



## Notice of Substitute Trustee Sale

T.S. #: 18-1874

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.

Date, Time, and Place of Sale - The sale is scheduled to be held at the following date, time and place:

Date: 1/2/2019  
Time: The sale will begin no earlier than 1:00 PM or no later than three hours thereafter.  
The sale will be completed by no later than 4:00 PM  
Place: Medina County Courthouse in Hondo, Texas, at the following location: THE WEST ENTRANCE TO THE COURTHOUSE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

Property To Be Sold - The property to be sold is described as follows:

LOT 1, BLOCK A, LOMA ALTA ADDITION TO THE TOWN OF HONDO, MEDINA COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 1, PAGE 30, PLAT RECORDS OF MEDINA COUNTY, TEXAS.

Instrument to be Foreclosed - The instrument to be foreclosed is the Deed of Trust is dated 1/26/2000 and is recorded in the office of the County Clerk of Medina County, Texas, under County Clerk's File No 112700 recorded on 2/3/2000 in Book 368 Page 918 of the Real Property Records of Medina County, Texas.

110 15TH STREET  
HONDO, TX 78861

Trustor(s):	OFELIA MORIN DOMINGUEZ	Original Beneficiary:	AMERIQUEST MORTGAGE COMPANY
Current Beneficiary:	US Bank Trust National Association, as Trustee of the Preston Ridge Partners Investments II Trust	Loan Servicer:	SN Servicing Corporation
Current Substituted Trustees:	Deborah Martin, Vanessa Ramos, Deanna Ray, Irene Salazar, Richard Holton, Aarti Patel, Maryna Danielian, Frederick Britton, Pamela Thomas, Alexis Martin, Nancy Gomez, Leo Gomez, Troy Martin, Cassie Martin, Terri Martin, Shelby Martin, Rick Snoke, Briana Young, Jennifer Bergh, Patricia Sanchez, Heather Smith		

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.

Terms of Sale - The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. Pursuant to the Deed of Trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold

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in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

**Type of sale** - The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of the sale granted by the deed of trust executed by OFELIA MORIN DOMINGUEZ, A SINGLE WOMAN. The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.


**Obligations Secured** - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of \$23,800.00, executed by OFELIA MORIN DOMINGUEZ, A SINGLE WOMAN, and payable to the order of AMERIQUEST MORTGAGE COMPANY; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of OFELIA MORIN DOMINGUEZ, A SINGLE WOMAN to OFELIA MORIN DOMINGUEZ. US Bank Trust National Association, as Trustee of the Preston Ridge Partners Investments II Trust is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale.

Questions concerning the sale may be directed to the undersigned or to the beneficiary:  
US Bank Trust National Association, as Trustee of the Preston Ridge Partners Investments II Trust  
c/o SN Servicing Corporation  
323 5th Street  
Eureka, CA 95501

Dated: 11/29/2018

Deborah Martin, Vanessa Ramos, Deanna Ray, Irene Salazar, Richard Holton, Aarti Patel, Maryna Danielian, Frederick Britton, Pamela Thomas, Alexis Martin, Nancy Gomez, Leo Gomez, Troy Martin, Cassie Martin, Terri Martin, Shelby Martin, Rick Snoke, Briana Young, Jennifer Bergh, Patricia Sanchez, Heather Smith,

  
Prestige Default Services  
600 E John Carpenter Fwy., Suite 200  
Irving, Texas 75062  
Phone: (949) 427-2010  
Fax: (949) 427-2732

AFTER RECORDING, PLEASE RETURN TO:  
Prestige Default Services  
600 E John Carpenter Fwy., Suite 200  
Irving, Texas 75062  
Attn: Trustee Department

**FILED AND RECORDED**

**Instrument Number: 18-00133**

Filing and Recording Date: 11/29/2018 08:24:45 AM Pages: 3 Recording Fee: \$3.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the PUBLIC RECORDS of Medina County, Texas.



*Gina Champion*

Gina Champion, County Clerk  
Medina County, Texas

Filed By Leeann Quintanilla Deputy