

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:** July 04, 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 September 01, 2004 and recorded in Document CLERK'S FILE NO. 0211161 real property records of VAL VERDE County, Texas, with JENNIE OWENS, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JENNIE OWENS, securing the payment of the indebtednesses in the original principal amount of \$155,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. MASTR ALTERNATIVE LOAN TRUST 2004-13 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-13, U.S. BANK NATIONAL ASSOCIATION 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. CITIMORTGAGE, INC., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CITIMORTGAGE, INC.  
1000 TECHNOLOGY DRIVE  
O'FALLON, MO 63368

*Nancy Gomez*  
\_\_\_\_\_  
NANCY GOMEZ OR LEO GOMEZ  
Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
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 *6/12/17* 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: *6/12/17*

FILED  
On: Jun 12, 2017 at 08:48A  
Receipt# - 135373  
Generosa Gracia-Ramon  
County Clerk, Val Verde County, TX  
By *MA* Deputy



NOS00000006741433

**EXHIBIT "A"**

SITUATED IN VAL VERDE COUNTY, TEXAS AND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS ON ATTACHED EXHIBIT "A", AND BEING THE SAME PROPERTY CONVEYED TO THE INSURED HEREIN BY DEED DATED SEPTEMBER 29, 1997, EXECUTED BY JESSE R. LATHAM AND BILLYE B. LATHAM, FILED AND RECORDED IN VOLUME 671, PAGES 245-247, OF THE OFFICIAL PUBLIC RECORDS OF VAL VERDE COUNTY, TEXAS.

SURVEY PLAT SHOWING 4.604-ACRE TRACT OF LAND OUT OF AND PART OF SECTION 4, DIVISION B, SURVEY NO. 160, W. FISBAUGH AND OUT OF AND PART OF TRACTS OF LAND AS DESCRIBED IN THE FOLLOWING DEEDS FROM WANDA LEE BRYAN TO JESSE R. LATHAM, ET UX, OF RECORD IN VOLUME 249, PAGE 90, RICHARD M. LATHAM, ET UX, TO J.R. LATHAM OF RECORD IN VOLUME 200, PAGE 255, DON R. HOWARD, ET UX, TO JESSE R. LATHAM OF RECORD IN VOLUME 249, PAGE 170 AND LOUIS BERGMANN, ET UX, TO BILLY B. LATHAM ET VIR, OF RECORD IN VOLUME 455, PAGE 26 OF THE DEED RECORDS OF VAL VERDE COUNTY, TEXAS.

DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON STAKE SET IN THE NORTHWEST LINE OF ALDERETE STREET FOR THE SOUTH CORNER OF SAID LATHAM PROPERTY, THE EAST CORNER OF TRACT OF LAND AS DESCRIBED IN DEED FROM NICOLAS FLORES, ET UX, TO HENRY AVILA, ET UX, OF RECORD IN VOLUME 134, PAGE 268 OF SAID DEED RECORDS, AND FOR THE SOUTH CORNER OF THIS TRACT;

THENCE N. 45 DEG. 00' W. 325.0 FT., WITH FENCE TO A 2-INCH PIPE CORNER POST FOR THE NORTH CORNER OF AVILA TRACT, A CORNER OF LATHAM TRACT AND FOR A CORNER OF THIS TRACT;

THENCE N. 43 DEG. 53' 58" E. 21.56 FT., WITH FENCE TO A 2-INCH PIPE CORNER POST FOR A CORNER OF THIS TRACT;

THENCE N. 44 DEG. 49' 08" W. 516.93 FT., WITH A FENCE TO A 1/2 INCH IRON STAKE SET AT A 3-WAY FENCE CORNER POST FOR THE WEST CORNER OF THIS TRACT;

THENCE N. 45 DEG. 10' 52" E. 224.7 FT., WITH A FENCE TO A 4-INCH PIPE CORNER POST FOR THE NORTH CORNER OF SAID LATHAM TRACT AND FOR A CORNER OF THIS TRACT;

THENCE S. 45 DEG. 33' 04" E. 841.67 FT., WITH FENCE TO A 1/2 INCH IRON STAKE SET IN THE NORTHWEST LINE OF ALDERETE STREET FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE S. 45 DEG. 00' 17" W. 256.05 FT., WITH THE NORTHWEST LINE OF ALDERETE STREET TO THE PLACE OF BEGINNING.



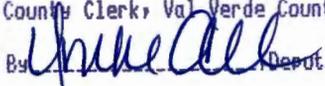
NOS0000006741433

FILED  
On: May 25, 2017 at 01:52P

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Receipt# - 135080

**VAL VERDE County**  
**Deed of Trust Dated:** March 19, 2003  
**Amount:** \$67,140.00  
**Grantor(s):** ADAM DAVID CHAVEZ and SANDRA CHAVEZ

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

**Original Mortgagee:** LONG BEACH MORTGAGE COMPANY  
**Current Mortgagee:** DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR REGISTERED HOLDERS OF LONG BEACH MORTGAGE LOAN TRUST 2003-3, ASSET-BACKED CERTIFICATES, SERIES 2003-3

**Mortgagee Servicer and Address:** c/o SELECT PORTFOLIO SERVICING, INC., 3217 South Decker Lake Drive, Salt Lake City, UT 84119

Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property

**Recording Information:** Document No. 0199322

**Legal Description:** SEE EXHIBIT "A"

**Date of Sale:** July 4, 2017 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 VAL VERDE 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.

NANCY GOMEZ OR LEO GOMEZ, CALVIN SPEER, WENDY SPEER OR MELODY SPEER 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 AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER**

  
\_\_\_\_\_  
KRISTEN BATES, ATTORNEY AT LAW  
HUGHES, WATTERS & ASKANASE, L.L.P.  
1201 Louisiana, Suite 2800  
Houston, Texas 77002  
Reference: 2016-014068

  
\_\_\_\_\_  
NANCY GOMEZ OR LEO GOMEZ, CALVIN SPEER, WENDY SPEER  
OR MELODY SPEER  
c/o Tejas Trustee Services  
4100 Midway Rd Ste 1040  
Carrollton, TX 75007

**Exhibit "A"**

Being all of Lot Six (6), and the East 1/2 of Lot (5), in Block "D", of the Resubdivision of Tract A, Val Verde Park Addition To the City of Del Rio, Texas, as shown by Map or Plat recorded in Volume 2, Page 66, of the Map Records of Val Verde County, Texas and being more particularly described by metes and bounds as follows:

Beginning at a 1/2" iron rod found in the North Line of Currency Dr. for the common South corner of Lots 5 and 6 Block "D" Resubdivision Tract "A", Val Verde Park Addition.

THENCE, N 87°45' W with the North Line of Currency Dr. a distance of 50.0' ft. to a 1/2" iron rod found for the Southwest Corner this Tract.

THENCE, N 02°15' E along a line parallel to and 50' ft. West of the East line of Lot 5 a distance of 180.0' ft. to a 1/2" iron rod set for the Northwest corner this Tract.

THENCE, S 87°45' W along the North line of Lots 5 And 6, passing the common North corner to Lots 5 and 6 at 50' ft. and continuing for a total distance of 150.0' ft. to a 1/2" iron rod set for the common North corner of Lots 6 and 7 and being the Northeast corner this tract.

THENCE, S 02°15' W with the common line between Lots 6 and 7 a distance of 180.0' ft. to a 1/2" iron rod set on the North line of Currency Dr. for the common South corner of Lots 6 and 7 and the Southeast corner this tract.

THENCE, N 87°45' W with the North line of Currency Drive a distance of 100.0' ft. to the PLACE OF BEGINNING.