

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

BROOKS County

Deed of Trust Dated: December 30, 1998
Amount: \$51,800.00

Grantor(s): BRUNILDA GARCIA and GUADALUPE GARCIA
Original Mortgagee: FULL SPECTRUM LENDING, INC.

Current Mortgagee: THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS, INC., ASSET BACKED CERTIFICATES SERIES 2005-5

Mortgagee Servicer and Address: c/o NEWREZ LLC, F/K/A NEW PENN FINANCIAL, LLC D/B/A SHELLPOINT MORTGAGE SERVICING, P.O. BOX 10826 , GREENVILLE, SC 29603-0826

Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property

Recording Information: Document No. 071637
Legal Description: SEE EXHIBIT "A"

WHEREAS GUADALUPE GARCIA is deceased.

Whereas, an Order Allowing Foreclosure of Preferred Debt and Lien was entered on under Cause No. in the Judicial Court of BROOKS County, Texas

Date of Sale: August 6, 2019 between the hours of 11:00 AM and 2:00 PM.

Earliest Time Sale Will Begin: 11:00 AM

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

MARTHA BOETA OR SANDRA MENDOZA, ARNOLD MENDOZA, W.D. LAREW, CONNIE MEDLEY, SUSAN SANDOVAL, ALEXIS MENDOZA, LESLYE EVANS, MONTY MEDLEY, MONTGOMERY MEDLEY, VICKI HAMMONDS, BOB FRISCH, JODI STEEN, JAMIE STEEN, CONNIE COBB, CONSTANCE LEWIS, CLYDE COBB, BARBARA SANDOVAL, RAYMOND PEREZ, GARRETT SANDERS, MEGAN YASSI, VANESSA MCHANEY OR SARAH CHAMPINE-GARCIA 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 Mortgagee, the Mortgagee's attorney.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgageors 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.

Filed for Record
at 11:48 o'clock A. M

JUN 14 2019

Eivaray B. Silvas
County Clerk Brooks County, TX
By Mona Cantu, 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.



KIM ELLEN LEWINSKI, ATTORNEY AT LAW
HUGHES, WATERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2018-007642



Printed Name: Sandra Mendoza
c/o Auction.com, LLC
1 Mauchly
Irvine, California 92618

EXHIBIT "A"

Being a 5.22 acre tract of land, more or less, out of Lot 52, Block 10 of the Subdivision of the Lands Adjoining the Townsite of La Gloria as recorded in Volume A, Page 93 of the Transcribed Map Records of Jim Wells County, Texas, in the Los Olmos y Loma Blanca Grant, Abstract 433, and being part of a 40 acre tract of land out of said Lot 52 deeded to E.G. Maun as recorded in Volume 11, Page 23 of the Deed Records, Brooks County, Texas.

BEGINNING at a 5/8" iron rod set in the West right-of-way of F.M. 754 as recorded in Volume 31, Page 207, Deed Records Brooks County, Texas, from which a 5/8" iron rod found for the Northeast corner of said E.G. Maun tract bears N. 07 degrees 05' 00" E., 245.20 feet;

THENCE, S. 07 degrees 05' 00" W., along said right-of-way, a distance of 155.00 feet to a 5/8" iron rod set for the Southeast corner of this tract;

THENCE, N. 82 degrees 42' 05" W., a distance of 1468.28 feet to a 5/8" iron rod found in the East right-of-way of a 40' county road according to said subdivision plat for the Southwest corner of this tract;

THENCE, N. 07 degrees 05' 00" E., along said right-of-way, a distance of 155.00 feet to a 5/8" iron rod set for the Northwest corner of this tract;

THENCE, S. 82 degrees 42' 05" E., a distance of 1468.28 feet to the POINT OF BEGINNING and containing 5.22 acres of land, more or less.