

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**DATE:** April 12, 2019

**NOTE:** Promissory Lien Note described as follows:

Date: November 9, 2007  
Debtor: Enrique E. Garza, Jr.  
Original Creditor: Countrywide Bank, F.S.B.  
Original Principal Amount: \$275,998.00  
Current Holder: Wilmington Savings Fund Society, FSB, doing business as Christiana Trust, not in its individual capacity, but solely as trustee for BCAT 2015-14ATT

**DEED OF TRUST:** Deed of Trust described as follows:

Date: November 9, 2007  
Grantor: Enrique E. Garza, Jr., Joined herein Pro Forma by his Wife, Shannon E. Weatherby  
Trustee: G. Tommy Bastian  
Current Beneficiary: Wilmington Savings Fund Society, FSB, doing business as Christiana Trust, not in its individual capacity, but solely as trustee for BCAT 2015-14ATT  
Recorded: November 27, 2007 in/under Official Records Book 1005, at Page 25 of the Public Records of Chambers County, Texas

**LENDER:** Wilmington Savings Fund Society, FSB, doing business as Christiana Trust, not in its individual capacity, but solely as trustee for BCAT 2015-14ATT

**BORROWER:** Enrique E. Garza, Jr., Joined herein Pro Forma by his Wife, Shannon E. Weatherby

**PROPERTY:** The real property described as follows:

LOT FOURTEEN (14), BLOCK TWO (2) OF FINAL PLAT OF THE COVE AT COTTON CREEK, A SUBDIVISION IN CHAMBERS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED VOLUME 2006, PAGE 13721 OF THE PLAT RECORDS OF CHAMBERS COUNTY, TEXAS



**SUBSTITUTE TRUSTEE:** BRENT W. MARTINELLI, JIM MILLS, SUSAN MILLS, EMILY NORTHERN, TOMMY JACKSON, RON HARMON, MARGIE ALLEN, KYLE BARCLAY

Substitute Trustee's Mailing Address:

1700 Pacific Avenue, Suite 4545  
Dallas, TX 75201

**DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:**

May 7, 2019, the first Tuesday of the month, to commence at 10:00 AM, or within three (3) hours after that time.

**PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:**

In Chambers County, Texas, at the County Courthouse in Chambers County, Texas, on the East steps, second level of the courthouse, unless the location of the sale has been otherwise designated to a specific location by the Commissioner's Court of Chambers County. If such a designation by the Commissioner's Court has been made and recorded after the date hereof and prior to the time of sale, then the Substitute Trustee will sell the Premises at the area designated by the Commissioner's Court of Chambers County, Texas., (if no such place is designated, then the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

**RECITALS**

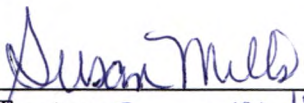
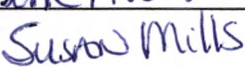
Default has occurred in the payment of the Note and/or in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code Section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law.

Formal notice is now given of Lender's election to proceed against and sell the real property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and applicable law.

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, as Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

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.

Notice of Sale executed by:

  
Trustee 

FILED FOR RECORD IN:  
Chambers County  
On: 4/15/2019 2:50:27 PM  
Doc Number: 2019-2860  
Number of Pages: 3  
Amount: 10.00  
Order#: 20190415000034  
By: JG



Heather H. Fawthorne, County Clerk

Recorded: 