

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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.

1. **Date, Time, and Place of Sale.**

Date: March 05, 2019

Time: The sale will begin at 10:00AM or not later than three hours after that time.

Place: THE EAST STEPS OF THE LAVACA COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale.** Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated July 10, 2014 and recorded in Document VOLUME 655, PAGE 680 real property records of LAVACA County, Texas, with ERIC LEE RODRIGUEZ AND AMANDA PINEDA M RODRIGUEZ, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by ERIC LEE RODRIGUEZ AND AMANDA PINEDA M RODRIGUEZ, securing the payment of the indebtednesses in the original principal amount of \$317,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. PINGORA LOAN SERVICING, LLC. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

6. **Mortgage Servicer Information.** 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 lien securing the Property referenced above. FLAGSTAR BANK, F.S.B., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o FLAGSTAR BANK, F.S.B.  
5151 CORPORATE DRIVE  
TROY, MI 48098

*Megan Randle*

MEGAN RANDLE, EBBIE MURPHY, STACEY BENNETT, GARRETT SANDERS, DYLAN RUIZ, AARTI PATEL, DEBBY JURASEK, OR REBECCA BOLTON  
Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
4004 Belt Line Road, Suite 100  
Addison, Texas 75001

Certificate of Posting

My name is \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the LAVACA County Clerk and caused to be posted at the LAVACA County courthouse this notice of sale.

Declarants Name: \_\_\_\_\_  
Date: \_\_\_\_\_



**EXHIBIT "A"**

DESCRIPTION OF 18.145 ACRES OF LAND SITUATED IN THE W.H. LIVING SURVEY (ABSTRACT NO. 285) IN LAVACA COUNTY, TEXAS AND BEING ALL OF THAT CALLED 17.69 ACRE (TRACT NO. 11) OF THE VIENNA WOODS SUBDIVISION, SECTION 1, RECORDED IN VOLUME 1, ON SLIDE 29 OF THE LAVACA COUNTY PLAT CABINET AND DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN FROM FRANK A. WOJTEK, ET UX TO TIM ZACHARY, ET UX, DATED NOVEMBER 16, 2001, RECORDED IN VOLUME 244, PAGE 801 OF THE LAVACA COUNTY OFFICIAL RECORDS. SAID 18.145 ACRES DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID ZACHARY 17.89 ACRE (TRACT NO. 11), SAME BEING THE SOUTHEAST CORNER OF THE PEGGY DUNBAR GRAY 16.36 ACRE (TRACT NO. 12- VOL. 245, PG. 620 OF THE LAVACA COUNTY OFFICIAL RECORDS) AND IN THE WESTERLY LINE OF A PUBLIC ROAD (PLATTED HICKORY RIDGE ROAD - SIGNED LCR 157A), SAME ALSO BEING THE NORTHEAST CORNER OF SAID 18.145 ACRES;

THENCE, S 13 DEG 40' 00" E ALONG THE EASTERLY LINE OF SAID ZACHARY 17.89 ACRE (TRACT NO. 11) AND SAID WESTERLY LINE OF HICKORY RIDGE ROAD, A DISTANCE OF 115.62 FEET TO A CAPPED 1/2" IRON ROD SET FOR AN ANGLE CORNER AND S 20 DEG 41' 00" E - (BEARING BASIS), A DISTANCE OF 372.31 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID ZACHARY 17.89 ACRE (TRACT NO. 11), SAME BEING THE NORTHEAST CORNER OF THE ROBERT RAY GOODE, SR. 17.42 ACRE (TRACT NO. 10- VOL. 422, PG. 115 OF THE LAVACA COUNTY DEED RECORDS) AND THE SOUTHEAST CORNER OF SAID 18.145 ACRES;

THENCE, S 69 DEG 18' 41" W ALONG THE LINE OF COMMON TO SAID ZACHARY 17.89 ACRE (TRACT NO. 11) AND SAID GOODE 17.42 ACRE TRACT, A DISTANCE OF 922.88 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID ZACHARY 17.89 ACRE (TRACT NO. 11), SAME BEING THE NORTHWEST CORNER OF SAID GOODE 17.42 ACRE TRACT AND IN THE EASTERLY LINE OF THE LAMESA CORPORATION 244.35 ACRE TRACT (VOL. 95, PG. 165 OF THE LAVACA COUNTY OFFICIAL RECORDS), SAME ALSO BEING THE SOUTHWEST CORNER OF SAID 18.145 ACRES;

THENCE, N 20 DEG 00' 43" W ALONG THE LINE OF COMMON TO SAID ZACHARY 17.89 ACRE (TRACT NO. 11) AND SAID LAMESA CORPORATION 244.35 ACRE TRACT, A DISTANCE OF 847.39 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID ZACHARY 17.89 ACRE (TRACT NO. 11), SAME BEING THE SOUTHWEST CORNER OF SAID GRAY 18.36 ACRE TRACT AND THE NORTHWEST CORNER OF SAID 18.145 ACRES;

THENCE, N 68 DEG 04' 41" E ALONG THE LINE COMMON TO SAID ZACHARY 17.89 ACRE (TRACT NO. 11) AND SAID GRAY 16.36 ACRE TRACT, A DISTANCE OF 936.59 FEET TO THE POINT OF BEGINNING CONTAINING 18.145 ACRES OF LAND, MORE OR LESS.

THE DESCRIPTION OF SAID 18.145 ACRE TRACT OF LAND AND ATTACHED PLAT REPRESENT AN ON THE GROUND SURVEY MADE BY ME AND UNDER MY DIRECT SUPERVISION.



**ShowBarcode = YES**  
**Posting Date = 01/17/2019**  
**County = LAVACA / 00143**