

2019-34

REGIONS MORTGAGE (UPN)  
WALKER, ALVIN AND DEANNA GARDNER  
1130 CHEATHAM ROAD, CUERO, TX 77954

CONVENTIONAL  
Firm File Number: 19-034676

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on July 28, 2005, ALVIN WALKER, A SINGLE MAN AND DEANNA GARDNER, A SINGLE WOMAN, as Grantor(s), executed a Deed of Trust conveying to STEPHEN W. BING, ROBERT J. ADAM OR LEIGH ANN THOMPSON, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR TEXAS HERITAGE MORTGAGE, LTD., BY ITS GENERAL PARTNER, TXL MANAGEMENT CORPORATION, ITS SUCCESSORS AND ASSIGNS in payment of a debt therein described. The Deed of Trust was filed in the real property records of DEWITT COUNTY, TX and is recorded under Clerk's File/Instrument Number 43024 Volume 171, Page 894, to which reference is herein made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, February 4, 2020** between ten o'clock AM and four o'clock PM and beginning not earlier than 12:00 PM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate in the area designated by the Commissioners Court, of DeWitt county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of DeWitt, State of Texas:

SEE EXHIBIT A

Property Address: 1130 CHEATHAM ROAD  
CUERO, TX 77954  
Mortgage Servicer: REGIONS MORTGAGE  
Mortgagee: REGIONS BANK DBA REGIONS MORTGAGE  
7130 GOODLETT FARMS PARKWAY  
A4W  
CORDOVA, TN 38016

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 property securing the above referenced loan.

*Janice Stoner*  
\_\_\_\_\_  
SUBSTITUTE TRUSTEE  
c/o Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Vicki Hammonds, Jodi Steen, Janice Stoner, Barbara Sandoval, Martha Boeta, Ramon Perez, Garrett Sanders, Megan Ysassi, Amy Ortiz, Maryna Danielian  
c/o Shapiro Schwartz, LLP  
13105 Northwest Freeway, Suite 1200  
Houston, TX 77040  
(713) 462-2565

**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 military service to the sender of this notice immediately.**

Filed for Record  
This, the 30 day of December 2019  
at 10:45 o'clock A M

\_\_\_\_\_  
NATALIE CARSON, COUNTY CLERK OF  
DeWitt County, Texas  
*NAC*  
\_\_\_\_\_  
DEPUTY

John G. Pokluda            304 N. Gonzales            PH. 361-275-2716  
R. P. L. S. No. 1975      Cuero, Texas                Res. PH. 361-277-2418

**METES AND BOUNDS DESCRIPTION OF A 0.39-ACRE TRACT REQUESTED BY BOBBY POMPA**

BEING all that certain parcel or tract of land containing 0.39-Acre or 17,012 sq. ft. out of the J.A.V.y Gonzales Survey A-47, located in DeWitt County, Texas and being a part of that called 16-Acre tract described in deed to Bobby Pompa et. ux. from Davis Contractors L.T.D. recorded in Vol. 112 Page 510 in the official public records of said County: said 0.39-Acre tract is more particularly described by Metes and Bounds as follows:

BEGINNING at a 5/8" diameter iron rod found in the South line of said 16-Acre tract and North right of way line of Cheatham Road (a 45'± wide county maintained right of way) located S 88 Deg. 58 Min. 24 Sec. E, 363.34 feet from the lower Southwest corner of said 16-Acre tract and Southeast corner of a 0.138-Acre tract described in deed to Southwest Natural Gas Company recorded in Vol. 131 Page 181 in the deed records of said County;

THENCE N 00 Deg. 50 Min. 26 Sec. W, 128.95 feet to a 5/8" diameter iron rod found;

THENCE S 88 Deg. 58 Min. 24 Sec. E, 132.00 feet to a 5/8" diameter iron rod found;

THENCE S 00 Deg. 50 Min. 26 Sec. E, 128.95 feet to a 5/8" diameter iron rod set in the North right of way line of said road;

THENCE with said right of way line N 88 Deg. 58 Min. 24 Sec. W, 132.0 feet to the PLACE OF BEGINNING and containing within these Metes and Bounds 0.39-Acre or 17,012 sq. ft. of land.

The above description was written from an actual survey made on the ground, under my direction, and is true and correct to the best of my knowledge and belief.

STATE OF TEXAS  
COUNTY OF DEWITT  
I hereby certify that this instrument was filed  
on the date and time stamped hereon by me  
and was duly recorded in the Volume and  
Page of the Official Public Records of DeWitt  
County, Texas. AUG 01 2005  
ELVA PETERSEN  
DEWITT COUNTY CLERK  
By Sam Brantley Deputy  
Vol. 171 Page 894

John G. Pokluda  
John G. Pokluda, R.P.L.S. No. 1975  
Cuero, Texas      February 18, 2005



13024

**Filed for Record**  
This, the 1st day of August 20 05  
at 3:45 o'clock P M  
ELVA PETERSEN, COUNTY CLERK OF  
DeWitt County, Texas  
Kennedy Deputy  
Texas Heritage Mortgage  
(first page)