

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: November 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, DEL RIO, TEXAS, OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

FILED
On: Aug 14, 2017 at 08:32A

Receipt# - 136567

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

By Yvonne Al, Deputy

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 06, 2008 and recorded in Document VOLUME 01127, PAGE 00841, AS AFFECTED BY FHA HOME AFFORDABLE MODIFICATION AGREEMENT CLERK'S FILE NO. 00280421 AND CLERK'S FILE NO. 00295536 real property records of VAL VERDE County, Texas, with PEDRO GARCIA AND MARIBEL GARCIA, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (EMERS), AS NOMINEE, mortgagee.

4. Obligations Secured Deed of Trust or Contract Lien executed by PEDRO GARCIA AND MARIBEL GARCIA, securing the payment of the indebtednesses in the original principal amount of \$108,567.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. JPMORGAN CHASE 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. JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o JPMORGAN CHASE BANK, NATIONAL ASSOCIATION
3415 VISION DRIVE
COLUMBUS, OH 43219

Nancy Gomez
WILLIE C. LEWIS, JR., CLAKE LEWIS, CALVIN SPEER, WENDY SPEER, MELODY SPEER, FRED BRITTON,
JONATHAN SCHEIDEL, PATRICIA SANDERS, CARY CUMMINGS OR RAYMOND PEREZ,
Substitute Trustee

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

Active Duty Notifications: Special Loans Unit /CHASE Home Lending Attn: SCRA/2210 Enterprise Drive /Florence, SC 29501 /Fax: 843 413 5433/scra.military.orders@chase.com

Nancy Gomez Certificate of Posting
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 8/14/17 I filed at the office of the VAL VERDE County Clerk and caused to be posted on
the VAL VERDE County courthouse this notice of sale.

Nancy Gomez
Declarant's Name
Date: 8/14/17



NOS0000006468540

EXHIBIT "A"

SITUATED IN VAL VERDE COUNTY, TEXAS, AND BEING LOT NINE (9), BLOCK FIFTEEN (15), FIRST RAILROAD ADDITION TO THE CITY OF DEL RIO, TEXAS, ACCORDING TO THE PLAT OF RECORD IN VOLUME 11, PAGE 185, DEED RECORDS, VAL VERDE COUNTY, TEXAS.



000000006468540

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: November 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 May 16, 2014, and recorded in Document CLERK'S FILE NO. 00283679 real property records of VAL VERDE County, Texas, with JULIO GARCIA JR, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee

4) **Obligations Secured.** Deed of Trust or Contract Lien executed by JULIO GARCIA JR, securing the payment of the indebtedness in the original principal amount of \$137,365.00, 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:

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

Nancy Gomez
of the County of Val Verde, Texas, including Dwayne Lewis, Calvin Speer, Wendy Greer, Melody Speer, Fred Britton, Jonathan Schendel, Patricia Sanders, Cary Corndelium or Raymond Perez
Substitute Trustee

W/ BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Nancy Gomez Certificate of Posting
My name is *Nancy Gomez* and my address is 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on 8/28/17 I filed in 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: 8/28/17

FILED
On: Aug 28, 2017 at 11:17A
Receipt# - 136839
Generosa Gracia-Ramon
County Clerk, Val Verde County, TX
By: *MA* Deputy



NOS0000006971881

EXHIBIT "A"

SITUATED IN VAL VERDE COUNTY, TEXAS, AND BEING LOT EIGHT (8), BLOCK EIGHT (8), NORTH HEIGHTS ADDITION TO THE CITY OF DEL RIO, TEXAS, ACCORDING TO THE PLAT OF RECORD IN VOLUME 1, PAGE 40, MAP RECORDS, VAL VERDE COUNTY, TEXAS



NOS0000006971881

Notice of Foreclosure Sale

November 7, 2017

FILED
On: Sep 18, 2017 at 04:06P

Receipt# - 137245

Generosa Gracia-Ramon
County Clerk, Val Verde County, TX
By: *[Signature]* Deputy

Deed of Trust ("Deed of Trust"):

Dated: September 9, 2008

Grantor: OSCAR BURROLA and wife, NARCISA BURROLA

Trustee: RICHARD F. GUTIERREZ

Lender: GUSTAVO FLORES RODRIGUEZ

Recorded in: Document No 00245905 of the real property records of Val Verde County, Texas

Legal Description: Being all of Lot Six (6), Block One (1), Flores Twin Lakes Subdivision near the City of Del Rio, Val Verde County, Texas, according to the plat of record in Slide 308-B, Map Records, Val Verde County, Texas.

Secures: Promissory Note ("Note") in the original principal amount of \$14,500.00, executed by OSCAR BURROLA and wife, NARCISA BURROLA ("Borrower") and payable to the order of Lender

Foreclosure Sale:

Date: Tuesday, November 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: Val Verde County Courthouse in Del Rio, Texas, at the following location: 400 Pecan St., 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 GUSTAVO FLORES RODRIGUEZ'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, GUSTAVO FLORES RODRIGUEZ, 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 GUSTAVO FLORES RODRIGUEZ's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with GUSTAVO FLORES RODRIGUEZ'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.

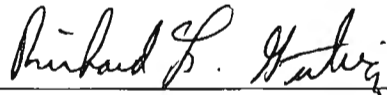
If GUSTAVO FLORES RODRIGUEZ passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

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 GUSTAVO FLORES RODRIGUEZ. 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.



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

Notice of [Substitute] Trustee 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: 11/07/2017

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

Place: THE FRONT STEPS OF THE VAL VERDE COUNTY COURTHOUSE, 400 PECAN STREET, DEL RIO, TX, PECAN STREET ENTRANCE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS

Property Address: 907 Howell Street, Del Rio, TX 78840

- 2. 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. Any conveyance of the property is subject to all matters of record affecting the property
- 3. Instrument to be Foreclosed:** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 03/31/2005 and recorded 04/01/2005 in Document 0215780, Book VL 938 Page 673, real property records of Val Verde County Texas, with Jose Campos, Jr., joined herein pro forma by his wife, Maria G. Campos, grantor(s) and Resmae 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 Jose Campos, Jr., joined herein pro forma by his wife, Maria G. Campos securing the payment of the indebtedness in the original principal amount of \$57,200.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note, HSBC BANK USA, NATIONAL ASSOCIATION, as Trustee for ACE Securities Corp. Home Equity Loan Trust, Series 2005-RM2 Asset Backed Pass-Through Certificates is the current mortgagee of the note and the deed of trust or contract lien.

FILED
On: Sep 28, 2017 at 01:55P

Receipt# - 137449

Generosa Gracia-Ramon
County Clerk, Val Verde County, TX
By: *[Signature]* Deputy

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:

Being all of Lot Seven (7), in Block "G", of the Skyways Addition, an Addition to the City of Del Rio, Val Verde County, Texas, as shown by the Map or Plat recorded in Volume 2, Page 96, of the Map records of 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:

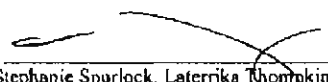
**C/O Ocwen Loan Servicing, LLC
1661 Worthington Rd., Suite 100
West Palm Beach, FL 33409
Phone: 1-800-746-2936**


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: September 25, 2017


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


~~Nancy Gomez, Leo Gomez, Calvin Spicer, Wendy Spicer, Melody Spicer, 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 Whittle, Chance Oliver, Max Murphy or Briar 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 TRUSTEE'S SALE

Date: October 6, 2017

Trustee: Douglas A. Newton, Jr., P. O. Box 6312, San Antonio, Bexar County, Texas 78209

Mortgagee: DetCo, Inc., P. O. Box 6312, San Antonio, Bexar County, Texas 78209

Deed of Trust:

Date: January 3, 2013

Grantor: Javier Lozano Mata

Grantor's Mailing Address: P. O. Box 2193, Del Rio, TX 78841

Trustee: Douglas A. Newton, Jr., 3260 Rustic Oak, San Antonio, TX 78261

Beneficiary: DetCo, Inc., 3260 Rustic Oak, San Antonio, TX 78261

Recording Information: Document No. 00274965, Official Public Records of Val Verde County, Texas

Note:

Date: January 3, 2013

Amount: Forty-six Thousand and no/100 (\$46,000.00) Dollars

Maker: Javier Lozano Mata

Payee: DetCo, Inc.

Maturity Date: January 3, 2030

Terms of Payment: Monthly installments as provided in note

FILED
On: Oct 11, 2017 at 11:47A

Receipt# - 137691

Property: Being Tract "B", a replat of Lot One (1), Block Seven (7), of the Fairview Addition, an addition to the City of Del Rio, Val Verde County, Texas, as shown by the Map or Plat recorded in slide 268, Side A, of the Map Records of Val Verde County, Texas.

Generosa Gracia-Ramon
By: *[Signature]*, Deputy

Date of Sale of Property: November 7, 2017

Earliest Time of Sale of Property: 11:00 a.m. The sale will begin at the earliest time stated or within three hours after that time.

Place of Sale of Property: At the Val Verde County Courthouse at Del Rio, Texas at such place as designated by the Val Verde County, Texas, Commissioners' Court, pursuant to § 51.002 of the Texas Property code as the place where foreclosure sales are to take place (if no such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted.)

The deed of trust permits the Beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiled may be after the date originally scheduled for this sale.

Douglas A. Newton, Jr. is Trustee under the Deed of Trust. Mortgagee has instructed Trustee to offer the property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the property for sale at public action at the Place of Sale, to the highest bidder for cash, "AS IS, WHERE IS," 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.

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.

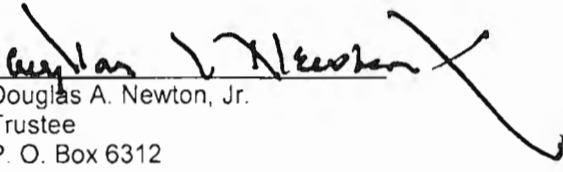
Those desiring to purchase the property will need to demonstrate their ability to pay their bid immediately in cash if their bid accepted.

The 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 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. The sale shall not cover any part of the property that has been released of public record from the lien of the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

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 sale granted by the Deed of Trust executed by Hipolito Murillo and wife, Alpha Murillo.

Default and Request to Act: Default has occurred under the deed of trust, and the beneficiary has requested me, as Trustee, to conduct this public sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the 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.


Douglas A. Newton, Jr.
Trustee
P. O. Box 6312
San Antonio, TX 78209
Phone: (210)930-0696

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: November 07, 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 indebtedness 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 L. GOMEZ
Substitute Trustee

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

Nancy Gomez Certificate of Posting
My office is _____ and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I
declare under penalty of perjury that on 10/16/17 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: 10/16/17

FILED
On: Oct 16, 2017 at 09:21A
Receipt# - 137752

Generosa Gracia-Ramon
County Clerk, Val Verde County, TX
By: *[Signature]* Deputy



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

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: November 07, 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 February 22, 2012 and recorded in Document CLERK'S FILE NO. 00269288 real property records of VAL VERDE County, Texas, with PHILIP PROULX, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by PHILIP PROULX, securing the payment of the indebtedness in the original principal amount of \$91,125.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. LAKEVIEW LOAN SERVICING, LLC 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. FLAGSTAR BANK, F.S.B., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o FLAGSTAR BANK, F.S.B
5151 CORPORATE DRIVE
TROY, MI 48098

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 Certificate of Posting
My name is *Nancy Gomez* and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I
declares under penalty of perjury that on *10/16/17* 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: *10/16/17*

FILED
On: Oct 16, 2017 at 09:21A

Receipt# - 137752

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

Y. Gracia-Ramon

Deputy



NOS0000006460026

EXHIBIT "A"

SITUATED IN VAL VERDE COUNTY, TEXAS, AND BEING LOT TWENTY-EIGHT (28), BLOCK "C", ALTA VISTA UNIT I, SUBDIVISION TO THE CITY OF DEL RIO, TEXAS, ACCORDING TO THE PLAT OF RECORD IN VOLUME 3, PAGE 104, MAP RECORDS, VAL VERDE COUNTY, TEXAS.



NOS0000006460026

NOTICE OF 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. Sender is: Codilis & Stawiariski, PC, 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060

Date of Security Instrument: October 21, 2005

Grantor(s): Mary K. Martinez, borrower and spouse, Marcus Martinez

Original Trustee: Clifford D. Harmon

Original Mortgagee: Citifinancial Mortgage Company, inc.

Recording Information: Vol. 971, Page 246, or Clerk's File No. 0221074, in the Official Public Records of VAL VERDE County, Texas.

Current Mortgagee: PROF-2013-M4 Legal Title Trust, by U.S. Bank National Association, as Legal Title Trustee

Mortgage Servicer: Pay Servicing, LLC, whose address is C/O 440 S. La Salle Street, 20th Floor Chicago, IL 60605
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.

FILED
On: Oct 16, 2017 at 10:41A
Receipt# - 137758
Generosa Gracia-Ramon
County Clerk, Val Verde County, TX
By *[Signature]* Deputy

Date of Sale: 11/07/2017

Earliest Time Sale Will Begin: 1:00 PM

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.

Legal Description:

LOT EIGHT (8), IN BLOCK TWO (2), OF THE KINGS COURT SUBDIVISION, AN ADDITION TO THE CITY OF DEL RIO, VAL VERDE COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT RECORDED IN VOLUME 4, PAGE 50, OF THE MAP RECORDS OF VAL VERDE COUNTY, TEXAS.

Place of Sale of Property: The foreclosure sale will be conducted 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 the 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.

For Information:

Codilis & Stawiariski, P.C.
400 N. Sam Houston Pkwy E, Suite
900A
Houston, TX 77060
(281) 925-5200

[Signature]
Billie Lewis as Substitute Trustee, Blake Lewis as Successor Substitute Trustee, ~~Galvin Speer as Successor~~
~~Substitute Trustee, Wendy Speer as Successor Substitute Trustee, Melody Speer as Successor Substitute~~
~~Trustee, Mary C. (Chris) LaFond as Successor Substitute Trustee, or Thomas Delaney as Successor Substitute~~
~~Trustee or Lisa Cockrell as Successor Substitute Trustee~~
c/o Servicelink Default Abstract Solutions
1320 Greenway Drive, Suite 300
Irving, TX 75038



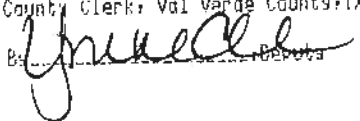
4635598

NOTICE OF FORECLOSURE SALE

State of Texas §
County of Val Verde §

FILED
On: Oct 16, 2017 at 02:18P
Receipt# - 137775

Notice is hereby given of a public non-judicial foreclosure sale.

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

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

SEE ATTACHED EXHIBIT "A"

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

- Date: **November 7, 2017**
- Time: **The sale shall begin no earlier than 01:00 PM or no later than three hours thereafter.**
- Place: **Val Verde County Courthouse in Del Rio, Texas, at the following location: the area designated by the Commissioners Court of Del Rio, Val Verde County, Texas, pursuant to § 51.002 of the Texas Property Code as the place where foreclosure sales are to take place (if no such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).**

The deed of trust permits the Mortgagee of Record to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiling may be after the date originally scheduled for this sale.

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. 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.

3. 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 Mortgagee of Record 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.

Those desiring to purchase the property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

The 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 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. The sale shall not cover any part of the property that has been released of public record from the lien of the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

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

4. 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 sale granted by the Deed of Trust executed by **George S. Acosta**.
5. Obligations Secured. The Deed of Trust is dated **June 30, 2008**, and is recorded in the office of the County Clerk of **Val Verde** County, Texas, in/under **Document no 00244211, Official Public Records of Val Verde County, Texas**. The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to the promissory note in the original principal amount of **\$95,800.00**, executed by **George S. Acosta**, and payable to the order of **CitiMortgage, Inc.**.

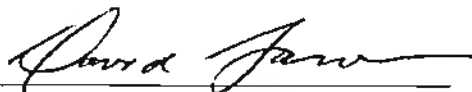
Original Mortgagee: CitiMortgage, Inc..

Current Mortgagee of Record: Nationstar Mortgage LLC d/b/a/ Mr. Cooper whose address is **8950 Cypress Waters Blvd., Coppell, TX 75019.**

6. Default and Request To Act. Default has occurred under the deed of trust, and the beneficiary has requested me, as Substitute Trustee, to conduct this public sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.
7. **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.**

Sent by: Jeffrey B. Lewis
Robertson Anschutz Vettors
1500 CityWest Blvd., Suite 700
Houston, TX 77042

DATED October 16, 2017.



**Calvin Speer and/or Melody Speer and/or Wendy Speer
and/or David Garvin**, Substitute Trustee
c/o Robertson Anschutz Vettors
1500 CityWest Blvd., Suite 700
Houston, TX 77042
Phone: 713-244-1360

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.

1005114-2

EXHIBIT-A

SITUATED IN VAL VERDE COUNTY, TEXAS, AND BEING 3.65 ACRE TRACT OF LAND OUT OF SURVEY NO. 12, BLOCK 4, L&G.N.R.R., ALSO KNOWN AS TRACT 10, BLOCK C, LOS CAMPOS III, BEING A UNRECORDED PLAT NEAR THE CITY OF DEL RIO, TEXAS.

DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH STEEL STAKE FOUND IN THE SOUTH LINE OF WINDMILL ROAD FOR THE NORTH CORNER OF TRACT OF LAND AS DESCRIBED IN DEED FROM BUENA VISTA DEVELOPMENT CO. TO VICTOR LEE, ET UX, OF RECORD IN VOL. 331, PAGE 144 OF THE DEED RECORDS OF VAL VERDE COUNTY, TEXAS AND FOR THE EAST CORNER OF THIS TRACT;

THENCE S.41°55'W. 398.1 FT. WITH THE NORTHWEST LINE OF SAID VICTOR LEE TRACT TO A 1/2 INCH STEEL STAKE FOUND IN THE NORTHEAST LINE OF A 100 FT. HI-LINE AND ROAD EASEMENT FOR THE WEST CORNER OF SAID VICTOR LEE TRACT AND FOR THE SOUTH CORNER OF THIS;

THENCE N. 34°58'17"W. 814.56 FT. WITH THE NORTHEAST LINE OF SAID 100 FT. HI-LINE EASEMENT TO A 1/2 INCH STEEL STAKE FOUND IN THE INTERSECTION WITH THE SOUTH LINE OF WINDMILL ROAD FOR THE WEST CORNER OF THIS TRACT;

THENCE S. 63°08'E. 821.5 FT. WITH THE SOUTH LINE OF WINDMILL ROAD TO THE PLACE OF BEGINNING.

AND BEING THE SAME LANDS AS CONVEYED BY DEED DATED MAY 28, 1998, RECORDED IN VOLUME 685, PAGES 605-608 AND REFILED IN VOLUME 686, PAGES 902-907, BOTH IN THE OFFICIAL PUBLIC RECORDS, VAL VERDE COUNTY, TEXAS.