

2

Notice of Foreclosure Sale

January 3, 2017

FILED
On: Nov 07, 2016 at 09:37A

Receipt# - 131373

Generosa Gracia-Ramon
County Clerk, Val Verde County, TX

By LM Deputy

Amended Deed of Trust ("Deed of Trust"):

Dated: September 13, 2013

Grantor: JUAN JOSE TAFOYA

Trustee: CESAR ESCAMILLA

Lender: JESSICA GEORGE

Recorded in: Document Number: 00279500 of the Official Public Records of Val Verde County, Texas

Legal Description:

Being all of Lot Four (4), Block Forty-Two, of the Blum Addition to the City of Del Rio, Val Verde County, Texas, according to the map or plat of record in Volume 923, Page 452-454 of the Map Records of Val Verde County, Texas

Secures: Amended Promissory Note ("Note") in the original principal amount of \$94,000.00, executed by JUAN JOSE TAFOYA ("Borrower") and payable to the order of Lender

Foreclosure Sale:

Date: Tuesday, January 3, 2017

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 A.M. and not later than three hours thereafter.

Place: 400 Pecan St., on the front steps of the Val Verde County Courthouse.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that JESSICA GEORGE's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, JESSICA GEORGE, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of JESSICA GEORGE's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with JESSICA GEORGE's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If JESSICA GEORGE passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by JESSICA GEORGE. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (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(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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.

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.**



RICHARD F. GUTIERREZ, Substitute Trustee
113 E. Losoya St.
Del Rio, Texas 78840
Telephone (830) 774-5591
Telecopier (830) 774-5593

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
8/7/2012

Grantor(s)/Mortgagor(s):
ALDO A MOLINA AND VALERIE E MOLINA,
HUSBAND & WIFE

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC. ("MERS") SOLELY AS A
NOMINEE FOR UNITED WHOLESALE
MORTGAGE, ITS SUCCESSORS AND ASSIGNS

Current Beneficiary/Mortgagee:
Lakeview Loan Servicing, LLC

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 00272447

Property County:
VAL VERDE

FILED
On: Nov 17, 2016 at 02:49P
Receipt# - 131585

Mortgage Servicer:
M&T Bank is representing the Current
Beneficiary/Mortgagee under a servicing agreement
with the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
1 Fountain Plaza, Buffalo, NY 14203
By Generosa Gracia-Ramon, Deputy
County Clerk, Val Verde County, TX

Legal Description: SITUATED IN VAL VERDE COUNTY, TEXAS, AND BEING LOT FOURTEEN (14), BLOCK "C", ALTA VISTA UNIT II SUBDIVISION TO THE CITY OF DEL RIO, TEXAS, ACCORDING TO THE PLAT OF RECORD IN VOLUME 4, PAGE 43, MAP RECORDS, VAL VERDE COUNTY, TEXAS.

Date of Sale: 1/3/2017

Earliest Time Sale Will Begin: 1PM

Place of Sale of Property: Val Verde County Courthouse, 400 Pecan Street, Del Rio, TX 78840 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

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.

Notice Pursuant to Tex. Prop. Code § 51.002(i): 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.



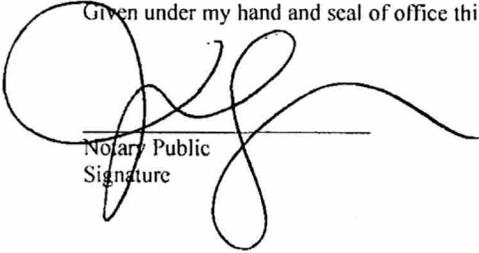
~~Billie C. Lewis, Jr., Blake Lewis, Calvin Speer,
Wendy Speer, Melody Speer, Joshua Sanders, Elmer
Hernandez, Melody Cruz-Smith, Frederick Britton,
Nancy Gomez, Leo Gomez, Calvin Speer, Wendy
Speer or Melody Speer
or Cole D. Patton
or Denny Tedrow~~
MCCARTHY HOLTHUS - TEXAS, LLP
ATTN: SALES
1255 West 15th Street, Suite 1060
Plano, TX 75075

MH File Number: TX-16-28579-FC
Loan Type: FHA

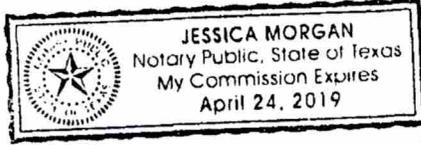
STATE OF TEXAS §
COUNTY OF Val Verde §

Before me, the undersigned Notary Public, on this day personally appeared Nancy Gomez as Substitute Trustee, known to me or proved to me through a valid State driver's license or other official identification described as _____ to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 17 day of November 2016.



Notary Public
Signature



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: January 03, 2017

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

Place THE FRONT STEPS OF THE VAL VERDE COUNTY COURTHOUSE, PECAN STREET ENTRANCE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

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

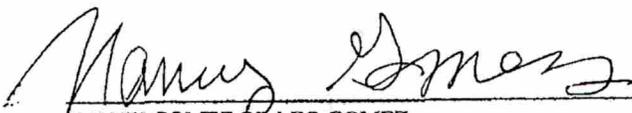
3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated October 01, 2007 and recorded in Document VOLUME 01075, PAGE 00052 real property records of VAL VERDE County, Texas, with MARIO MARTINEZ AND RUBY MARTINEZ, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by MARIO MARTINEZ AND RUBY MARTINEZ, securing the payment of the indebtednesses in the original principal amount of \$278,825.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. FEDERAL NATIONAL MORTGAGE ASSOCIATION, A/K/A FANNIE MAE is the current mortgagee of the note and Deed of Trust or Contract Lien.

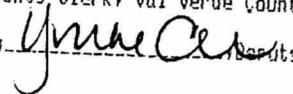
5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

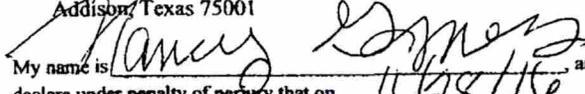
6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. SETERUS, INC., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o SETERUS, INC.
14523 SW MILLIKAN WAY SUITE 200
BEAVERTON, OR 97005



NANCY GOMEZ OR LEO GOMEZ
Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, L.L.P.
4004 Belt Line Road, Suite 100
Addison, Texas 75001

FILED
On: Nov 28, 2016 at 08:36A
Receipt# - 131687
Generosa Gracia-Ramon
County Clerk, Val Verde County, TX
By: 


My name is Nancy Gomez and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I
declare under penalty of perjury that on 11/28/16 filed at the office of the VAL VERDE County Clerk and caused to be posted at
the VAL VERDE County courthouse this notice of sale.

NANCY GOMEZ
Declarant's Name: _____
Date: 11/28/16



EXHIBIT "A"

SITUATED IN VAL VERDE COUNTY, TEXAS, AND BEING LOT FIVE-A (5A), MAYFIELD-MUECKE SUBDIVISION TO THE CITY OF DEL RIO, TEXAS, ACCORDNG TO THE PLAT OF RECORD IN SLIDE 203-B, MAP RECORDS, VAL VERDE COUNTY, TEXAS



FILED
On: Nov 30, 2016 at 12:21P

Receipt# - 131758

Generosa Gracia-Ramon
County Clerk, Val Verde County, TX

By Y. Gracia-Ramon Deputy

NOTICE OF FORECLOSURE 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 OR 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. *Property to Be Sold.* The property to be sold is described as follows: SITUATED IN VAL VERDE COUNTY, TEXAS, AND BEING LOT EIGHTEEN (18), BLOCK TWELVE (12), BLUM ADDITION TO THE CITY OF DEL RIO, TEXAS, ACCORDING TO THE PLAT OF RECORD IN VOLUME 3, PAGE 578, DEED RECORDS, VAL VERDE COUNTY, TEXAS;

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 09/01/2005 and recorded in Document 0219902 real property records of Val Verde County, Texas.

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

Date: 01/03/2017

Time: 01:00 PM

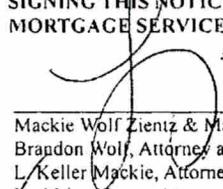
Place: Val Verde County Courthouse, Texas at the following location: THE FRONT STEPS OF THE VAL VERDE COUNTY COURTHOUSE, 400 PECAN STREET, DEL RIO, TEXAS, PECAN STREET ENTRANCE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee 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 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.

5. *Obligations Secured.* The Deed of Trust executed by JULIET D. GARCIA, provides that it secures the payment of the indebtedness in the original principal amount of \$63,995.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. BANK OF AMERICA, N.A. is the current mortgagee of the note and deed of trust and BANK OF AMERICA, N.A. is mortgage servicer. A servicing agreement between the mortgagee, whose address is BANK OF AMERICA, N.A. c/o BANK OF AMERICA, N.A., 4500 PARK GRANADA, CALABASAS, CA 91302 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. *Substitute Trustee(s) Appointed to Conduct Sale.* In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint BILLIE C. LEWIS, JR., CALVIN SPEER, WENDY SPEER, CHRIS LAFOND, MELODY SPEER OR BLAKE LEWIS, Substitute Trustee to act under and by virtue of said Deed of Trust.

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.


Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L. Keller Mackie, Attorney at Law
Lori Liane Long, Attorney at Law
Tracey Midkiff, Attorney at Law
Joseph Modric, Attorney at Law
Parkway Office Center, Suite 900
14160 North Dallas Parkway
Dallas, TX 75254


BILLIE C. LEWIS, JR., CALVIN SPEER, WENDY SPEER,
CHRIS LAFOND, MELODY SPEER OR BLAKE LEWIS
c/o AVT Title Services, LLC
1101 Ridge Rd. Suite 222
Rockwall, TX 75087

I am Billie C. Lewis, Jr. Certificate of Posting
whose address is 14160 N. Dallas Pkwy, Suite 900, Dallas, TX 75254. I declare under penalty of perjury that on Nov. 30, 2016 I filed this Notice of Foreclosure Sale at the office of the Val Verde County Clerk and caused it to be posted at the location directed by the Val Verde County Commissioners Court.

FILED
On: Dec 08, 2016 at 10:14A

Receipt# - 131894

Generosa Gracia-Ramon
County Clerk, Val Verde County, TX

By Y. Garcia Deputy

NOTICE OF SALE

The Declaration of Restrictive Covenants and Conditions of the Del Grande Mobile Home Subdivision (the "Declaration") of record in Volume 452, Pages 414-432, Deed Records of Val Verde County, Texas, and the By-Laws of Del Grande Mobile Homeowners' Association, Inc. (the "Association") that grants to the Association an assessment lien against each unit in the Association to secure the payment of assessments and related charges (collectively, the "Assessments"), including attorney's fees and costs established by the Association pursuant to the Declaration.

ROBERT LEONARD DRURY has defaulted in the payment of his Assessments owing to the Association and the same is now wholly due; the Association, acting by and through its duly authorized agent, intends to sell the herein described property to satisfy the present indebtedness of said owner to the Association.

Therefore, notice is hereby given that on Tuesday, January 3, 2017, between 10:00 A.M. and 4:00 P.M., the Association will sell said real estate at the Courthouse located at 400 Pecan Street, Main Entrance, Del Rio, Val Verde County, Texas to the highest bidder for cash, except that the Association's bid may be by credit against the indebtedness owing to the Association, subject to all superior liens, including but not limited to: any and all delinquent taxes; any encumbrances of record; and further any possible defects in the title to the mobile home situated on the property, together with the condition of said mobile home, which does not meet the standards as outlined in the Restrictive Covenants. Purchaser shall within 30 days of the date of purchase obtain proper permits to either 1) completely renovate the mobile home to bring it to the standards acceptable to the Association; or, 2) remove the mobile home and install another

one that is no more than 5 years old, and meets with the Association's approval. The earliest time at which said sale will begin will be 10:00 A.M., and the sale will take place not later than three hours after that time.

Pursuant to section 51.0075(a) of the Texas Property Code, the Substitute Trustee reserves the right to set further reasonable conditions for conducting the foreclosure sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the Substitute Trustee.

Said real estate is described as:

Situated in Val Verde County, Texas, and being Lot 22, Block A, Del Grande Mobile Home Subdivision, Unit I, near the City of Del Rio, Texas, according to the plat of record in Slide 29, Side 58, Map Records, Val Verde County, Texas, and commonly known as 22 Mulberry Drive, Del Rio, Texas 78840.

SIGNED on December 7, 2016.

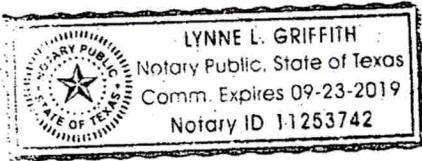
DEL GRANDE MOBILE HOMEOWNERS'
ASSOCIATION, INC.

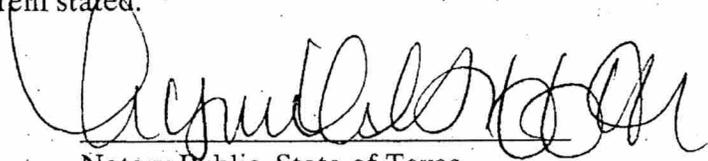
By: 

DIANA FERREIRA, President and
Substitute Trustee
11372 West US Highway 90
Del Rio, Texas 78840
(830) 719-5763

THE STATE OF TEXAS
COUNTY OF VAL VERDE

BEFORE ME, the undersigned authority, on this day personally appeared DIANA FERREIRA,, President and Substitute Trustee of Del Grande Mobile Homeowners' Association, Inc., known to me through Texas drivers lic to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed, on this 7 day of December, 2016, in the capacities herein stated.




Notary Public, State of Texas

229 Fox Drive
Del Rio, Texas 78840

NOTICE OF SUBSTITUTE TRUSTEE SALE

FILED
On: Dec 13, 2016 at 03:36P
Receipt# - 131972
Generosa Gracia-Ramon
County Clerk, Val Verde County, TX
By *[Signature]* Deputy

Deed of Trust Information:

Date: March 7, 2012
Grantor(s): Earl Lee Tarbet, unmarried
Original Mortgagee: American Advisors Group
3800 W. Chapman Avenue, 3rd Floor
Orange, California 92868
Current Mortgagee: Reverse Mortgage Solutions, Inc.
14405 Walters Road, Suite 200
Houston, TX 77014
Original Principal Balance: \$115,770.00
Recorded in: 00269905
Property County: Val Verde County
Legal Description: See Exhibit "A" attached hereto and incorporated herein for all purposes.

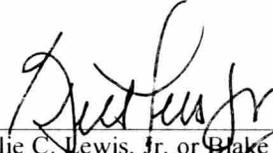
Sale Information:

Date of Sale: January 3, 2017
Time of Sale: 1:00 p.m. or within three hours thereafter
Place of Sale: THE FRONT STEPS OF THE COURTHOUSE, BEING THE FRONT ENTRANCE, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court
Substitute Trustee: Billie C. Lewis, Jr. or Blake Lewis or Calvin Speer or Wendy Speer or Melody Speer or Chris LaFond or George A. Kurisky, Jr., or Jeffrey B. Hardaway or Damian W. Abreo, either to act



4602397

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.



~~Billie C. Lewis, Jr. or Blake Lewis or Calvin Speer or Wendy Speer or Melody Speer or Chris LaFond or George A. Kurisky, Jr. or Jeffrey B. Hardaway or Damian W. Abreo,~~
either to act
Substitute Trustee

c/o Johnson DeLuca Kurisky & Gould, P.C.
4 Houston Center
1221 Lamar, Suite 1000
Houston, Texas 77010

EXHIBIT "A"

LOT 15, BLOCK G, UNIT III, BUENA VISTA 2, A SUBDIVISION IN VAL VERDE COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT RECORDED IN THE VAL VERDE COUNTY, TEXAS REAL PROPERTY RECORDS. Legal Description; All that certain property situate in the county of VAL VERDE, and State of TEXAS, being described as follows: and being more fully described in a deed dated 09/27/2002, and recorded 10/04/2002, among the land records of the county and state set forth above, in Deed Book 824, page 85.