

#201800017

Accepted for Filing in
Refugio County, TX
OCT 11, 2018 11:59 AM
by Margie A. Castellano

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

REFUGIO County
Deed of Trust Dated: April 30, 2018
Amount: \$33,951.22
Grantor(s): ANDREA MEDINA and TITO MEDINA

Original Mortgagee: CITIFINANCIAL, INC.
Current Mortgagee: BAYVIEW LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY

Mortgagee Address: BAYVIEW LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY, 4425 Ponce de Leon Blvd., Suite 500, Coral Gables, FL 33146

Recording Information: Document No. 2008-00026612

Legal Description: SEE EXHIBIT "A" ATTACHED HERETO.

WHEREAS TITO MEDINA is deceased.

Whereas, an Order to Proceed with Expedited Foreclosure under the Texas Rule Civil Procedure 736 was entered on August 15, 2018 under Cause No. 2018-06-12752 in the 135TH Judicial District Court of REFUGIO County, Texas
Date of Sale: November 6, 2018 between the hours of 1:00 PM and 4:00 PM.

Earliest Time Sale Will Begin: 1:00 PM

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

JIM RECTOR OR DENISE RECTOR, JO WOOLSEY, W.D. LAREW, LESLYE EVANS, ARNOLD MENDOZA, MARCIA CHAPA, MARTHA BOETA, BARBARA SANDOVAL, AMY ORTIZ, KIM HINSHAW, BENJAMIN GRIESINGER, STACEY BENNETT, VICKI HAMMONDS, BOB FRISCH, SANDRA MENDOZA, JAMIE STEEN, JODI STEEN, SUSANA SANDOVAL OR ALEXIS MENDOZA 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.


Aaron Espinoza, Attorney at Law

HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2018-002325

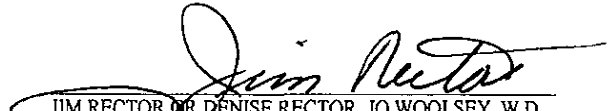

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LAREW, LESLYE EVANS, ARNOLD MENDOZA, MARCIA
CHAPA, MARTHA BOETA, BARBARA SANDOVAL, AMY
ORTIZ, KIM HINSHAW, BENJAMIN GRIESINGER, STACEY
BENNETT, VICKI HAMMONDS, BOB FRISCH, SANDRA
MENDOZA, JAMIE STEEN, JODI STEEN, SUSANA SANDOVAL
OR ALEXIS MENDOZA
c/o Tejas Trustee Services
14800 Landmark Blvd, Suite 850
Addison, TX 75254

EXHIBIT A

Field notes of a 0.241 acre tract of land, being part of a 0.816 acre tract of land as conveyed from Alma E. Hunt to W. E. Naylor by Deed dated December 12, 1975, and recorded in Volume 203, Page 7J of the Deed Records of Refugio County, Texas;

Said 0.241 acre tract is part of Lot 3, Block 1 of the Henry Heard Addition to the town of Refugio as shown on map recorded in Volume 1, Page 68 of the Map Records of Refugio County, Texas;

Said 0.241 acre tract is comprised of a portion of the Refugio Town Tract Survey, Abstract 26, is situated in Refugio County, Texas, on the northern edge of the town of Refugio, and is described by notes and bounds as follows:

Beginning at an 1/2" iron rod set in the south line of Houston Street, the north line of said 0.816 acre tract and the north line of said Lot 3, Block 1, for the northwest corner of this tract; whence, the northwest corner of said Lot 3, Block 1 bears N 81°00'00" W, a distance of 75.00 feet;

Thence S 81° 00' 00" E with the south line of said Houston Street, the north line of said 0.816 acre tract, the north line of said Lot 3, Block 1, and the north line of this tract, a distance of 70.00 feet to a 3/4" iron pipe set in the south line of said Houston Street for the northwest corner of a 0.238 acre tract just surveyed, and the northeast corner of this tract;

Thence S 09° 00' 00" W with the west line of said 0.238 acre tract and the east line of this tract, a distance of 150.00 feet to an 1/2" iron rod set for the southwest corner of said 0.238 acre tract and the southeast corner of this tract;

Thence N 81° 00' 00" W with the south line of said 0.816 acre tract and the south line of this tract, a distance of 70.00 feet to a 3/4" iron pipe found at the southwest corner of said 0.816 acre tract, for the southwest corner of this tract;

Thence N 09° 00' 00" E with the west line of said 0.816 acre tract and the west line of this tract, a distance of 150.00 feet to the place of beginning, containing 0.241 acres of land, more or less.

Filed for Record in:
Refugio County

Date: 06/20/08 at 03:04P

As a

Recording

Document Number: 00026612