

[RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:]

Carrington Foreclosure Services, LLC
P.O. Box 3309
Anaheim, California 92803
For Sale Information: (888) 313-1969
For Reinstatement Requests: 1-866-874-5860
Pay Off Requests: 1-800-561-4567

FILED
On: May 09, 2019 at 02:19P
Receipt# - 148401
Generosa Gracia-Ramon
County Clerk, Val Verde County, TX
By Yvonne Aie DEPUTY

TS#: 19-22688

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 6/11/2007, **RUDIR. BOPP, JR. AND WIFE, SHARRE L. BOPP**, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of G. TOMMY BASTIAN, as Trustee, ACCREDITED MORTGAGE SERVICES, A CORPORATION, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$183,420.00, payable to the order of ACCREDITED MORTGAGE SERVICES, A CORPORATION, which Deed of Trust is Recorded on 6/20/2007 as Volume 00234969, Book **01058**, Page 00537, Loan Mod recorded on 01/13/2015 as Inst# 00287357 in Val Verde County, Texas, Deed of Trust covers all of the real property, personal property, and fixtures described therein, including , but not limited to, all the following described property, rights and interests (the "Property"), to-wit;

BEING ALL OF LOT NINE (9), BLOCK TWELVE (12), OF THE BUENA VISTA NO. 3, UNIT IV AND V SUBDIVISION, AN ADDITION TO THE CITY OF DEL RIO, VAL VERDE COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT RECORDED IN SLIDE 120, SIDE A, OF THE MAP RECORDS OF VAL VERDE COUNTY, TEXAS

Commonly known as: **217 WHITE FEATHER TRAIL, DEL RIO, TX 78840**

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Billie C. Lewis, Jr., Blake Lewis, Calvin Speer, Wendy Speer, Melody Speer, Nancy Gomez, Leo Gomez, Calvin Speer, Wendy Speer or Melody Speer**

or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust: and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Carrington Mortgage Services, LLC whose address is 1600 Douglass Road, Suite 200 A, Anaheim, CA 92806 is acting as the mortgage servicer for **BANK OF AMERICA, N.A.**, which is the mortgagee of the Note and Deed of Trust or mortgage and the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust. Carrington Mortgage Services, LLC is authorized to represent the mortgagee by virtue of a written servicing agreement with the mortgagee. Pursuant to that agreement and Texas Property Code Section 51.0025, Carrington Mortgage Services, LLC is authorized to administer the foreclosure referenced herein.



4693306

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on **7/2/2019 at 10:00 AM**, or no later than three (3) hours after such time, in **Val Verde County, Texas**, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: **THE FRONT STEPS OF THE VAL VERDE COUNTY COURTHOUSE, PECAN STREET ENTRANCE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS**

NOTICE IS FURTHER GIVEN that , except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied.

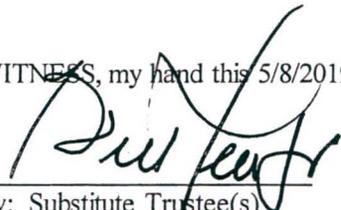
If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

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.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

WITNESS, my hand this 5/8/2019


By: Substitute Trustee(s)

Billie C. Lewis, Jr., Blake Lewis, Calvin Speer, Wendy Speer, Melody Speer, Nancy Gomez, Leo Gomez, Calvin Speer, Wendy Speer or Melody Speer

C/O Carrington Foreclosure Services, LLC
P.O. Box 3309
Anaheim, California 92803

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED
On 10/20/19 at 04:04P

Receipt# - 148998

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

Situated in Val Verde County, Texas, an being Lot 5, Block 3, Amistad Park Subdivision Unit #1 to the city of Del Rio, Texas, according to the plat of record in Volume 3, Page 47, Map Records, Val Verde County, Texas ("Property")

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

Instrument To Be Foreclosed. The instrument to be foreclosed is a Deed of Trust filed in the Official Public Records of Val Verde County, Texas, and recorded under Instrument No. 0227082, Volume 1008, Pages 599-611, on July 12, 2006, and executed by **Charlsia Lynn Spinks**.

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

Date: Tuesday, July 2, 2019

Time: The sale will begin no earlier than 10:00 o'clock a.m. or no later than three (3) hours thereafter. The sale will be completed by no later than 1:00 o'clock p.m.

Place: Front steps of courthouse, or as further designated by the County Commissioners.

Terms Of 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**, and will be conducted as a public auction to the highest bidder for cash or certified funds. 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 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 Substitute Trustee.

Administration Of Foreclosure By Mortgage Servicer. Compass Bank is the Mortgagee and is acting as its own Mortgage Servicer, with an address of 401 West Valley Avenue, Birmingham, AL 35209.

Default And Request To Act. Default has occurred under the Deed of Trust, and the beneficiaries have requested me, as Substitute Trustee, to conduct this sale. Notice is given that before the sale the Mortgage Servicer, on behalf of the Mortgagee, 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 THE RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

Date: June 6, 2019

[Signature]
JIM MILLS, SUSAN MILLS, EMILY NORTHERN,
ALEXANDRA ZOGRAFOS HOLUB, MARLEY ROSS,
ED HENDERSON, SANDRA CANTU, NANCY GOMEZ,
LEO GOMEZ, OR THOMAS D. PRUYN, Substitute
Trustee, c/o 2311 Canal Street, Suite 124, Houston, Texas
77003

CAUSE NO. 34424

In re: Order for Foreclosure Concerning:	§	IN THE DISTRICT COURT OF
	§	
219 Happy Lane	§	
Del Rio, Texas 78840	§	
	§	
Under TEX. R. CIV. P. 736	§	
<hr/>		
	§	
Compass Bank,	§	VAL VERDE COUNTY, TEXAS
Petitioner,	§	
	§	
and	§	
	§	
Amy Lynette Irwin-Ortiz, solely in her	§	
Capacity as Sole Heir and Independent	§	
Administrator of Charlsia Lynn Spinks,	§	
Deceased,	§	
Respondent.	§	63RD JUDICIAL DISTRICT

DEFAULT ORDER

1. On this day, the Court considered Petitioner's motion for a default order granting its application for an expedited order under Rule 736. Petitioner's application complies with the requirements of Texas Rule of Civil Procedure 736.

2. The name and last known address of each Respondent subject to this order is Amy Lynette Irwin-Ortiz, solely in her capacity as Sole Heir and Independent Administrator of Charlsia Lynn Spinks, Deceased, 219 Happy Lane, Del Rio, Texas 78840. Each Respondent was properly served with the citations, but none filed a response within the time required by law. The return of service for each Respondent has been on file with the Court for at least ten (10) days.

3. The property that is the subject of this proceeding is commonly known as 219 Happy Lane, Del Rio, Texas 78840 with the following legal description:

Situated in Val Verde County, Texas, and being Lot 5, Block 3, Amistad Park Subdivision Unit 1 to the city of Del Rio, Texas, according to the plat of record in Volume 3, Page 47, Map Records, Val Verde County, Texas.

4. The lien to be foreclosed is indexed at Document Number 0227082 and recorded in the real property records of Val Verde County, Texas.

5. The material facts establishing Respondents' default are alleged in Petitioner's application and the supporting affidavit. Those facts are adopted by the Court and incorporated by reference in this order.

6. Based on the affidavit of Petitioner, no Respondent subject to this order is protected from foreclosure by the Servicemembers Civil Relief Act, 50 U.S.C. App. § 501 *et. seq.*

7. Therefore, the Court grants Petitioner's motion for default order under Texas Rules of Civil Procedure 736.7 and 736.8. Petitioner may proceed with foreclosure of the property described above in accordance with applicable law and the lien instrument sought to be foreclosed.

8. This order is not subject to a motion for rehearing, a new trial, a bill of review, or an appeal. Any challenge to this order must be made in a separate, original proceeding filed in accordance with Texas Rule of Civil Procedure 736.11.

SIGNED this 22nd day of May, 2019.



JUDGE PRESIDING

APPROVED AS TO FORM:

PRUYN LAW FIRM, PLLC

By: /s/ Thomas D. Pruy

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(713) 667-2700
(713) 667-2702 FAX

ATTORNEYS FOR PETITIONER