

Notice of [Substitute] Trustee Sale

Receipt# - 132672

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

Assert and protect your rights as a member of the armed forces of the United States. If 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: 03/07/2017

Time: The sale will begin at 01:00 PM or not later than three hours after that time

Place: Val Verde County Courthouse, 400 Pecan Street, Del Rio, TX 78840 - THE FRONT STEPS OF THE COURTHOUSE, BEING THE FRONT ENTRANCE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS

Property Address: 106 Givens Avenue, Del Rio, TX 78840

2. Terms of Sale: Cash

3. **Instrument to be Foreclosed:** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 06/29/2010 and recorded 07/01/2010 in Document 00258707, Book --- Page ---, real property records of Val Verde County Texas, with Eduardo Fuentes, a single person grantor(s) and Overland Mortgage Corporation, as lender, Mortgage Electronic Registration Systems, Inc., as Beneficiary.

4. **Appointment of Substitute Trustee:** The undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by the above referenced Deed of Trust.

5. **Obligation Secured:** Deed of Trust or Contract Lien executed by Eduardo Fuentes, a single person securing the payment of the indebtedness in the original principal amount of \$ 39,468.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Owen Loan Servicing, LLC is the current mortgagee of the note and the deed of trust or contract lien.

Notice of [Substitute] Trustee Sale

6. **Default:** A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.

7. **Property to be sold:** The property to be sold is described as follows:

Situated In Val Verde County, Texas and being Lot Forty (40), Block Two (2), Garden Park Estates the City of Del Rio, Texas, according to the Plat of record in Volume 1, Page 94, Map records, Val Verde County, Texas.

8. **Mortgage Servicer Information:** The Mortgage Service 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. **Ocwen Loan Servicing, LLC**, as Mortgage Servicer, is representing the current mortgagee, whose address is:

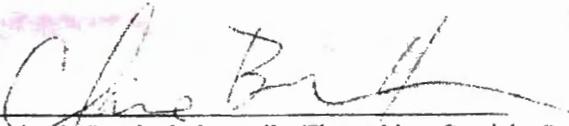
**C/O Ocwen Loan Servicing, LLC
1661 Worthington Rd., Suite 100
West Palm Beach, FL 33409
Phone: 1-800-746-2936**

Notice of [Substitute] Trustee Sale

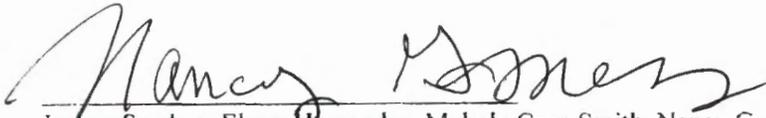
9. **Limitation of Damages:** If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's attorney.

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

Date: January 16, 2017



Stephanie Spurlock, Laterrika Thompkins, Camisha Scott, Keisha Lyons, Melisa Jones, Iman Walcott, Tanesha Humphrey, Claire Buxton, - Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer



~~Joshua Sanders, Elmer Hernandez, Melody Cruz-Smith, Nancy Gomez, Leo Gomez, Calvin Speer, Wendy Speer, Melody Speer, Billie C. Lewis, Billie C. Lewis, Jr, Blake Lewis, Frederick Britton, Jack Burns II, Evan Press, Shelia Blake, Pamela Thomas, Patricia Sanders, Kristopher Holub, Patrick Zwiers, Kelley Burns, Tanya Graham, Daniel Willsic, Chance Oliver, Max Murphy or Bret Allen, -- Substitute Trustee(s)~~

C/O Power Default Services, Inc.
Northpark Town Center
1000 Abernathy Rd NE, Bldg 400, Suite 200
Atlanta, GA 30328
Telephone: 855-427-2204
Fax: 866-960-8298

POWER DEFAULT SERVICES, INC. MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

Notice of Foreclosure Sale

February 7, 2017

FILED
2017 FEB 07 04:14P
RECORDED - 132901
Val Verde County, Texas
County Clerk, Val Verde County, TX
Yvonne

Deed of Trust ("Deed of Trust"):

Dated: March 10, 1998

Grantors: FERNANDO BARRIOS and wife, MARIA E. NAVARRETE

Trustee: C. PAT ELLIS, Substitute Trustee

Lender: THOMAS E. SWINSON

Recorded in: Document No.: 167178, Volume 681, Page 873 in the Official Public Records of Val Verde County, Texas

Legal Description: Being all of Lot six (6), in Block Twenty-Four (24), Val Verde Park No. 2, Val Verde County, Texas, according to the plat of record in the Map Records of Val Verde County, Texas, reference to which is hereby made for all purposes, and being the same Lot 6, in Block 24, Val Verde Park No. 2 conveyed to Tomas E. Swinson by Sheriff's Deed dated January 11, 1993, and recorded in Volume 571, Pages 582-583 of the Official Public Records of Val Verde County, Texas.

Secures: Promissory Note ("Note") in the original principal amount of \$19,000.00, executed by FERNANDO BARRIOS and wife, MARIA E. NAVARRETE ("Borrowers") and payable to the order of Lender and all other indebtedness of Borrower to Lender.

Property: The real property, improvements, and personal property described in and mortgaged in the Deed of Trust, including the real property described above, and all rights and appurtenances thereto.

Foreclosure Sale:

Date: March 7, 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.

Place: Val Verde County Courthouse
Pecan Street Entrance
400 Pecan Street
Del Rio, Texas 78840

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 LENDER '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, LENDER, the owner and holder of the Note, has requested Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of LENDER 'S election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with LENDER'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, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If LENDER 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

LENDER. 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, 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 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.



C. PAT ELLIS, Substitute Trustee
304 E. Losoya Street
Del Rio, TX 78840
Telephone (830) 778-1515
Telecopier (830) 775-6760

Notice of Foreclosure Sale

"Deed of Trust":

FILED
On: Feb 09, 2017 at 03:55P

Dated: March 6, 2006

Receipt# - 132946

Grantor: Juan Sergio Ortiz and wife, Veronica Ortiz

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

Trustee: Filemon Ortiz, Jr.

By *Generosa Gracia-Ramon*
Deputy

Lender: Guadalupe Fuentes and Fernando Fuentes

Recorded in: under document number 0223699, of the Official Public Records of Val Verde County, Texas

Legal Description: Lot Eight (8), Block Eight (8), of Val Verde Park Addition to Val Verde County, Texas, according to the map or plat of record in Volume 2, Page 63, of the New Map Records of Val Verde County, Texas.

Secures: ("Note" in the original principal amount of \$63,000.00 executed by Juan Sergio Ortiz and wife, Veronica Ortiz ("Borrower") and payable to the order of Lender

Foreclosure Sale:

Date: Tuesday, March 7, 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: At the front steps of the County Court at Law building located at 400 Pecan Street, Del Rio, Texas 78840.

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 Guadalupe Fuentes and Fernando Fuentes'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, Guadalupe Fuentes and Fernando Fuentes, the owner and holder of the Note, has requested Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Guadalupe Fuentes and Fernando Fuentes's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance

with Guadalupe Fuentes and Fernando Fuentes'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, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

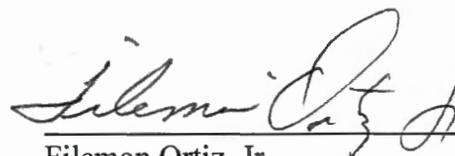
If Guadalupe Fuentes and Fernando Fuentes passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

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 Guadalupe Fuentes and Fernando Fuentes. 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, 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 Trustee.

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Filemon Ortiz, Jr.
Ortiz & Ortiz, P.C.
310 N. Main Street
DEL RIO, TX 78840
Telephone (830) 775-0544
Telecopier (830) 775-5131

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 07, 2017

Time: The sale will begin at 1:00PM 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 September 20, 2006 and recorded in Document CLERK'S FILE NUMBER 0228691 AS AFFECTED BY LOAN MODIFICATION CLERK'S FILE NO. 297063 real property records of VAL VERDE County, Texas, with EUSEBIO CUELLAR, grantor(s) and WELLS FARGO BANK, N. A., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by EUSEBIO CUELLAR, securing the payment of the indebtedness in the original principal amount of \$120,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. 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. WELLS FARGO BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o WELLS FARGO BANK, N.A.
3476 STATEVIEW BLVD
FORT MILL, SC 29715

Nancy Gomez
~~BILLIE C. LEWIS, JR., BLAKE LEWIS, CALVIN SPEER, WENDY SPEER, MELODY SPEER, JOSHUA SANDERS,
ELMER HERNANDEZ, MELODY CRUZ SMITH, OR FREDERICK BRITTON~~
Substitute Trustee

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

Nancy Gomez
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 2/13/17 I 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: 2/13/17

FILED
On: Feb 13, 2017 at 09:23A

Receipt# - 132975

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

By: *GR* Deputy



NOS0000006480453

EXHIBIT "A"

BEING ALL OF LOT NINE (9) , IN BLOCK THIRTY-FIVE (35) , OF THE COLLEGE HEIGHTS, AN ADDITION TO THE CITY OF DEL RIO, VAL VERDE COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT RECORDED IN VOLUME 1, PAGE 31, OF THE MAP RECORDS OF VAL VERDE COUNTY, TEXAS.



NOS0000006480453

CITIMORTGAGE, INC. (CMI)
LOCKERBIE, DAVID AND LIV
705 EAST 13TH STREET, DEL RIO, TX 78840

VA 626261060616
Firm File Number: 13-011427

NOTICE OF TRUSTEE'S SALE

WHEREAS, on February 20, 2006, DAVID LOCKERBIE, JR AND WIFE, LIV B. LOCKERBIE, as Grantor(s), executed a Deed of Trust conveying to WILLIAM M. WOODALL, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR CITIMORTGAGE, INC. in payment of a debt therein described. The Deed of Trust was filed in the real property records of VAL VERDE COUNTY, TX and is recorded under Clerk's File/Instrument Number 0223659 Volume 986, Page 868, to which reference is herein made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, March 7, 2017 between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, I will sell said Real Estate in the area designated by the Commissioners Court, of Val Verde county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Val Verde, State of Texas:

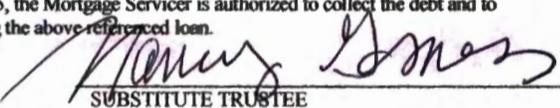
THE FOLLOWING DESCRIBED REAL PROPERTY SITUATE IN THE CITY OF DEL RIO, COUNTY OF VAL VERDE, AND STATE OF TEXAS, TO WIT:

SITUATED IN VAL VERDE COUNTY, TEXAS, AND BEING LOT THREE (3), BLOCK THIRTY (30), COLLEGE HEIGHTS ADDITION, TO THE CITY OF DEL RIO, TEXAS, ACCORDING TO PLAT OF RECORD IN VOLUME 1, PAGE 31, OF THE MAP RECORDS OF VAL VERDE COUNTY, TEXAS.

BY FEE SIMPLE DEED FROM EDITH L. MORGAN SMITH, INDIVIDUALLY AND AS INDEPENDENT EXECUTRIX OF THE ESTATE OF JOE R. MORGAN, DECEASED, AND HUSBAND, PAUL SMITH AS SET FORTH IN DEED BOOK 605, PAGE 641 AND RECORDED ON 9/15/1984, VAL VERDE COUNTY RECORDS

Property Address: 705 EAST 13TH STREET
DEL RIO, TX 78840
Mortgage Servicer: CITIMORTGAGE, INC.
Noteholder: CITIMORTGAGE, INC.
1000 TECHNOLOGY DRIVE
O'FALLON, MISSOURI 63368-2240

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. 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.


SUBSTITUTE TRUSTEE

Nancy Gomez, Leo Gomez, Calvin Speer, Wendy Speer or
Melody Speer
c/o Shapiro Schwartz, LLP
13105 Northwest Freeway, Suite 1200
Houston, TX 77040
(713)462-2565

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 military service to the sender of this notice immediately.

FILED

On: Feb 13, 2017 at 09:27A

Receipt# - 132976

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

By  Deputy