 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: **THE MAIN ENTRANCE OF THE NEW CALDWELL COUNTY**

**JUDICIAL CENTER, LOCATED AT 1703 S. COLORADO ST. LOCKHART, TEXAS, 78644
Caldwell County Justice Center, 1703 S. Colorado, Lockhart, TX 78644**

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, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied.

If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's Attorney.

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.

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WITNESS, my hand this 3/20/2019



By: Substitute Trustee(s)

Angela Zavala, Michelle Jones, Elizabeth Anderson, Corin Johnson, Aaron Johnson, Trent Davis, Maryna Danielian, Pamela Thomas, Jack Burns II, Kristopher Holub, Aarti Patel, Stacey Bennett, Amy Ortiz, Garrett Sanders, Maxwell Atherton, Dylan Ruiz, David Ackel, Sara Edgington

C/O Carrington Foreclosure Services, LLC
P.O. Box 3309
Anaheim, California 92803

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.