

NOTICE OF [SUBSTITUTE] TRUSTEE'S 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 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.

1. **Date, Time, and Place of Sale.**

Date: October 01, 2019

Time: The sale will begin at 12:00 PM or not later than three hours after that time.

Place: FRONT DOOR OF THE COURTHOUSE FACING SOUTH ON WEST HIDALGO AVENUE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale.** Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated September 08, 2008 and recorded in Document VOLUME 571, PAGE 294; AS AFFECTED BY LOAN MODIFICATION AGREEMENT IN VOLUME 596, PAGE 7 real property records of WILLACY County, Texas, with NOE ZAMBRANO AND JENNIFER GONZALEZ, grantor(s) and FIRST NATIONAL BANK, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by NOE ZAMBRANO AND JENNIFER GONZALEZ, securing the payment of the indebtednesses in the original principal amount of \$187,300.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. PLAINSCAPITAL BANK is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

6. **Mortgage Servicer Information.** 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 lien securing the Property referenced above. CENLAR FSB, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CENLAR FSB
425 PHILLIPS BLVD
EWING, NJ 08618

Posted &
FILED 1:39pm
COUNTY COURT

AUG 29 2019

SUSANA R. GARZA, CLERK
WILLACY COUNTY, TEXAS
BY *[Signature]* DEPUTY



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.

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead JULIE MARTIN, WILLIAM D. LAREW, DAVID KARLE, ALEXIS MENDOZA OR ARNOLD MENDOZA whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Shawnika Harris

Certificate of Posting

My name is Alexis Mendoza, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 8-29-19 I filed at the office of the WILLACY County Clerk and caused to be posted at the WILLACY County courthouse this notice of sale.



Declarants Name: Alexis Mendoza

Date: 8-29-19

EXHIBIT "A"

LOT EIGHT (8), SENDERO SUBDIVISION, WILLACY COUNTY, TEXAS, ACCORDING TO THE OFFICIAL MAP THEREOF RECORDED IN VOLUME 3, PAGE 97 OF THE MAP RECORDS, WILLACY COUNTY, TEXAS.

Willacy County Clerk
Susana R Garza
576 West Main - Room 153
Raymondville, TX 78580-0000
Receipt# 133421

Miscellaneous
Posting of Trustee Sale
doc#: 2401.2
qty: 1 pgs: 1 nf: 0
2401.2 POSTING OF TRUSTEE SALE

414.2 SECURITY FEE 2.00
Miscellaneous 1.00
Copies 3.00

doc#: 402.2
qty: 1 pgs: 3 nf: 0
402.2 COPIES

3.00
3.00

Total Transactions: 6.00
Total Cash: 0.00
Total Check: 6.00
Total Credit: 0.00
Total Charge: 0.00
Total Direct Deposit: 0.00
Total Return: 0.00

Total Paid: 6.00
Balance Due: 0.00

By: PIONEER LAND SERVICES
S:
PRINTING OF NST AND COPIES
Printed: 8/29/2019 1:44 PM
Date: 8/29/2019 1:44 PM