

NOTICE OF FORECLOSURE SALE

1. **Property to Be Sold.** The property to be sold is described as follows:

SEE EXHIBIT "A"

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 07/31/2009 and recorded in Document 307458 real property records of Aransas County, Texas.

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

Date: 01/06/2015

Time: The sale will begin no earlier than 10:00 AM or no later than three hours thereafter.

Place: Aransas County Courthouse, Texas, at the following location: THE FRONT STEPS TO THE EAST LOBBY ENTRANCE OF THE ARANSAS COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the County Commissioners Court.

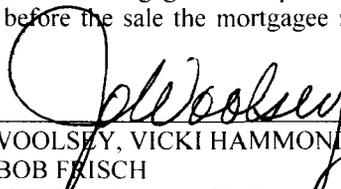
4. **Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

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. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. The sale shall not cover any part of the property that has been released of public record from the lien of the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. 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 Mortgagee, the Mortgagee or the Mortgagee's attorney.

5. **Obligations Secured.** The Deed of Trust executed by ROMAN GARZA, JR. provides that it secures the payment of the indebtedness in the original principal amount of \$144,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY is the current mortgagee of the note and deed of trust and CHAMPION MORTGAGE COMPANY is mortgage servicer. A servicing agreement between the mortgagee, whose address is NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY c/o CHAMPION MORTGAGE COMPANY, 350 Highland Drive, Lewisville, TX 75067 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. **Default and Request to Act.** Default has occurred under the deed of trust and NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY obtained a Home Equity Foreclosure Order from the 343rd District Court of Aransas County on 01/16/2014 under Cause No. A-13-0245-CV-C. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order and notice is given that before the sale the mortgagee may appoint another person substitute trustee to conduct the sale.


JO WOOLSEY, VICKI HAMMONDS, JODI R. STEEN, W.D. LAREW,
OR BOB FRISCH
c/o AVT Title Services, LLC
13770 Noel Road #801529
Dallas, TX 75380-1529

13-000129-952
921 STATE HIGHWAY 188
ARANSAS PASS, TX 78336

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.

307458

File No _____
County Clerk, Aransas County, Texas

rod in the North boundary line of Lot 20-B of said replat, and being the Southeast corner of this description; thence North 55 degrees 23 minutes 00 seconds West along and with the common line between Lots 9-E and 20-B, a distance of 40.00 feet to a 5/8 inch iron rod and being the Southwest corner of this description; thence, North 34 degrees 37 minutes 00 seconds East along a line parallel and 40.00 feet West of the common line between said Lots 9-E and 9-D a distance of 250.00 to a 5/8 inch iron rod in the South R.O.W. line of said Texas Farm Road No. 188, and being the Northwest corner of this description; thence, South 55 degrees 23 minutes 00 seconds East along and with the South R. O. W. line of said Texas Farm Road No. 188 a distance of 40.00 feet to the Place of Beginning and containing 0.230 acres or 10,000 square feet of land, more or less.

Tax id#: R67414

FILED
AT 11:18 A.M.

300

DEC 15 2014

Peggy L. Friebele

PEGGY L. FRIEBELE
COUNTY CLERK, ARANSAS CO., TEXAS

FILED FOR RECORD
AT 1:05 P.M. 13/164

AUG 11 2009

INDEXED
SCANNED

Peggy L. Friebele
PEGGY L. FRIEBELE ENV.
COUNTY CLERK, ARANSAS CO., TEXAS

TranStar National Title
2201 W. Plano Pkwy #152
Plano, Tx 75075

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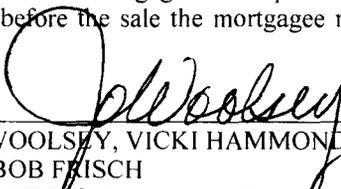
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EXHIBIT A - Legal Description

All that certain parcel of land situate in the City of Aransas Pass, County of Aransas and State of Texas bounded and described as follows:

Being a portion of Lots Nine-D (9-D) and Nine-E (9-E), Landblock Two Hundred Twenty-five (225), Burton & Danforth Subdivision, a subdivision situated in Aransas County, Texas, as shown by the replat of a portion of Farm Lot 9, and all of Farm Lots 19 and 20, Landblock 225, Burton & Danforth Subdivision thereof recorded in Volume 4, Page 3, Map Records of Aransas County, Texas, to which reference is here made for all pertinent purposes; and being more particularly described in 2 Tracts as follows:

Tract 1:

Being a 120 foot tract of land out Lot Nine-D (9-D), Landblock Two Hundred Twenty-five (225), Burton & Danforth Subdivision, a Subdivision situated in Aransas County, Texas, as shown by the replat of a portion of Farm Lot 9, and all of Farm Lots 19 and 20, Landblock 225, Burton & Danforth Subdivision thereof recorded in Volume 4, Page 3, Map Records of Aransas County, Texas, to which reference is here made for all pertinent purposes; and being more particularly described by metes and bounds as follows:

Beginning at the Southeast corner of said Farm Lot 9, for the Southeast corner of this tract; thence, in a Northeasterly direction along the East line of said Farm Lot 9, a distance of 200 feet to a point on the South right of way line of a state roadway, for the Northeast corner of this tract; thence, in a Northeasterly direction along the said South right of way line of said state roadway, a distance of 120 feet to a point for the Northwest corner of this tract; thence, in a Southwesterly direction parallel to the East line of said Farm Lot 9, a distance of 200 feet to a point on the South line of said Farm Lot 9, for the Southwest corner of this tract; thence, in a Southeasterly direction along the South line of said Farm Lot 9, a distance of 120 feet to the Point of Beginning.

Tract 2:

Being a 0.250 or 10,000 square feet of land embracing the Easterly 40.00 feet of Lot Nine-E (9-E), Landblock Two Hundred Twenty-five (225), Burton & Danforth Subdivision, a Subdivision situated in Aransas County, Texas, as shown by the replat of a portion of Farm Lot 9, and all of Farm Lots 19 and 20, Landblock 225, Burton & Danforth Subdivision thereof recorded in Volume 4, Page 3, Map Records of Aransas County, Texas, to which reference is here made for all pertinent purposes; and being more particularly described by metes and bounds as follows:

Beginning at a 5/8 inch iron rod in the south R.O.W. line of Texas Farm road No. 188, formerly Texas Farm Road 1069, for the common corner of Lots 9-E and 9-D of said replat, and being the Northeast corner and Place of Beginning of this description; thence South 34 degrees 37 minutes 00 seconds West along with the common line between said Lots 9-E and 9-D, a distance of 250.00 feet to a 5/8 inch iron

307458

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rod in the North boundary line of Lot 20-B of said replat, and being the Southeast corner of this description; thence North 55 degrees 23 minutes 00 seconds West along and with the common line between Lots 9-E and 20-B, a distance of 40.00 feet to a 5/8 inch iron rod and being the Southwest corner of this description; thence, North 34 degrees 37 minutes 00 seconds East along a line parallel and 40.00 feet West of the common line between said Lots 9-E and 9-D a distance of 250.00 to a 5/8 inch iron rod in the South R.O.W. line of said Texas Farm Road No. 188, and being the Northwest corner of this description; thence, South 55 degrees 23 minutes 00 seconds East along and with the South R. O. W. line of said Texas Farm Road No. 188 a distance of 40.00 feet to the Place of Beginning and containing 0.230 acres or 10,000 square feet of land, more or less.

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COUNTY CLERK, ARANSAS CO., TEXAS

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AT 1:05 P.M. 13

Lot

AUG 11 2009

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SCANNED

Peggy L. Friebele
PEGGY L. FRIEBELE
COUNTY CLERK, ARANSAS CO., TEXAS

2

ENV.

TranStar National Title
2201 W. Plano Pkwy #152
Plano, Tx 75075