

## NOTICE OF TRUSTEE'S SALE

### DEED OF TRUST INFORMATION:

<b>Grantor(s)</b>	Katherine M. Salinas and Raul Salinas, Jr.	<b>Deed of Trust Date</b>	September 28, 2015
<b>Original Mortgagee</b>	Guardian Mortgage Company, Inc.	<b>Original Principal</b>	\$102,600.00
<b>Recording Information</b>	Book #: 553 Page #: 338-354 in De Witt County, Texas	<b>Original Trustee</b>	John Cottrell
<b>Property Address</b>	634 North Riedel, Yorktown, TX 78164	<b>Property County</b>	De Witt

### MORTGAGE SERVICER INFORMATION:

<b>Current Mortgagee</b>	Guardian Mortgage, a division of Sunflower Bank, N.A.	<b>Mortgage Servicer</b>	Guardian Mortgage, a division of Sunflower Bank, N.A.
<b>Current Beneficiary</b>	Guardian Mortgage, a division of Sunflower Bank, N.A.	<b>Mortgage Servicer Address</b>	2701 N. Dallas Parkway, Suite 180, Plano, TX 75093

### SALE INFORMATION:

<b>Date of Sale</b>	02/05/2019
<b>Time of Sale</b>	12:00 PM or no later than 3 hours thereafter
<b>Place of Sale</b>	Patio area in front of the West door of the Dewitt County Courthouse Building facing Gonzales Street, 307 N. Gonzales County Courthouse in De Witt County, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the De Witt County Commissioner's Court.
<b>Substitute Trustees</b>	Jo Woolsey, Bob Frisch, Vicki Hammonds, Arnold Mendoza, Sandra Mendoza, Jamie Steen, W.D. Larew, Leslye Evans, Chris LaFond, Alexis Mendoza, Susana Sandoval, Elizabeth Anderson, Selim Taherzadeh, Mo Taherzadeh, or Michael Linke, any to act
<b>Substitute Trustees' Address</b>	5001 Spring Valley Road, Suite 1020W, Dallas, Texas 75244

### PROPERTY INFORMATION:

#### Legal Description as per the Deed of Trust:

BEING A 0.259 ACRE (11,280 SQUARE FOOT) TRACT OF LAND SITUATED IN THE STEPHEN BEST LEAGUE & LABOR, ABSTRACT NO. 66, DEWITT COUNTY, TEXAS, SAID 0.259 ACRES BEING A PORTION OF LOT NUMBER ONE (1) AND LOT NUMBER TWO (2), BLOCK NUMBER SIXTY-FOUR (64) OF THE ORIGINAL TOWNSITE OF YORKTOWN, DEWITT COUNTY, TEXAS, SAID 0.259 ACRES BEING THE SAME TRACT OF LAND CONVEYED FROM NOE CANTU, TO RAUL SALINAS, JR. AND KATHERINE M. SALINAS BY DEED DATED AUGUST 26, 2011 AS RECORDED IN VOLUME 372, PAGE 560 IN THE OFFICIAL RECORDS OF DEWITT COUNTY, TEXAS, SAID 0.259 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS; BEGINNING AT A 5/8 INCH DIAMETER IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CIVILCORP" FOUND FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAID IRON ROD BEING THE NORTHWEST CORNER OF LOT 2, THE SOUTHWEST CORNER OF LOT 3, AND AN THE EAST RIGHT-OF-WAY LINE OF RIEDEL STREET (72.2' R.O.W.), SAID IRON ROD ALSO BEING SOUTH 10 DEGREES 00' 00" EAST (BASIS OF BEARING), A DISTANCE OF 100.80 FEET FROM A 1/2 INCH DIAMETER IRON PIPE FOUND FOR THE NORTHWEST CORNER OF LOT 3, THE NORTHWEST CORNER OF BLOCK 64, AND AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF RIEDEL STREET AND THE SOUTH RIGHT-OF-WAY LINE OF TENTH STREET (72.2' R.O.W.); THENCE, NORTH 80 DEGREES 09' 10" EAST, WITH THE COMMON LINE OF LOT 2 AND LOT 3, A DISTANCE OF 82.22 FEET TO A FENCE CORNER POST FOUND FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, SAID FENCE CORNER POST BEING THE NORTHWEST CORNER OF A RESIDUAL TRACT OF LAND CONVEYED FROM ESTELLA R. CANTU TO CYNTHIA C. JIMENEZ, ET AL AS RECORDED IN VOLUME 336, PAGE 871 OF THE OFFICIAL RECORDS OF SAID COUNTY, SAID FENCE CORNER POST ALSO BEING SOUTH 80 DEGREES 09' 10"

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WEST, A DISTANCE OF 86.48 FEET FROM A 1/2 INCH DIAMETER IRON PIPE FOUND FOR THE NORTHEAST CORNER OF THE RESIDUAL JIMENEZ TRACT, THE NORTHEAST CORNER OF LOT 2, AND THE SOUTHEAST CORNER OF LOT 3; THENCE, SOUTH 09 DEGREES 55'06" EAST, CROSSING LOT 2, WITH THE COMMON LINE OF THE RESIDUAL JIMENEZ TRACT, AND ALONG AN EXISTING FENCE, PASSING AT AN APPROXIMATE DISTANCE OF 100 FEET THE SOUTHWEST CORNER OF THE RESIDUAL JIMENEZ TRACT, AN EXTERIOR CORNER OF A RESIDUAL 54.7' X 168.7' CONVEYED FROM ESTELLA R. CANTU TO KATHERINE C. JIMENEZ, ET AL AS RECORDED IN VOLUME 336, PAGE 871 OF THE OFFICIAL RECORDS OF SAID COUNTY AND DESCRIBED IN VOLUME 135, PAGE 619 OF THE DEED RECORDS OF SAID COUNTY, AND THE COMMON LINE OF LOT 2 AND LOT 1, AND CONTINUING FOR AN OVERALL DISTANCE OF 135.71 FEET TO A FENCE CORNER POST FOUND FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE SOUTH 77 DEGREES 50'48" WEST, CROSSING LOT 1, WITH THE COMMON LINE OF THE RESIDUAL 54.7' X 168.7' JIMENEZ TRACT, A DISTANCE OF 82.08 FEET TO A 5/8 INCH DIAMETER IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CIVILCORP" FOUND FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAID IRON ROD ALSO BEING IN THE WEST LINE OF THE RESIDUAL 54.7' X 168.7' JIMENEZ TRACT, THE WEST LINE OF LOT 1, AND IN THE EAST RIGHT-OF-WAY LINE OF RIEDEL STREET; THENCE NORTH 10 DEGREES 00'00" WEST, WITH THE WEST LINE OF LOT 1 AND THE EAST RIGHT-OF-WAY LINE OF RIEDEL STREET, PASSING AT A DISTANCE OF 39.28 FEET A 5/8 INCH DIAMETER IRON ROD FOUND FOR THE NORTHWEST CORNER OF LOT 1 AND THE SOUTHWEST CORNER OF LOT 2, AND CONTINUING FOR AN OVERALL DISTANCE OF 139.02 FEET TO THE POINT OF BEGINNING, CONTAINING WITHIN THESE METES AND BOUNDS 0.259 ACRES (11,280 SQUARE FEET) OF LAND MORE OR LESS.

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Default has occurred under the Deed of Trust and all sums secured by the Deed of Trust were declared immediately due and payable. The Beneficiary has, or caused another to, removed the Original Trustee and appointed Substitute Trustees. On behalf of the Mortgagee, Mortgage Servicer, and Substitute Trustees, the undersigned is providing this Notice of Trustee's Sale.

The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the Beneficiary thereunder to have the bid credited to the Note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all other 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 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.

Pursuant to the Deed of Trust, the Beneficiary 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 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. Purchasers will buy the property "at the purchaser's own risk" and "at his/her peril", and no representation is made concerning the quality of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property.

# NOTICE OF TRUSTEE'S SALE

Pursuant to the Texas Property Code, the Trustee reserves the right to set further reasonable conditions for conducting the Sale. Any such further conditions shall be announced before bidding is opened for the first Sale of the day held by the Trustee or any Substitute Trustee.

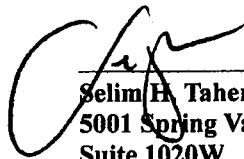
The Deed of Trust permits the Beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee, or any subsequently appointed Trustee, need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiling may be after the date originally scheduled for this sale.

Interested parties are encouraged to consult counsel of their choice prior to participating in the sale of the property.

**Assert and protect your rights as a member of the armed forces of the United States. If you 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.**

**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.**

Dated January 8, 2019.



Selim H. Taherzadeh  
5001 Spring Valley Road  
Suite 1020W  
Dallas, TX 75244  
(469) 729-6800

Return to: TAHERZADEH, PLLC  
5001 Spring Valley Road, Suite 1020W, Dallas, TX 75244

Filed for Record  
This, the 10 day of Jan 2019  
at 2:40 o'clock P M

NATALIE CARSON, COUNTY CLERK OF  
DeWitt County, Texas  
DEPUTY