

Receipt# - 141556

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

Notice of Foreclosure Sale

By Mary Aguirre

PURSUANT TO TEXAS TAX CODE SECTION 32.06, THE FORECLOSURE SALE REFERRED TO IN THIS DOCUMENT IS A SUPERIOR TRANSFER TAX LIEN SUBJECT TO THE RIGHT OF REDEMPTION UNDER CERTAIN CONDITIONS. THE FORECLOSURE IS SCHEDULED TO OCCUR ON JULY 3, 2018.

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

TRACT 1:

Legal Description: RAILROAD 2ND NORTH BLOCK 9I Lot 8; also described as Lot Eight (8), Block 9I, Second Railroad Addition to the City of Del Rio, Val Verde County, Texas
Street Address: 704 West 1st Street, Del Rio, Val Verde County, Texas 78840
Tax Account # 26337

TRACT 2:

Legal Description: CHAPARRAL HILLS BLOCK C LOT 11 LABEL# TEX0223859; also described as Situated in Val Verde County, Texas and being Lot Eleven (11), Block "C" of the Chaparral Hills Addition, an addition to the City of Del Rio, Val Verde County, Texas, together with Liberty Homes Incorporated Ridgewood Mobile Home No. TEX023859.
Street Address: 156 Holly Avenue, Del Rio, Val Verde County, Texas 78840
Tax Account #33661

TRACT 3:

Legal Description: VAL VERDE PARK ESTATES BLOCK 11 LOT 42; also described as Lot Forty Two (42), in Block Eleven (11), of the Val Verde Park Addition to Val Verde County, Texas, according to the map or plat of record at Volume 2, Pages 63, 65, and 68 of the New Map Records of Val Verde County, Texas.
Street Address: 136 Texas Drive, Del Rio, Val Verde County, Texas 78840
Tax Account #38314

TRACT 4:

Legal Description: VAL VERDE PARK ESTATES BLOCK 11 LOT 46; also described as Lot Forty Six (46), in Block Eleven (11), of the Val Verde Park Addition to Val Verde County, Texas, according to the map or plat of record at Volume 2, Pages 63, 65, and 68 of the New Map Records of Val Verde County, Texas.
Street Address: 128 Texas Drive, Del Rio, Val Verde County, Texas 78840

1 | Graciano Costilla, Jr. & Cindy Costilla

Acct. No.: 130140DK2

Tax Account #38318

2. *Instrument to be Foreclosed.* The instruments to be foreclosed are the Property Tax Lien Deed of Trust (Deed of Trust) recorded in Document No. 00276478 of the real property records of Val Verde County, Texas and the Transferred Tax Lien recorded in Document Nos. 00278018, 00276874, 00278011, 00278015, 00278016, 00278017, 00278014, 00278013, and 00278012 of the 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: July 3, 2018.

Time: The sale will begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale will be completed by no later than 4:00 p.m.

Place: Front steps of courthouse or as otherwise designated by County Commissioner.

4. *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 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.

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 or any Substitute 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.

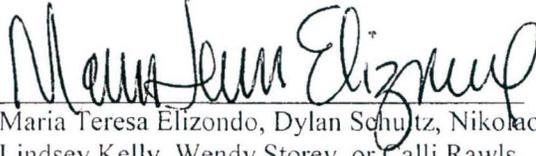
5. *Type of Sale.* The sale is an expedited foreclosure sale of a Transferred Tax Lien created pursuant to Sections 32.06 and 32.065, Texas Tax Code, Section 51.002, Texas Property Code and the power of sale granted by the Deed of Trust executed by Graciano Costilla, Jr. and Cindy Costilla.

6. *Obligations Secured.* The Deed of Trust provides that it secures the payment of the indebtednesses and obligations therein described (collectively, the "Obligations") including but not limited to (a) the Note in the original principal amount of \$56,661.56, executed by Graciano Costilla, Jr. and Cindy Costilla, and payable to the order of Hunter-Kelsey II, LLC; (b) all renewals and extensions of the Note; and (c) any and all present and future indebtednesses of Graciano Costilla, Jr. and Cindy Costilla to Hunter-Kelsey II, LLC. Hunter-Kelsey II, LLC is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

Questions concerning the sale may be directed to Nikolaos P. Stavros, Lindsey Kelly, or Wendy Storey at 3624 N. Hills Drive, Suite B-100, Austin, Texas 78731.

7. *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 sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

Dated: 3rd day of May, 20 18



Maria Teresa Elizondo, Dylan Schultz, Nikolaos P. Stavros,
Lindsey Kelly, Wendy Storey, or Calli Rawls
3624 North Hills Dr., Suite B-100
Austin, TX 78731
Telephone: (512) 346-6011
Fax: (512) 346-6005

AFTER POSTING RETURN TO:
Stavros & Kelly, PLLC
3624 North Hills Dr., Suite B-100
Austin, TX 78731
Tel: (512) 346-6011
Fax: (512) 346-6005

3 | Graciano Costilla, Jr. & Cindy Costilla

| Acct. No.: 130140DK2

Receipt# - 141556

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

Notice of Foreclosure Sale

By Mary Aguilar

PURSUANT TO TEXAS TAX CODE SECTION 32.06, THE FORECLOSURE SALE REFERRED TO IN THIS DOCUMENT IS A SUPERIOR TRANSFER TAX LIEN SUBJECT TO THE RIGHT OF REDEMPTION UNDER CERTAIN CONDITIONS. THE FORECLOSURE IS SCHEDULED TO OCCUR ON JULY 3, 2018.

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

RAILROAD 2ND NORTH BLOCK 91 LOT 7; also described as Lot Seven (7), Block 91, Second Railroad Addition to the City of Del Rio, Val Verde County, Texas; more commonly known as 702 W. 1st Street, Del Rio, TX 78840.

2. *Instrument to be Foreclosed.* The instruments to be foreclosed are the Property Tax Lien Deed of Trust (Deed of Trust) recorded in Document No. 00276473 of the real property records of Val Verde County, Texas and the Transferred Tax Lien recorded in Document Nos. 00278010 and 00276875 of the 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: July 3, 2018.

Time: The sale will begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale will be completed by no later than 4:00 p.m.

Place: Front steps of courthouse or as otherwise designated by County Commissioner.

4. *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 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.

1 | Graciano Costilla, Jr. & Cindy Costilla

Acct. No.: 130139KK2

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 or any Substitute 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.

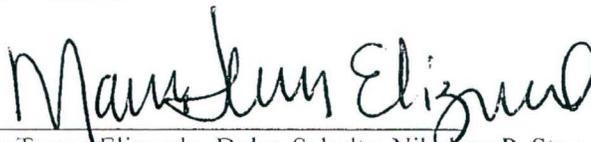
5. *Type of Sale.* The sale is an expedited foreclosure sale of a Transferred Tax Lien created pursuant to Sections 32.06 and 32.065, Texas Tax Code, Section 51.002, Texas Property Code and the power of sale granted by the Deed of Trust executed by Graciano Costilla, Jr. and Cindy Costilla.

6. *Obligations Secured.* The Deed of Trust provides that it secures the payment of the indebtednesses and obligations therein described (collectively, the "Obligations") including but not limited to (a) the Note in the original principal amount of \$8,965.02, executed by Graciano Costilla, Jr. and Cindy Costilla, and payable to the order of Hunter-Kelsey II, LLC; (b) all renewals and extensions of the Note; and (c) any and all present and future indebtednesses of Graciano Costilla, Jr. and Cindy Costilla to Hunter-Kelsey II, LLC. Hunter-Kelsey II, LLC is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

Questions concerning the sale may be directed to Nikolaos P. Stavros, Lindsey Kelly, or Wendy Storey at 3624 N. Hills Drive, Suite B-100, Austin, Texas 78731.

7. *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 sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

Dated: 3rd day of May, 2018



Maria Teresa Elizondo, Dylan Schultz, Nikolaos P. Stavros,
Lindsey Kelly, Wendy Storey, or Calli Rawls
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Fax: (512) 346-6005

2 | Graciano Costilla, Jr. & Cindy Costilla

Acct. No.: 130139KK2

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
(CXE)
JALOMOS JR, AGAPITO AND MARIA DE LOURDES
718 EAST GUTIERREZ STREET, DEL RIO, TX 78840

FHA 4956094736-703
Firm File Number: 16-025959

NOTICE OF TRUSTEE'S SALE

WHEREAS, on October 28, 2002, **AGAPITO M JALOMOS JR AND MARIA DE LOURDES JALOMOS** HUSBAND AND WIFE, as Grantor(s), executed a Deed of Trust conveying to ROBERT K. FOWLER, as Trustee, the Real Estate hereinafter described, to NATIONAL CITY MORTGAGE CO DBA COMMONWEALTH UNITED MORTGAGE COMPANY 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 0196545, 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, July 3, 2018** between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 A.M. 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:

BEING ALL OF LOT TWENTY (20), IN BLOCK FIFTY-NINE (59), OF THE BLUM ADDITION, AN ADDITION TO THE CITY OF DEL RIO, VAL VERDE COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT RECORDED IN VOLUME 3, PAGE 578, OF THE MAP RECORDS OF VAL VERDE COUNTY, TEXAS

Property Address: 718 EAST GUTIERREZ STREET
DEL RIO, TX 78840
Mortgage Servicer: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
Noteholder: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-RF2
8950 CYPRESS WATERS BLVD
COPPELL, TEXAS 75019

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.

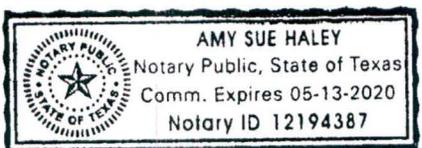
Nancy Gomez
SUBSTITUTE TRUSTEE
Billie C. Lewis, Jr., Blake Lewis, Calvin Speer, Wendy Speer, Melody Speer, Fred Britton, Jonathan Schendel, Patricia Sanders, Cary Corenblum, Raymond Perez, Nancy Gomez or Leo Gomez
c/o Shapiro Schwartz, LLP
13105 Northwest Freeway, Suite 1200
Houston, TX 77040
(713)462-2565

THE STATE OF Texas
COUNTY OF Val Verde

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Nancy Gomez, Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, in the capacity therein stated.

20 18 GIVEN UNDER MY HAND AND SEAL OF OFFICE this 14th day of May

Amy S. Haley



FILED
On: May 14, 2018 at 09:33A
Receipt# - 141767
Generosa Gracia-Ramon
County Clerk, Val Verde County, TX
By *gmuell* Deputy

NOTARY PUBLIC in and for

_____ COUNTY,

My commission expires: _____

Type or Print Name of Notary _____

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.

SELECT PORTFOLIO SERVICING, INC. (SPS)
BRACAMONTES, ARMANDO
120 MEANDERING WAY, DEL RIO, TX 78840

CONVENTIONAL
Firm File Number: 16-026453

NOTICE OF TRUSTEE'S SALE

WHEREAS, on September 12, 2006, ARMANDO BRACAMONTES & MARY L. BRACAMONTES, HUSBAND AND WIFE, as Grantor(s), executed a Texas Home Equity Security Instrument conveying to JOE E. SHAW, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., (MERS) SOLELY AS NOMINEE FOR WMC MORTGAGE CORP. in payment of a debt therein described. The Texas Home Equity Security Instrument was filed in the real property records of VAL VERDE COUNTY, TX and is recorded under Clerk's File/Instrument Number 0228775 Volume 1019, Page 505, 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 Texas Home Equity Security Instrument; and

WHEREAS, an Order to Proceed with Notice of Foreclosure Sale and Foreclosure Sale was entered on April 25, 2018 under Cause No. 33189 in the Judicial District Court of Pecos COUNTY, TEXAS.;

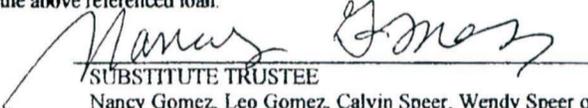
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, July 3, 2018 between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, I will sell said Real Estate in the area designated by the Commissioners Court, of Val Verde county, pursuant 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:

SITUATED IN VAL VERDE COUNTY, TEXAS, AND BEING LOT FOUR(4), BLOCK TEN (10), BUENA VISTA NO. 2, UNIT VII SUBDIVISION TO THE CITY OF DEL RIO, TEXAS, ACCORDING TO THE PLAT OF RECORD IN VOLUME 4, PAGE 87, MAP RECORDS, VAL VERDE COUNTY, TEXAS.

Property Address:	120 MEANDERING WAY DEL RIO, TX 78840
Mortgage Servicer:	SELECT PORTFOLIO SERVICING, INC.
Noteholder:	U.S. BANK N.A., AS TRUSTEE, ON BEHALF OF THE HOLDERS, OF THE J.P. MORGAN MORTGAGE ACQUISITION TRUST 2006-WMC4 ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-WMC4 3217 S. DECKER LAKE DR. SALT LAKE CITY, UTAH 84119

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

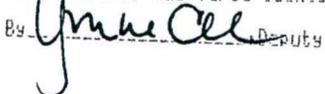
Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active military service to the sender of this notice immediately.

FILED

On: May 14, 2018 at 09:33A

Receipt# - 141767

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

By  Deputy

Receipt# - 142000

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

By May Aguirre

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

VAL VERDE County

Deed of Trust Dated: March 19, 2003

Amount: \$67,140.00

Grantor(s): ADAM DAVID CHAVEZ and SANDRA CHAVEZ

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

Mortgage 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" ATTACHED HERETO.

Date of Sale: July 3, 2018 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.

BILLIE C. LEWIS, JR. OR BLAKE LEWIS, CALVIN SPEER, WENDY SPEER, MELODY SPEER, FRED BRITTON, JONATHAN SCHENDEL, PATRICIA SANDERS, CARY CORENBLUM, RAYMOND PEREZ, NANCY GOMEZ, LEO GOMEZ OR CHRIS LAFOND 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.

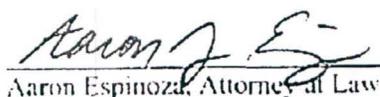
The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

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 OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.


Aaron Espinoza, Attorney at Law

HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2016-014068


BILLIE C. LEWIS, JR. OR BLAKE LEWIS, CALVIN SPEER,
WENDY SPEER, MELODY SPEER, FRED BRITTON, JONATHAN
SCHENDEL, PATRICIA SANDERS, CARY CORENBLUM,
RAYMOND PEREZ, NANCY GOMEZ, LEO GOMEZ OR CHRIS
LAFOND
c/o Tejas Trustee Services
14800 Landmark Blvd, Suite 850
Addison, TX 75254

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 5 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.

FILED
On: Nov 31, 2018 at 10:53A

Receipt# - 142137

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

VAL VERDE County
Deed of Trust Dated: October 20, 2015
Amount: \$150,228.00
Grantor(s): **CECILIA RODRIGUEZ GONZALEZ and JOSE RAYMUNDO GONZALEZ INFANTE**

Original Mortgagee: FLAGSTAR BANK, FSB, FEDERALLY CHARTERED SAVINGS BANK
Current Mortgagee: LAKEVIEW LOAN SERVICING, LLC

Mortgagee Servicer and Address: c/o LOANCARE, P.O. Box 2026, Flint, MI 48501
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. 00292285

Legal Description: SITUATED IN VAL VERDE COUNTY, TEXAS, AND BEING LOT SIX (6), BLOCK 'D', HILLCREST ADDITION TO THE CITY OF DEL RIO, TEXAS, ACCORDING TO THE PLAT OF RECORD IN VOLUME 4, PAGE 81, MAP RECORDS, VAL VERDE COUNTY, TEXAS

Date of Sale: July 3, 2016 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.

BILLIE C. LEWIS, JR. OR BLAKE LEWIS, CALVIN SPEER, WENDY SPEER, MELODY SPEER, FREDERICK BRITTON, JONATHAN SCHENDEL, CARY CORENBLUM, RAYMOND PEREZ, NANCY GOMEZ, LEO GOMEZ OR CHRIS LAFOND 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 51.016 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 OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

[Signature]
Aaron Espinoza, Attorney at Law
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2018-002639

[Signature]
BILLIE C. LEWIS, JR. OR BLAKE LEWIS, CALVIN SPEER, WENDY SPEER, MELODY SPEER, FREDERICK BRITTON, JONATHAN SCHENDEL, CARY CORENBLUM, RAYMOND PEREZ, NANCY GOMEZ, LEO GOMEZ OR CHRIS LAFOND
c/o Auction.com, LLC
1 Mauchly
Irvine, California 92618

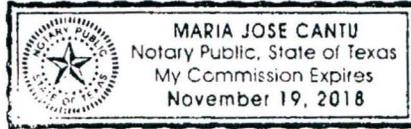
STATE OF TEXAS

COUNTY OF VAL VERDE

Before me, the undersigned authority, on this 31 day of MAY 2018, personally appeared NANCY GOMEZ, known to me to be the person(s) whose name is/are subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.


NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING RETURN TO:
Hughes, Watters & Askanase, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2018-002639



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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Notice is hereby given that a public sale at auction of the Property (as that term is defined below) will be held at the date, time, and place specified herein.

Information regarding the indebtedness and deed of trust lien that is the subject of this appointment:

Promissory Note :

Capital Farm Credit Loan No. 482598

Date: July 30, 2014
Maker(s): **Amistad Ready Mix, Inc., Sergio Galindo, and Judy Sandy Galindo**
Payee: Capital Farm Credit, FLCA
Original Principal Amount: \$300,000.00

Deed of Trust:

Date: July 30, 2014
Grantor(s): Amistad Ready Mix, Inc., a Texas corporation, acting herein by and through its duly authorized officer(s) Sergio Galindo, President; the address for which is PO Box 420789, Del Rio, TX 78842
Trustee: Ben R. Novosad
Recorded in: Clerk's File, Document No. 00284911, Official Records of Val Verde County, Texas

Property:

The property described in "Exhibit A" attached hereto and made a part hereof (the "Property"); together with all rights, easements, appurtenances, royalties, surface, subsurface and/or mineral rights, oil and gas rights, crops, timber, all diversion payments or third party payments made to crop producers, all water and riparian rights, wells, ditches, reservoirs, and water stock, and all improvements, structures, fixtures and replacements being a part of said Property and subject to the Deed of Trust.

Present Owner of Note and Beneficiary under Deed of Trust:

Capital Farm Credit, FLCA

Information regarding the public sale to be held:

Substitute Trustee: Alan Castetter
U.S. Legal Support
5100 Lassant Cove
Austin, Texas 78749

Appointed by written instrument dated June 6, 2018, executed by Capital Farm Credit, FLCA, and recorded or to be recorded in the Official Public Records of Val Verde County, Texas.

Date of Sale: July 3, 2018, being the first Tuesday in said month.

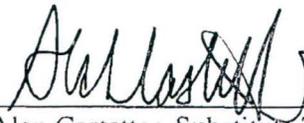
Time of Sale: The earliest time at which the sale will occur is 1:00 p.m., Val Verde County, Texas, local time, but in no event later than 3 hours thereafter.

Place of Sale: In the area designated by the Commissioners Court of such County, 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).

Default has occurred in the payment of the indebtedness evidenced by the Note. Because of such default, Capital Farm Credit, FLCA appointed a Substitute Trustee and has requested the Substitute Trustee to enforce the Deed of Trust.

Therefore, notice is given that, on the date and time and at the place set forth hereinabove, I, as Substitute Trustee, will sell the above-referenced Property by public sale to the highest bidder for cash in accordance with the Deed of Trust and the laws of the State of Texas.

Prospective bidders are advised to make their own examination of title to the Property to determine the existence of any easements, restrictions, liens, or other matters affecting the title to the Property. Neither the Substitute Trustee nor Capital Farm Credit, FLCA makes any representation of warranty (express or implied) regarding the title to or the condition of the Property. The Property to be sold at the public sale will be sold in its present "AS IS" condition and subject to all ad valorem taxes then-owing with respect to the Property.



Alan Castetter, Substitute Trustee

DALE L. OLSON

Registered Professional Land Surveyor
711 Water Street
Bastrop, TX 78602
Phone (512) 321-5476 * Fax (512) 303-5476

FIELD NOTES FOR A 261.167 ACRE TRACT IN THE FRANCISCO VALDEZ SURVEY NO. 163, FRANCISCO ZAVALA SURVEY NO. 164 AND D. BRAVO SURVEY NO. 165 IN VAL VERDE COUNTY, TEXAS.

BEING a 261.167 acre tract or parcel of land out of and being a part of the Francisco Valdez Survey No. 163, A-1694, the Francisco Zavala Survey No. 164, A-1467, and the D. Bravo Survey No. 165, A-1612, in Val Verde County, Texas, and being all of that certain 67.94 acre tract described as 89.45 acres less 15.00 acres and less 6.51 acres in a deed from Bill Davis, et ux, to Ronald J. Persyn, et ux, recorded in Vol. 508, Page 423, Val Verde County Deed Records, and being all of those certain tracts described as First Tract and Second Tract of Parcel One and all of that certain 10.40 acre tract described as Parcel Two in a deed from the Estate of Cecil Bernard Smith, Jr., to Ronald J. Persyn, recorded in Vol. 564, Page 285, Val Verde County Deed Records, and being all of that certain 50.27 acre tract described in a deed from Zacatosa Ranch Inc., to Ronald J. Persyn and wife, Gladys Persyn, recorded in Vol. 407, Page 75, Val Verde County Deed Records. Herein described tract or parcel of land being more particularly described by metes and bounds as follows:

BEGINNING at the most northerly corner of the said 89.45 acre tract, a 1/2 inch iron rod found in the east or southeast line of Cienegas Road, the west or southwest corner of the Fred Cox Slover 15.24 acre tract described in a deed from the Veterans Land Board of Texas, recorded in Vol. 249, Page 438, Val Verde County Deed Records, for the most northerly corner of this tract.

THENCE with the north or northeast line of the 89.45 acre tract, the south or southwest line of the Slover 15.24 acre tract and south line of that certain 5.39 acre tract described in a deed from Sheriff of Val Verde County to Eddie Rahe Slover, et ux, recorded in Vol. 702, Page 599, Val Verde County Deed Records, S 63 deg. 04 min. 34 sec. E, 27.89 feet to a fence corner post; S 78 deg. 28 min. 40 sec. E, 483.52 feet to a 1/2 inch iron rod found; S 64 deg. 54 min. 11 sec. E, 18.75 feet to a 1/2 inch iron rod found; S 65 deg. 52 min. 03 sec. E, 298.05 feet to a 2 inch steel fence post in concrete; S 65 deg. 15 min. 26 sec. E, 183.14 feet to a railroad tie fence post; S 59 deg. 19 min. 03 sec. E, 115.11 feet to a 3/8 inch iron rod found; S 59 deg. 02 min. 39 sec. E, 393.21 feet to a 2 inch steel fence post in concrete; S 62 deg. 24 min. 52 sec. E, 173.70 feet to a 1/2 inch iron rod found; S 62 deg. 25 min. 00 sec. E, 299.47 feet to a railroad tie fence post; S 50 deg. 16 min. 02 sec. E, 199.03 feet to a 5/8 inch iron rod set at fence angle corner; S 34 deg. 48 min. 24 sec. E, 178.49 feet to a railroad tie fence post; S 33 deg. 31 min. 47 sec. W, 131.95 feet to a 5/8 inch iron rod set at fence angle post; S 33 deg. 56 min. 38 sec. E, 165.67 feet to a 5/8 inch iron rod set at fence angle post; S 70 deg. 57 min. 11 sec. E, 433.93 feet to a point in the center of Cienegas Creek, the northeast corner of the said 89.45 acre tract for northeast corner of this tract, from which a 5/8 inch iron rod set for reference on bank of said creek bears N 70 deg. 57 min. 11 sec. W, 50.00 feet. Said point being in the west line of the City of Del Rio 82.38 acre tract described in a deed from the Moody Foundation, et al, to the City of Del Rio, recorded in Vol. 170, Page 495, Val Verde County Deed Records.

THENCE with the meanders of the center of Cienegas Creek and east line of the 89.45 acre tract and west line of the City of Del Rio tract, S 00 deg. 48 min. 33 sec. W, 288.27 feet to a point; S 24 deg. 36 min. 24 sec. E, 158.84 feet to a point; S 21 deg. 48 min. 41 sec. E, 133.73 feet to a point; S 44 deg. 46 min. 37 sec. W, 98.72 feet to a point; S 16 deg. 42 min. 25 sec. W, 189.29 feet to a point; S 37 deg. 07 min. 42 sec. W, 68.78 feet to a point; S 30 deg. 04 min. 15 sec. W, 20.43 feet to the southwest corner of the City of Del Rio tract, the north or northwest corner of that certain 17.43 acre tract described in a deed from Antelmo L. Mata, et ux, to Isidoro Mata, et ux, recorded in Vol. 733, Page 390, Val Verde County Deed Records, from which a concrete monument found at a fence corner on east bank of said creek bears S 44 deg. 43 min. 48 sec. E, 53.35 feet.

THENCE continuing with the center of Cienegas Creek and southeast line of the 89.45 acre tract, the northwest line of the Mata tract, S 30 deg. 04 min. 15 sec. W,

38.99 feet to a point; S 58 deg. 26 min. 07 sec. W, 65.17 feet to a point; S 58 deg. 30 min. 51 sec. W, 212.41 feet to a point; S 56 deg. 04 min. 06 sec. W, 196.66 feet to an axle found at the south corner of the 89.45 acre tract, the east corner of that certain 15.56 acre tract described as First Tract in a deed from Charles R. Ross, et ux, to Alfredo Gutierrez, Jr., recorded in Vol. 213, Page 17, Val Verde County Deed Records, for an angle corner of this tract, from which a 5/8 inch iron rod set for reference on bank of said creek bears N 52 deg. 49 min. 23 sec. W, 50.00 feet.

THENCE leaving said creek with the southwest line of the 89.45 acre tract and northeast line of the Gutierrez tract, N 52 deg. 49 min. 23 sec. W, 1034.44 feet to the north corner of the Gutierrez tract, a fence corner post found, for an interior corner of this tract.

THENCE with the northeast line of the Gutierrez tract, S 35 deg. 55 min. 54 sec. W, 786.38 feet to the west corner of same, a fence corner post found, for an interior corner of this tract.

THENCE with the southwest line of the Gutierrez 15.56 acre tract, S 61 deg. 36 min. 44 sec. E, 693.89 feet to a 2 inch steel fence angle post in concrete; N 82 deg. 00 min. 00 sec. E, 26.59 feet to a 2 inch steel fence angle post in concrete; S 54 deg. 47 min. 09 sec. E, 122.33 feet to the south corner of same, a 2 inch steel fence corner post in concrete found near a power pole, for an interior corner of this tract.

THENCE with the lower southeast line of the Gutierrez tract, N 42 deg. 43 min. 49 sec. E, 197.14 feet to an interior corner of same, a 1/2 inch iron rod found for angle corner of this tract.

THENCE with the upper southwest line of the Gutierrez tract, S 57 deg. 01 min. 00 sec. E, 143.10 feet to a upper south or southeast corner of same, a point in the center of Cienegas Creek for an angle corner of this tract, from which a 5/8 inch iron rod set near a fence corner post bears N 57 deg. 01 min. 00 sec. W, 70.00 feet.

THENCE with the meanders of the center of Cienegas Creek, S 38 deg. 49 min. 50 sec. W, 173.52 feet to a point; S 15 deg. 42 min. 51 sec. W, 238.70 feet to a point; S 02 deg. 39 min. 50 sec. E, 174.01 feet to a point; S 32 deg. 59 min. 04 sec. E, 127.54 feet to a point; S 13 deg. 27 min. 40 sec. E, 247.28 feet to a point; S 00 deg. 24 min. 51 sec. E, 156.68 feet to a point; S 28 deg. 48 min. 16 sec. W, 162.09 feet to a point where same intersects the low bank of the Rio Grande River, for the southeast corner of this tract.

THENCE with the meanders of the low bank of the Rio Grande River, N 47 deg. 43 min. 17 sec. W, 366.40 feet to a point; N 56 deg. 49 min. 41 sec. W, 896.04 feet to a point; N 56 deg. 20 min. 28 sec. W, 445.72 feet to a point; N 78 deg. 50 min. 05 sec. W, 490.26 feet to a point; S 86 deg. 16 min. 56 sec. W, 155.58 feet to a point; S 93 deg. 30 min. 46 sec. W, 213.33 feet to a point; S 81 deg. 12 min. 39 sec. W, 450.23 feet to a point; S 83 deg. 24 min. 46 sec. W, 434.43 feet to a point; S 85 deg. 00 min. 20 sec. W, 917.39 feet to the southeast corner of Lot No. 1, Block A, Vega Verde Estates, a subdivision in said county, as recorded in Book 4, Page 30, Val Verde County Plat Records, for an angle corner of this tract.

THENCE leaving said river with the east line of Lot No. 1, Vega Verde Estates, N 30 deg. 04 min. 49 sec. W, at 5.00 feet pass a 3 inch steel fence corner post in concrete, in all 144.45 feet to the northeast corner of same, a 5/8 inch iron rod set for an interior corner of this tract, from which the southeast corner of the before mentioned 50.27 acre tract bears N 30 deg. 04 min. 49 sec. E, 68.42 feet.

THENCE with the north line of Lot No. 1, Block A, N 85 deg. 07 min. 21 sec. E, 88.69 feet to a 5/8 inch iron rod set where same intersects the south line of Rio Vista Drive, at termination, for an angle corner of same.

THENCE with the east line of Rio Vista Drive a 90 foot roadway in said subdivision, N 04 deg. 52 min. 39 sec. E, 80.00 feet to a 5/8 inch iron rod set at for the northeast corner of same in the south line of the 50.27 acre tract, for an interior corner of this tract.

THENCE with the north line of Rio Vista Drive and south line of the 50.27 acre tract, N 85 deg. 07 min. 21 sec. W, 200.59 feet to a 5/8 inch iron rod set near a fence angle corner; S 79 deg. 47 min. 09 sec. W, 753.44 feet to a steel fence angle corner; N 80 deg. 54 min. 27 sec. W, 305.18 feet to a steel fence angle corner; N 72 deg. 26 min. 12 sec. W, 340.15 feet to a steel fence angle corner; N 64 deg. 02 min. 24 sec. W, 479.25 feet to a steel fence corner post found where same intersects the east line of Cienegas Road, the southwest corner of the said 50.27 acre tract, for the southwest corner of this tract.

THENCE with the east line of Cienegas Road and west line of the 50.27 acre tract, N 22 deg. 25 min. 44 sec. E, 44.60 feet to a fence angle corner; N 22 deg. 12 min. 36 sec. E, 877.62 feet to a 5/8 inch iron rod set at fence angle; N 62 deg. 48 min. 17

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sec. E, 567.34 feet to a point for the southwest corner of that certain 23.640 acre tract described as Tract Two in a Contract of Sale between Fred Foster, Jr., to Gustavo Flores, recorded in Vol. 661, Page 381, Val Verde County Deed Records, the northwest corner of the 50.27 acre tract, for an angle corner of this tract.

THENCE with the north line of the said 50.27 acre tract and south line of the Flores 23.640 acre tract and south line of that certain 22.536 acre tract described as Tract One in the Flores Contract of Deed, S 54 deg. 09 min. 49 sec. E, at 6.00 feet pass a fence corner post, in all 907.76 feet to a 5/8 inch iron rod found at a common corner of the 23.640 acre and 22.536 acre tracts, continuing S 65 deg. 34 min. 21 sec. E, 247.73 feet to a fence angle post; S 73 deg. 30 min. 01 sec. E, 17.35 feet to a steel fence angle corner; S 66 deg. 19 min. 44 sec. E, 602.37 feet to a 1/2 inch iron rod found at a fence corner in the west line of the before mentioned tract described as First Tract, Parcel One in the before mentioned deed recorded in Vol. 564, Page 285, Val Verde County Deed Records, the northeast corner of the 50.27 acre tract, the southwest corner of the Flores 22.536 acre tract, for an interior corner of this tract.

THENCE with the west line of said Parcel One and west line of the 10.40 acre Parcel Two, the east line of the Flores 22.536 acre tract, as fenced; N 27 deg. 31 min. 02 sec. E, 692.16 feet to a steel fence angle post; N 36 deg. 09 min. 07 sec. E, 190.00 feet to a steel fence angle post; N 40 deg. 55 min. 10 sec. E, 226.64 feet to a steel fence angle post; N 11 deg. 46 min. 04 sec. E, 194.96 feet to a steel fence angle post found; N 46 deg. 11 min. 48 sec. E, 492.45 feet to a steel fence angle post found where same intersects the southeast line of Cienegas Road at angle of same, the north or northeast corner of the Flores 22.536 acre tract, for an angle corner of this tract.

THENCE with the east or southeast line of Cienegas Road and west or northwest line of the 10.40 acre tract, N 46 deg. 10 min. 30 sec. E, 695.38 feet to a steel fence corner post found at the north or northwest corner of the 10.40 acre tract, the west or southwest corner of the before mentioned 89.45 acre tract, for an angle corner of this tract.

THENCE continuing with the southeast line of Cienegas Road, the west or northwest line of the 89.45 acre tract, N 53 deg. 49 min. 58 sec. E, 22.47 feet to a 1/2 inch iron rod found at a fence corner, the west or southwest corner of that 15 acre tract described in a deed from Fernando Fernandez, et ux, to Eduardo R. Fernandez, et al, recorded in Vol. 595, Page 805, Val Verde County Deed Records, for an angle corner of this tract.

THENCE with the south or southwest line of the 15 acre tract, S 53 deg. 05 min. 59 sec. E, 61.32 feet to a steel fence angle post; S 53 deg. 33 min. 16 sec. E, 1435.71 feet to the south or southeast of corner of same, a 3 inch steel fence corner post found for an interior corner of this tract.

THENCE with the east or southeast line of the Fernandez 15 acre tract and east or southeast line of that certain 6.561 acre tract described in a deed from Wylene Hennigan Thurman, et al, to Eduardo R. Fernandez, et ux, recorded Vol. 395, Page 143, Val Verde County Deed Records, N 38 deg. 03 min. 13 sec. E, 650.84 feet to the east or northeast corner of the 6.561 acre tract, a 1/2 inch iron rod found at a fence corner, for an interior corner of this tract.

THENCE with the north or northeast line of the 6.561 acre tract, N 53 deg. 26 min. 00 sec. W, 1439.95 feet to the north or northwest corner of same, a 5/8 inch iron rod set in the southeast line of Cienegas Road and northwest line of the 89.45 acre tract, for an angle corner of this tract.

THENCE with the southeast line of Cienegas Road and northwest line of the 89.45 acre tract, N 35 deg. 15 min. 00 sec. E, 227.17 feet to the POINT OF BEGINNING, containing 261.167 acres of land.



Dale L. Olson
Reg. Prof. Land Surveyor 1753
©2014 Dale L. Olson Surveying Co.
Order #: 14-306-12B

OR Michael D. Olson
Reg. Prof. Land Surveyor 5386
Date Created: 05/15/09
Updated: 5-18-14

Receipt# - 142375

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

By [Signature]
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 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.

- Property to Be Sold.** The property to be sold is described as follows: SEE EXHIBIT A
- Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 03/14/2000 and recorded in Book 737 Page 184 Document 0179821 real property records of Val Verde County, Texas.
- Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:
Date: 07/03/2018
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.
- 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.
- Obligations Secured.** The Deed of Trust executed by BRUNO LOZANO, JR. AND PAULITA LOZANO, provides that it secures the payment of the indebtedness in the original principal amount of \$48,300.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. U.S. Bank National Association, as Trustee for Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2007-TC1 is the current mortgagee of the note and deed of trust and OCWEN LOAN SERVICING, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is U.S. Bank National Association, as Trustee for Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2007-TC1 c/o OCWEN LOAN SERVICING, LLC, 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.
- Order to Foreclose.** U.S. Bank National Association, as Trustee for Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2007-TC1 obtained a Order from the 63rd District Court of Val Verde County on 01/18/2018 under Cause No. 33515. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.
- 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.

[Signature]

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
Marissa Sibal, Attorney at Law
Parkway Office Center, Suite 900
14160 North Dallas Parkway
Dallas, TX 75254

[Signature]

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. whose address is c/o AVT Title Services, LLC, 1101 Ridge Rd., Suite 222, Rockwall, TX 75087. I declare under penalty of perjury that on 6-12-18 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.

EXHIBIT A

Situated in Val Verde County
and being a 5.00 ACRE TRACT OF LAND OUT OF AND PART OF SURVEY NO. 11, BLOCK 4,
I. & G.N.R.R.CO., LOT NO. 18, BLOCK 11, LOS CAMPOS UNIT IV SUBDIVISION 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 intersection of the North line of Windmill Road and the East line of Hitching Post Road from which point the Northwest corner of a 9.00 acre tract of land as described in Deed from Buena Vista Development Company to Paul Bowers, et al of record in Vol. 261, Page 202 of the Deed Records of Val Verde County, Texas, BRS.: S.1°45'24"W. 40.0 ft. for the Southwest corner of this tract;

THENCE N.1°45'12"E. 345.48 ft., with the East line of Hitching Post Road to a 1/2 inch steel found at fence corner for the Northwest corner of this tract;

THENCE S.88°15'05"E. 630.50 ft., with fence to a 1/2 inch steel stake found at a 3-way fence corner for the Northeast corner of this tract;

THENCE S.1°45'12"W. 345.48 ft., with fence to a 1/2 inch steel stake with cap marked "Trent 1468" set in the North line of Windmill Road for the Southeast corner of this tract;

THENCE N.88°15'05"W. 630.50 ft., with fence and the North line of Windmill Road to the place of BEGINNING.

And being the same property conveyed to the insured herein by Deed dated March 26, 1981, recorded in Vol. 383, Pages 41-43, executed by Edward Molina and wife, Susan Molina.