



NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WARD County
Deed of Trust Dated: July 10, 2013
Amount: \$74,720.00
Grantor(s): JEREMIAH MARTINEZ and SHAZEL MARTINEZ

Original Mortgagee: JPMORGAN CHASE BANK, N.A.
Current Mortgagee: BAYVIEW LOAN SERVICING, LLC

Mortgagee Address: BAYVIEW LOAN SERVICING, LLC, 4425 Ponce de Leon Blvd., Suite 500, Coral Gables, FL 33146

Recording Information: Document No. 13-3176

Legal Description: LOT FOUR (4), BLOCK SIXTEEN (16), PROVIDENCE ADDITION NO. 2, TO THE CITY OF MONAHANS, WARD COUNTY, TEXAS, ACCORDING TO A MAP OR PLAT THEREOF ON RECORD IN VOLUME 182, PAGE 547-550, DEED RECORDS AND VOLUME 3, PAGE 60 MAP RECORDS, IN THE OFFICE OF THE COUNTY CLERK IN WARD COUNTY, TEXAS.

WHEREAS JEREMIAH MARTINEZ is deceased.

Whereas, an Order to Proceed with Expedited Foreclosure under the Texas Rule Civil Procedure 736 was entered on September 25, 2018 under Cause No. 18-07-24677-CVW in the 143rd Judicial District Court of WARD County, Texas
Date of Sale: May 7, 2019 between the hours of 10:00 AM and 1:00 PM.

Earliest Time Sale Will Begin: 10:00 AM

Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the WARD County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

SHELLEY NAIL OR DONNA TROUT, JONATHAN SCHENDEL, RAMIRO CUEVAS, KRISTIE ALVAREZ, KRISTINA MCCRARY, CASSIE MARTIN, VANESSA MCHANNEY OR JOHNNIE EADS have been appointed as Substitute Trustee(s), ("Substitute Trustee") each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust.


The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.


If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. 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.

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.


RAFAEL U. DONNELLY, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2018-002839


SHELLEY NAIL OR DONNA TROUT, JONATHAN SCHENDEL,
RAMIRO CUEVAS, KRISTIE ALVAREZ, KRISTINA MCCRARY,
CASSIE MARTIN, VANESSA MCHANNEY OR JOHNNIE EADS
c/o Tejas Trustee Services
14800 Landmark Blvd, Suite 850
Addison, TX 75254

FILED FOR RECORD IN:
Ward County
On: 3/11/2019 10:14:14 AM
Doc Number: 2019-5
Number of Pages: 1
Amount: 3.00
Order#: 20190311000011
By: LH




Denise Valles, County Clerk