

Our File Number: 250.010772
Name: RUBEN E. MALDONADO, ROSA MARIA MALDONADO, MARRIED

FILED FOR RECORD
AT 1:50 O'CLOCK P.M.

NOTICE OF TRUSTEE'S SALE

JUL 13 2015

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 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.

WHEREAS, on June 25, 1998, RUBEN E. MALDONADO, ROSA MARIA MALDONADO, MARRIED, executed a Texas Home Equity Security Instrument conveying to HECTOR LOPEZ as Trustee, the Real Estate hereinafter described, to GREEN TREE FINANCIAL SERVICING CORPORATION, in the payment of a debt therein described, said Texas Home Equity Security Instrument being recorded under County Clerk Number 064787, Volume 254, Page 093 in the DEED OF TRUST OR REAL PROPERTY records of **DUVAL COUNTY, TEXAS**; and

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 the contingency and in the manner authorized by said Texas Home Equity Security Instrument; and

WHEREAS, an Order to Proceed with Notice of Foreclosure Sale and Foreclosure Sale was entered on March 17, 2014 under Cause No. DC-13-286 in the 229th Judicial District Court of **DUVAL COUNTY, TEXAS**;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, August 4, 2015** 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, I will sell said Real Estate at the County Courthouse in **DUVAL COUNTY, TEXAS** to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended.

Said Real Estate is described as follows:

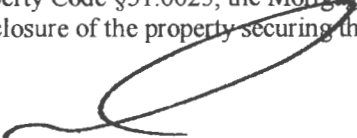
TRACT I: LOT 4, BLOCK 194, ORIGINAL TOWNSITE OF SAN DIEGO, ALSO KNOWN AS 207 NORTH AVE. E. SITUATED WITH THE CORPORATE CITY LIMITS OF SAN DIEGO, DUVAL COUNTY, TEXAS.

TRACT II: LOT 5, BLOCK 194, ORIGINAL TOWNSITE OF SAN DIEGO, ALSO KNOWN AS 207 NORTH AVE. E. SITUATED WITH THE CORPORATE CITY LIMITS OF SAN DIEGO, DUVAL COUNTY, TEXAS.

Property Address: 207 E. NORTH AVE
SAN DIEGO, TX 78384
Mortgage Servicer: GREEN TREE SERVICING LLC
Noteholder: WELLS FARGO BANK, N.A., AS TRUSTEE ON BEHALF OF LAKE COUNTRY
MORTGAGE LOAN TRUST 2005-HE1
345 ST. PETER STREET
1100 LANDMARK TOWERS
ST PAUL, MN 55102

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. 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.

WITNESS MY HAND this day, July 13, 2015.


Sandra Mendoza, W. D. Law, Arnold
Mendoza, Chance Oliver, or Bret Allen,
Substitute Trustee

c/o Angel Reyes & Associates, P.C.
5950 Berkshire Lane, Suite 410
Dallas, Texas 75225
(214) 526-7900

DUVAL COUNTY
ELODIA M. GARZA
Duval County Clerk
San Diego, Texas 78384

9296



70 2014 00009296

Instrument Number: 2014-9296

As

Recorded On: April 01, 2014

RECORDINGS

Parties: GREEN TREE SERVICING LLC ET AL

Billable Pages: 5

To MALDONADO RUBEN E ET AL

Number of Pages: 6

Comment: ENVELOPE

(Parties listed above are for Clerks reference only)

** Examined and Charged as Follows: **

RECORDINGS	45.00
Total Recording:	45.00

***** DO NOT REMOVE. THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 2014-9296
Receipt Number: 136362
Recorded Date/Time: April 01, 2014 01:37:18P
Book-Vol/Pg: BK-OR VL-591 PG-518
User / Station: H Salazar - Cash Station 1

Record and Return To:

SERVICELINK DEFAULT ABSTRACT SOLUTIONS
7301 N STATE HWY 161 SUITE 305
IRVING TX 75039



State of Texas |

County of Duval

I hereby certify that this instrument was filed on the date and time stamped hereon and was duly recorded in the volume and page in the OFFICIAL RECORDS of Duval County, Texas

Elochia M. Garza
Duval County Clerk
[Signature]
Deputy

Vol Ps
591 518

MAR 17 2014

9296

FN: 250.010772
LN: XXXX 7595

CAUSE NO. DC-13-286

D. DARTON, CLERK
DISTRICT CLERK, DUVAL COUNTY, TEXAS
BY Elizabeth W. [Signature]

IN RE: ORDER FOR FORECLOSURE
CONCERNING

RUBEN E. MALDONADO
ROSA MARIA MALDONADO
AND
207 E. NORTH AVE
SAN DIEGO, TX 78384

§
§
§
§
§
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§
§

IN THE DISTRICT COURT

OF DUVAL COUNTY, TEXAS

229th JUDICIAL DISTRICT

UNDER TEX. R. CIV. PROC. 736

**AGREED ORDER PERMITTING FORECLOSURE OF LIEN
CREATED UNDER TEX. CONST. ART. XVI, § 50A(6)**

On March 17, 2014, the Court considered this agreed order on the Application for Order Permitting Foreclosure of Lien Created under Tex. Const. art. XVI, § 50a(6) ("Application") filed by Green Tree Servicing LLC ("Petitioner"), as servicing agent for Wells Fargo Bank, N.A., as Trustee on behalf of Lake Country Mortgage Loan Trust 2005-HE1 ("Noteholder"), its successors in interest and assigns. The Application seeks an order pursuant to Tex. Const. art. XVI, § 50(a)(6)(D), and rules 735 and 736 of the Texas Rules of Civil Procedure allowing Petitioner to proceed with foreclosure of a lien created under Tex. Const. art. XVI, § 50a(6), on real property (the "Property") with a mailing address of 207 E. NORTH AVE, SAN DIEGO, TX 78384 and legally described as:

TRACT I: LOT 4, BLOCK 194, ORIGINAL TOWNSITE OF SAN DIEGO, ALSO KNOWN AS 207 NORTH AVE. E. SITUATED WITH THE CORPORATE CITY LIMITS OF SAN DIEGO, DUVAL COUNTY, TEXAS.

TRACT II: LOT 5, BLOCK 194, ORIGINAL TOWNSITE OF SAN DIEGO, ALSO KNOWN AS 207 NORTH AVE. E. SITUATED WITH THE CORPORATE CITY LIMITS OF SAN DIEGO, DUVAL COUNTY, TEXAS.

The Court finds that the Application complies with rule 736(1) of the Texas Rules of Civil Procedure; that RUBEN E. MALDONADO and ROSA MARIA MALDONADO ("Respondents"), whose last known address is 207 E. NORTH AVE, SAN DIEGO, TX 78384, have filed a response; that Respondents were properly served with notice of the hearing; that Respondents have appeared through

counsel, Jaime Omar Garza, and further finding that Petitioner has proved the elements of rule 736(1)(3) of the Texas Rules of Civil Procedure, the court hereby GRANTS Petitioner's Application for Order Permitting Foreclosure of Lien Created under Tex. Const. art. XVI, § 50a(6).

IT IS THEREFORE ORDERED that Petitioner may proceed with a foreclosure of the lien, that's recorded at Document Number 064787 of the Duval County Deed R cords, on the Property under the terms of the security instrument and Texas Property Code Section 51.002.

IT IS FURTHER ORDERED that Petitioner shall send Respondents a copy of this signed Order with the notice of foreclosure sale sent to Respondents.

IT IS FURTHER ORDERED, AS AGREED, that the Petitioner will not proceed with a foreclosure sale prior to the **June 3, 2014**. Petitioner may however send required notices prior to such sale date in order to comply with all statutory requirements.

IT IS FURTHER ORDERED that if Respondents are represented by counsel, Petitioner shall, by certified mail, send Respondents' attorney, notice of the foreclosure sale date.

IT IS FURTHER ORDERED that Petitioner may communicate with Respondents and all third parties as may be reasonably necessary to conduct the foreclosure sale of the Property and/or negotiate a reinstatement and/or short sale with Respondents.

SIGNED on Nov 17, 2014.



PRESIDING DISTRICT COURT JUDGE

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591 520

Approved as to Form and Content:
Respectfully submitted,
ANGEL REYES & ASSOCIATES, P.C.

Chance Oliver
State Bar Number 90001972
5950 Berkshire Lane, Suite 410
Dallas, Texas 75225
Telephone 214-526-7900
Facsimile 214-526-7910
Email Chance.Oliver@reyeslaw.com
ATTORNEY FOR APPLICANT
LF #: 250.010772



Jamie Omar Garza
State Bar Number 07732800
111 South Seguin Street
San Diego, TX 78384
361-279-8251
361-279-7729

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591 521

Approved as to Form and Content:
Respectfully submitted,
ANGEL REYES & ASSOCIATES, P.C.



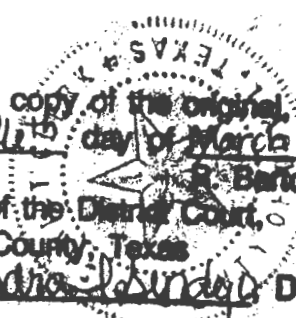
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ATTORNEY FOR APPLICANT
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361-279-7729

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A True copy of the original. I certify
the 24th day of March 2014


R. Barton
Clerk of the District Court,
Duval County, Texas
By Jandra L. Sunda Deputy

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