

SELECT PORTFOLIO SERVICING, INC. (SPS)
VASQUEZ, ESTATE OF BENITA AND ESTATE OF LUIS
J.
4227 COUNTY ROAD 109, SAN DIEGO, TX 78384

CONVENTIONAL
Firm File Number: 15-021557

JUL 15 2019

ELODIA M. GARZA
CLERK COUNTY COURT, DUVAL COUNTY, TEXAS
BY *Richard B. B...* DEPUTY

NOTICE OF TRUSTEE'S SALE

WHEREAS, on April 24, 2006, BENTA VASQUEZ AND HUSBAND, LUIS J. VASQUEZ, as Grantor(s), executed a Deed of Trust conveying to THOMAS E. BLACK, JR., as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR ACCREDITED HOME LENDERS, INC. in payment of a debt therein described. The Deed of Trust was filed in the real property records of DUVAL COUNTY, TX and is recorded under Clerk's File/Instrument Number 092852 Volume 420, Page 486, 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, August 6, 2019** between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate in the area designated by the Commissioners Court, of Duval 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 Duval, State of Texas:

TRACT I:


0.549 ACRE OF LAND, MORE OR LESS, BEING OUT OF THE "SAN DIEGO DE ARRIBA" GRANT, A-212, DUVAL COUNTY, TEXAS, AND ALSO BEING OUT OF A 12.00 ACRE TRACT CONVEYED FROM PAUL GUAJARDO ET UX. MARY LOUISE GUAJARDO TO LUIS J. VASQUEZ AND BENITA VASQUEZ BY DEED DATED DECEMBER 22, 1980 AND RECORDED IN VOLUME 70, PAGES 653 OF THE OFFICIAL RECORDS OF DUVAL COUNTY, TEXAS AND SAID 0.549 ACRE OF LAND AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

TRACT II:

30' WIDE EASEMENT FOR ROAD BEING OUT OF THE "SAN DIEGO DE ARRIBA" GRANT, A-212, DUVAL COUNTY, TEXAS, AND ALSO BEING OUT OF A 12.00 ACRE TRACT CONVEYED FROM PAUL GUAJARDO ET UX, MARY LOUISE GUAJARDO TO LUIS J. VASQUEZ AND BENITA VASQUEZ BY DEED DATED DECEMBER 22, 1980 AND RECORDED IN VOLUME 70, PAGES 653 OF THE OFFICIAL RECORDS OF DUVAL COUNTY, TEXAS AND SAID 0.549 ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

Property Address: 4227 COUNTY ROAD 109
SAN DIEGO, TX 78384
Mortgage Servicer: SELECT PORTFOLIO SERVICING, INC.
Mortgagee: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR ASSET BACKED FUNDING
CORPORATION ASSET BACKED CERTIFICATES, SERIES 2006-HE1
3217 S. DECKER LAKE DR.
SALT LAKE CITY, UTAH 84119

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.


SUBSTITUTE TRUSTEE
Sandra Mendoza, Arnold Mendoza, Janice Stoner, Jodi Steen or Bob Frisch
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.

EXHIBIT "A"

TRACT I:

0.549 acre of land, more or less, being out of the "SAN DIEGO DE ARRIBA" GRANT, A-212, Duval County, Texas, and also being out of a 12.00 acre tract conveyed from Paul Guajardo et ux. Mary Louise Guajardo to Luis J. Vasquez and Benita Vasquez by deed dated December 22, 1980 and recorded in Volume 70, Pages 653 of the Official Records of Duval County, Texas and said 0.549 acre of land being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod (set) for the upper or most Northerly N.E. corner of this 0.549 acre tract and from whence the N.E. corner of said 12.00 acre tract (Volume 70, Page 653 of the Official Records of Duval County, Texas) bears N-85°-58'-06"-E, 141.06' and N-02°-39'-06"-E, 238.97';

THENCE, S-04°-01'-54"-E, a distance of 31.20' to a 5/8" iron rod (set) for an inner corner of this tract;

THENCE, N-85°-58'-06"-E, a distance of 70.55' to a 5/8" iron rod (set) for the lower N.E. corner of this tract;

THENCE, S-04°-01'-54"-E, a distance of 20.00' to a 5/8" iron rod (set) for the upper or most Northerly S.E. corner of this tract;

THENCE, S-85°-58'-06"-W, a distance of 70.55' to a 5/8" iron rod (set) for an inner corner of this tract;

THENCE, S-04°-01'-54"-E, a distance of 98.80' to a 5/8" iron rod to a 5/8" iron rod (set) for the lower S.E. corner of this tract;

THENCE, S-85°-58'-06"-W, a distance of 150.00' to a 5/8" iron rod (set) for the S.W. corner of this tract;

THENCE, N-04°-01'-54"-W, a distance of 150.00' to a 5/8" iron rod (set) for the N.W. corner of this tract;

THENCE, N-85°-58'-06"-E, a distance of 150.00' to the PLACE OF BEGINNING and containing 0.549 acre of land.

TRACT II:

30' wide easement for road being out of the "SAN DIEGO DE ARRIBA" GRANT, A-212, Duval County, Texas, and also being out of a 12.00 acre tract conveyed from Paul Guajardo et ux. Mary Louise Guajardo to Luis J. Vasquez and Benita Vasquez by deed dated December 22, 1980 and recorded in Volume 70, Pages 653 of the Official Records of Duval County, Texas and said 0.549 acre of land being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod (set) for the N.W. corner of a 0.549 acre tract of land and for the N.E. corner of this 30' easement and from whence the N.E. corner of the said 12.00 acre tract bears N-85°-58'-06"-E, 291.06 and N-02°-39'-06"-E, 238.97';

THENCE, S-04°-01'-54"-E, along the West line of said 0.549 acre tract, a distance of 30.00' to a point for the S.E. corner of this 30' wide easement for road;

THENCE, S-85°-58'-06"-W, along the South line of this easement, a distance of 265.24' to a point in the East R.O.W. line of County Road 109 for the S.W. corner of this 30' wide easement for road;

THENCE, N-00°-29'-50"-W, along the East R.O.W. of said County Road, a distance of 30.06' to a point for the N.W. corner of this 30' wide easement for road and from whence the N.W. corner of said 12.00 acre tract bears N-00°-29'-50"-W, 228.18';

THENCE, N-85°-58'-06"-E, along the North line of this 30' wide easement for road, a distance of 263.39' to the PLACE OF BEGINNING and containing 0.182 acre of land.