

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
8/7/2014

Grantor(s)/Mortgagor(s):
MARIA ALICIA JIMENEZ

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR ADVISORS MORTGAGE GROUP, LLC, WHICH IS ORGANIZED AND EXISTING UNDER THE LAWS OF NEW JERSEY, ITS SUCCESSORS AND ASSIGNS

Current Beneficiary/Mortgagee:
Reverse Mortgage Funding LLC

FILED
On: Oct 21, 2021 at 01:53P

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 00285334

Property County:
VAL VERDE

Receipt# - 165324

Generosa Gracia Ramon
County Clerk, Val Verde County, TX

By *[Signature]* Deputy

Mortgage Servicer:
Celink is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
3900 Capital City Blvd.,
Lansing, MI 48906

Legal Description: SITUATED IN VAL VERDE COUNTY, TEXAS AND BEING A CERTAIN PORTION OF LOT TWO (2) IN BLOCK SIX (6), SECTION FOUR (4), DIVISION O, IN THE BARTON ADDITION TO EAST DEL RIO AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT A 5/8" IRON PIN SET S 46° 08' 00" W, 102.0 FT. FROM A FENCE CORNER POST LOCATED IN THE INTERSECTION OF ARTEAGA STREET AND ROSITA STREET; THENCE, N 42° 57' 13" W, 150.0 FT., TO A 5/8" IRON PIN SET FOR A CORNER OF THIS TRACT; THENCE, S 46° 08' 00" W, 50.0 FT., TO A 5/8" IRON PIN SET FOR A CORNER OF THIS TRACT THENCE, S 42° 57' 13" E, 150.0 FT., TO A 5/8" IRON PIN SET IN THE NORTH RIGHT OF WAY LINE OF ROSITA STREET FOR A CORNER OF THIS TRACT; THENCE, N 46° 08' 00" E, 50.0 FT., CONTINUING ALONG THE NORTH LINE OF ROSITA STREET TO THE PLACE OF BEGINNING.

Date of Sale: 1/4/2022 **Earliest Time Sale Will Begin:** 10am

Place of Sale of Property: 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 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

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.

Notice Pursuant to Tex. Prop. Code § 51.002(i):
Assert and protect your rights as member of the armed forces of the United States. If you or your spouse are serving on active military duty, including active military duty as a member of the Texas National or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please

[Signature]
Nancy Gomez, Leo Gomez, Calvin Speer, Wendy Speer or Melody Speer
or Thuy Frazier
or Cindy Mendoza
or Catherine Allen-Rea
or Cole Patton, Substitute Trustee
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

MH File Number: TX-19-70330-RM
Loan Type: FHA

**Send written notice of the active duty military
service to the sender of this notice immediately.**

**MH File Number: TX-19-70330-RM
Loan Type: FHA**

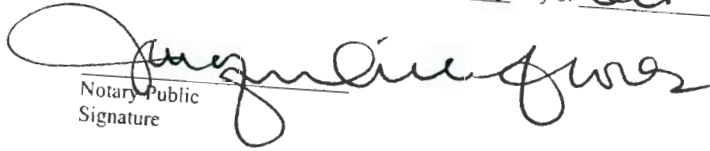
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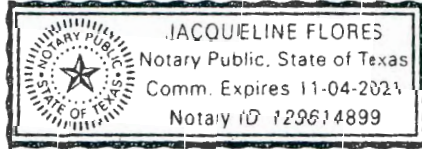
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STATE OF TEXAS §
COUNTY OF Val Verde §

Before me, the undersigned Notary Public, on this day personally appeared Nancy Gomez as Substitute Trustee, known to me or proved to me through a valid State driver's license or other official identification described as _____, to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 21st day of Oct, 2021.


Notary Public
Signature



FILED
On: Dec 13, 2021 at 09:59A

Receipt# - 166387

Generosa Gracia Ramon
County Clerk, Val Verde County, TX
By Monica A. Deputy

102 GLENDALE DRIVE
DEL RIO, TX 78840

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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: January 04, 2022

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, 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 27, 1998 and recorded in Document VOLUME 678, PAGE 910 real property records of VAL VERDE County, Texas. with DOROTHY M BOND, grantor(s) and BOMAC CAPITAL MORTGAGE, INC., mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by DOROTHY M BOND, securing the payment of the indebtednesses in the original principal amount of \$89,600.00, 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, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO WELLS FARGO BANK MINNESOTA, NATIONAL ASSOCIATION (FORMERLY KNOWN AS NORWEST BANK MINNESOTA, NATIONAL ASSOCIATION), NOT IN ITS INDIVIDUAL OR BANKING CAPACITY, BUT SOLELY AS TRUSTEE ON BEHALF OF SOUTHERN PACIFIC SECURED ASSETS CORPORATION. MORTGAGE LOAN ASSET-BACKED PASS THROUGH CERTIFICATES, SERIES 1998-1 is the current mortgage of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.

6. Mortgage Servicer Information. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. WELLS FARGO BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

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

Mary Gomez

102 GLENDALE DRIVE
DEL RIO, TX 78840

00000008557563

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.

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead NANCY GOMEZ OR LEO GOMEZ whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Ryan Bourgeois

Certificate of Posting

My name is NANCY GOMEZ, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 12/13/21 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.

Declarants Name: _____

Nancy Gomez

Date: _____

12/13/21

102 GLENDALE DRIVE
DEL RIO, TX 78840

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VAL VERDE

EXHIBIT "A"

SITUATED IN VAL VERDE COUNTY, TEXAS, AND BEING LOT SEVEN (7), BLOCK F, HIGHLAND PARK SUBDIVISION TO THE CITY OF DEL RIO, TEXAS, ACCORDING TO THE PLAT OF RECORD IN VOLUME 2, PAGE 119, MAP RECORDS, VAL VERDE COUNTY, TEXAS.

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: 01/04/2022

Time: Between 1pm-4pm and beginning not earlier than 1pm-4pm or not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Val Verde County, pursuant to §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.

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 06/13/2005 and recorded in the real property records of Val Verde County, TX and is recorded under Clerk's File/Instrument Number, 950, Page 325, with Victor Ortiz and Veronica Ortiz f/k/a Veronica Escanuela (grantor(s)) and Bank of America, N.A. mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Victor Ortiz and Veronica Ortiz f/k/a Veronica Escanuela, securing the payment of the indebtedness in the original amount of \$82,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. LoanCare, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. SITUATED IN VAL VERDE COUNTY, TEXAS, AND BEING LOT EIGHT (8), BLOCK FORTY-TWO (42), BLUM ADDITION TO THE CITY OF DEL RIO, TEXAS, ACCORDING TO THE PLAT OF RECORD IN VOLUME 3, PAGE 578, DEED RECORDS, VAL VERDE COUNTY, TEXAS

FILED
On: Dec 13, 2021 at 10:23A

Receipt# - 166388

Generosa Gracia Ramon
County Clerk, Val Verde County, TX

By Monica A, Deputy



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 §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. LoanCare LLC, as Mortgage Servicer, is representing the current Mortgagee whose address is:

LoanCare, LLC
3637 Sentara Way
Virginia Beach, VA 23452



SUBSTITUTE TRUSTEE
Billie C. Lewis, Jr., Blake Lewis, Calvin Speer
1320 Greenway Drive, Suite 300
Irving, TX 75038

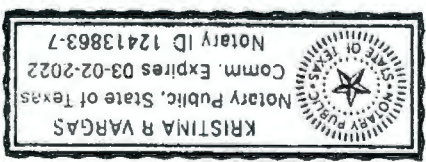
STATE OF Texas
COUNTY OF Val Verde

Before me, the undersigned authority, on this day personally appeared Billie C. Lewis Jr., as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 13 day of December, 2021.

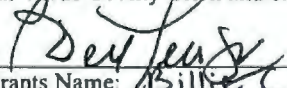


NOTARY PUBLIC in and for
Val Verde COUNTY
My commission expires: 03-02-2022
Print Name of Notary:
Kristina R. Vargas



CERTIFICATE OF POSTING

My name is Billie C. Lewis Jr., and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on December 13, 2021 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.


Declarants Name: Billie C. Lewis Jr
Date: 12-13-21

FILED
On: Dec 14, 2021 at 03:20P

Notice of Foreclosure Sale

Receipt# - 166438

December 14, 2021

Generosa Gracia Ramon
County Clerk, Val Verde County, TX

By *Monica O* Deputy

Deed of Trust ("Deed of Trust"):

Dated: April 13, 2018

Grantor: MARTHA A. MARTINEZ and OSCAR ARREDONDO, III

Trustee: C. PAT ELLIS

Lender: MARICELA R. DE LA ROSA

Recorded in: Document No. 00307415 of the Official Public Records of Val Verde County, Texas

Legal Description: Being Lot Eight (8), in Block One (1), of the Kings Court Subdivision to the City of Del Rio, Texas, according to the plat thereof recorded in Volume 4, Page 50, of the Map Records of Val Verde County, Texas, and being the same property conveyed to Rogelio Flores Guerrero in Warranty Deed dated March 22, 2011 in Document No. 00263574 of the Official Public Records of Val Verde County, Texas.

Secures: Promissory Note ("Note") in the original principal amount of \$90,000.00, executed by MARTHA A. MARTINEZ and OSCAR ARREDONDO, III ("Borrower") and payable to the order of Lender.

Foreclosure Sale:

Trustee: C. PAT ELLIS

Date: Tuesday, January 4, 2022

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
Pecan Street Entrance
400 Pecan Street
Del Rio, Texas 78840

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Maricela R. De La Rosa'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, Maricela R. De La Rosa, 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 Maricela R. De La Rosa's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Maricela R. De La Rosa'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 Maricela R. De La Rosa 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.

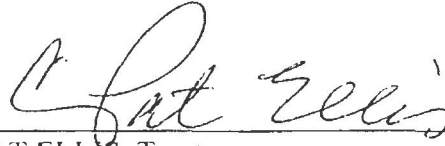
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain 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 Maricela R. De La Rosa. 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.

A handwritten signature in cursive script that reads "C. Pat Ellis". The signature is written in black ink and is positioned above a horizontal line.

C.PAT ELLIS, Trustee
304 E. Losoya Street
Del Rio, Texas 78840
Telephone (830) 778-1515
Telecopier (830) 460-3600

Notice of Foreclosure Sale

December 14, 2021

FILED
On: Dec 14, 2021 at 03:20P

Receipt# - 166438

Generosa Gracia Ramon
County Clerk, Val Verde County, TX

By Monica P. Deputy

Deed of Trust ("Deed of Trust"):

Dated: April 25, 2011

Grantor: MANUEL SANCEHZ and MARIA ELOISA FLORES

Trustee: RICHARD F. GUTIERREZ

Lender: VERONICA SWINSON

Recorded in: Document No. 00321983 of the Official Public Records of Val Verde County, Texas

Legal Description: Situated in Val Verde County, Texas, and being all of Lot Fourteen (14), in Block "F", of the Summer Haven Trailer Park Addition to the City of Del Rio, Val Verde County, Texas, as shown by deed of record in Volume 511, Page 229 of the Deed Records of Val Verde County, Texas.

Secures: Promissory Note ("Note") in the original principal amount of \$16,500.00, executed by MANUEL SANCEHZ and MARIA ELOISA FLORES ("Borrower") and payable to the order of Lender.

Foreclosure Sale:

Substitute Trustee: C. PAT ELLIS

Date: Tuesday, January 4, 2022

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
Pecan Street Entrance
400 Pecan Street
Del Rio, Texas 78840

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Veronica Swinson'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, Veronica Swinson, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

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

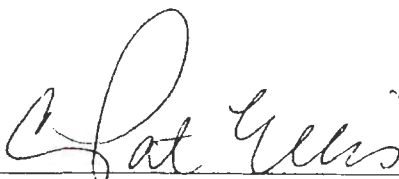
If Veronica Swinson passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

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 Veronica Swinson. 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, Substitute 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 Substitute Trustee.

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



C.PAT ELLIS, Substitute Trustee
304 E. Losoya Street
Del Rio, Texas 78840
Telephone (830) 778-1515
Telecopier (830) 460-3600