

Current Borrower: DOROTHY MUIR, A SINGLE PERSON
MH File Number: TX-15-25594-FC
VA/FHA/PMI Number:
Loan Type: Conventional Residential
Property Address: 7595 VEGA VERDE ROAD, DEL RIO, TX 78840

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
2/27/2010

Grantor(s)/Mortgagor(s):
DOROTHY MUIR, A SINGLE PERSON

Original Beneficiary/Mortgagee:
AMERICAN GENERAL FINANCIAL
SERVICES, INC.

Current Beneficiary/Mortgagee:
U.S. BANK NATIONAL ASSOCIATION AS
INDENTURE TRUSTEE FOR SPRINGLEAF
MORTGAGE LOAN TRUST 2013-1,
MORTGAGE-BACKED NOTES, SERIES 2013-1

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 00256361

Property County:
VAL VERDE

Mortgage Servicer:
Nationstar Mortgage LLC is representing the
Current Mortgagee under a servicing agreement
with the Current Mortgagee.

Mortgage Servicer's Address:
8950 Cypress Waters Blvd., Coppell, TX 75019

Legal Description: SITUATED IN VAL VERDE COUNTY, TEXAS, AND BEING LOT TWENTY-NINE (29), BLOCK "F", VEGA VERDE ESTATES IN VAL VERDE COUNTY, TEXAS, ACCORDING TO THE PLAT OF RECORD IN VOLUME 4, PAGE 19, MAP RECORDS, VAL VERDE COUNTY, TEXAS.

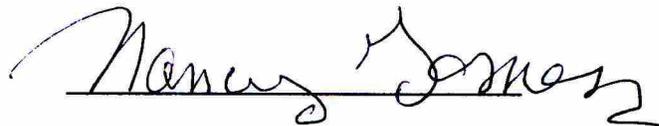
Date of Sale: 4/5/2016

Earliest Time Sale Will Begin: 10:00AM

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 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.



~~Nancy Gomez, Leo Gomez, Calvin Speer, Wendy Speer or Melody Speer or Cole D. Patton~~

~~or Catherine Allen-Reg~~
MCCARTHY HOLTHUS - TEXAS, LLP
ATTN: SALES
Receipt# - 126567

1255 West 15th Street, Suite 1060
Plano, TX 75075
San Jose, CA - Ramon
County Clerk, Val Verde County, TX

By Yunus Ali Deputy

Notice of Foreclosure Sale

March 7, 2016

Deed of Trust ("Deed of Trust"):

Dated: May 22, 2014
Grantor: Andres A. and Karen M. Melendez
Trustee: Gary Glick
Lender: Lake Ridge Ranch, LP
Recorded in: Instrument No. 00284231 of the real property records of Val Verde County, Texas
Secures: Real Estate Lien Note ("Note") in the original principal amount of \$22,000.00, executed by Andres A. and Karen M. Melendez ("Borrower") and payable to the order of Lender

FILED
On: Mar 08, 2016 at 04:21P
Receipt# - 126687
Generosa Gracia-Ramon
County Clerk, Val Verde County, TX
By: *[Signature]*, Deputy

[Original] Property: Lot 285 containing 1.002 acres of land, more or less Phase 3C, Lake Ridge Ranch Subdivision, according to the plat thereof recorded in Slide #440A and #440B of the Map Records of Val Verde County, Texas, together with all improvements, fixtures, and appurtenances thereto and mortgaged in the Deed of Trust and all rights and appurtenances thereto

Substitute Trustee: Gary Glick or Jane Whaley

[Substitute] Trustee's

Address: 1301 S. Capital of Texas Hwy. #A234, Austin, TX 78746

Mortgage Servicer: Lone Star Land Company

Mortgage Servicer's

Address: P.O. Box 4688; Horseshoe Bay, TX 78657

Foreclosure Sale:

Date: Tuesday, April 5, 2016

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 1:00.**

Place: Val Verde County Courthouse located at 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 Lender'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, Lender/Beneficiary, 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 Lender/Beneficiary's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Lender/Beneficiary's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Mortgage Servicer is representing Lender/Beneficiary in connection with the loan evidenced by the Note and secured by the Deed of Trust under a servicing agreement with Lender/Beneficiary. The address of Mortgage Servicer is set forth above.

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 Lender/Beneficiary 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 [Lender/Beneficiary]. 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.


Trustee - Gary Glick

Notice of Foreclosure Sale

March 7, 2016

Deed of Trust ("Deed of Trust"):

Dated: July 21, 2015

Grantor: Mark A. and Stephanie De La Cruz

Trustee: Gary Glick

Lender: Lake Ridge Ranch, LP

Recorded in: Instrument No. 00290835 of the real property records of Val Verde County, Texas

Secures: Real Estate Lien Note ("Note") in the original principal amount of \$34,000.00, executed by Mark A. and Stephanie De La Cruz ("Borrower") and payable to the order of Lender

[Original] Property: Lot 543 containing 1.006 acres of land, more or less Phase 5, Lake Ridge Ranch Subdivision, according to the plat thereof recorded in Slide #499 of the Map Records of Val Verde County, Texas, together with all improvements, fixtures, and appurtenances thereto and mortgaged in the Deed of Trust and all rights and appurtenances thereto

Substitute Trustee: Gary Glick or Jane Whaley

[Substitute] Trustee's Address: 1301 S. Capital of Texas Hwy. #A234, Austin, TX 78746

Mortgage Servicer: Lone Star Land Company

Mortgage Servicer's Address: P.O. Box 4688; Horseshoe Bay, TX 78657

Foreclosure Sale:

Date: Tuesday, April 5, 2016

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 1:00.**

Place: Val Verde County Courthouse located at 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 Lender's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

FILED
On: Mar 08, 2016 at 04:21P
Receipt# - 126687
Generosa Gracia-Ramon
County Clerk, Val Verde County, TX
By: *Yuan Ai* Deputy

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, Lender/Beneficiary, 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 Lender/Beneficiary's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Lender/Beneficiary's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Mortgage Servicer is representing Lender/Beneficiary in connection with the loan evidenced by the Note and secured by the Deed of Trust under a servicing agreement with Lender/Beneficiary. The address of Mortgage Servicer is set forth above.

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 Lender/Beneficiary 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 [Lender/Beneficiary]. 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.


Trustee - Gary Glick

Notice of Foreclosure Sale

March 7, 2016

FILED
On: Mar 08, 2016 at 04:21P
Recorded in Val Verde County, TX

Deed of Trust ("Deed of Trust"):

Dated: July 9, 2015

Grantor: Angelica Venegas Guerrero

Trustee: Gary Glick

Lender: Lake Ridge Ranch, LP

Recorded in: Instrument No. 00290730 of the real property records of Val Verde County, Texas

Secures: Real Estate Lien Note ("Note") in the original principal amount of \$33,000.00, executed by Angelica Venegas Guerrero ("Borrower") and payable to the order of Lender

[Original] Property: Lot 551 containing 1.662 acres of land, more or less Phase 5, Lake Ridge Ranch Subdivision, according to the plat thereof recorded in Slide #499 of the Map Records of Val Verde County, Texas, together with all improvements, fixtures, and appurtenances thereto and mortgaged in the Deed of Trust and all rights and appurtenances thereto

Substitute Trustee: Gary Glick or Jane Whaley

[Substitute] Trustee's Address: 1301 S. Capital of Texas Hwy. #A234, Austin, TX 78746

Mortgage Servicer: Lone Star Land Company

Mortgage Servicer's Address: P.O. Box 4688; Horseshoe Bay, TX 78657

Foreclosure Sale:

Date: **Tuesday, April 5, 2016**

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 1:00.**

Place: Val Verde County Courthouse located at 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 Lender's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

FILED
On: Mar 08, 2016 at 04:21P
Receipt# - 126687
Generosa Gracia-Ramon
County Clerk, Val Verde County, TX
By: *Generosa Gracia-Ramon* Deputy

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, Lender/Beneficiary, 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 Lender/Beneficiary's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Lender/Beneficiary's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Mortgage Servicer is representing Lender/Beneficiary in connection with the loan evidenced by the Note and secured by the Deed of Trust under a servicing agreement with Lender/Beneficiary. The address of Mortgage Servicer is set forth above.

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 Lender/Beneficiary 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 [Lender/Beneficiary]. 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.


Trustee – Gary Glick

Notice of Foreclosure Sale

March 7, 2016

Deed of Trust ("Deed of Trust"):

Dated: October 8, 2009

Grantor: Jorge R. and Mary T. Cuevas

Trustee: Gary Glick

Lender: Lake Ridge Ranch, LP

Recorded in: Instrument No. 00254858 of the real property records of Val Verde County, Texas

Secures: Real Estate Lien Note ("Note") in the original principal amount of \$21,500.00, executed by Jorge R. and Mary T. Cuevas ("Borrower") and payable to the order of Lender

[Original] Property: Lot 187 containing 1.003 acres of land, more or less Phase 3B, Lake Ridge Ranch Subdivision, according to the plat thereof recorded in Slide #385A and #385B of the Map Records of Val Verde County, Texas, together with all improvements, fixtures, and appurtenances thereto and mortgaged in the Deed of Trust and all rights and appurtenances thereto

Substitute Trustee: Gary Glick or Jane Whaley

[Substitute] Trustee's Address: 1301 S. Capital of Texas Hwy. #A234, Austin, TX 78746

Mortgage Servicer: Lone Star Land Company

Mortgage Servicer's Address: P.O. Box 4688; Horseshoe Bay, TX 78657

Foreclosure Sale:

Date: Tuesday, April 5, 2016

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 1:00.**

Place: Val Verde County Courthouse located at 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 Lender's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

FILED
On: Mar 08, 2016 at 04:21P

Receipt# - 126687

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

By Jane Ai Deputy

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, Lender/Beneficiary, 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 Lender/Beneficiary's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Lender/Beneficiary's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Mortgage Servicer is representing Lender/Beneficiary in connection with the loan evidenced by the Note and secured by the Deed of Trust under a servicing agreement with Lender/Beneficiary. The address of Mortgage Servicer is set forth above.

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 Lender/Beneficiary 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 [Lender/Beneficiary]. 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.


Trustee – Gary Glick

Notice of Foreclosure Sale

March 7, 2016

Deed of Trust ("Deed of Trust to Secure Assumption"):

Dated: June 9, 2010

Grantor: Francisco J. Hernandez and wife, Aracely R. Hernandez

Trustee: Gary Glick

Lender: Lake Ridge Ranch, LP

Recorded in: Instrument No. 00258889 of the real property records of Val Verde County, Texas

Secures: Real Estate Lien Note ("Note") in the original principal amount of \$23,000.00, executed by Richard R. Jimenez assumed by Francisco J. Hernandez and wife, Aracely R. Hernandez ("Borrower") and payable to the order of Lender

FILED
On: Mar 08, 2016 at 04:21P
Index# - 126687
Generosa Gracia-Ramon
County Clerk, Val Verde County, TX
By Yvonne Ai Deputy

[Original] Property: Lot 60 containing 1.456 acres of land, more or less Phase 3A, Lake Ridge Ranch Subdivision, according to the plat thereof recorded in Slide #366A of the Map Records of Val Verde County, Texas and being replatted as Phase 3A Replat according to the plat thereof recorded in Slides #384 A&B of the Map Records of Val Verde County, Texas, together with all improvements, fixtures, and appurtenances thereto and mortgaged in the Deed of Trust and all rights and appurtenances thereto

Substitute Trustee: Gary Glick or Jane Whaley

[Substitute] Trustee's
Address: 1301 S. Capital of Texas Hwy. #A234, Austin, TX 78746

Mortgage Servicer: Lone Star Land Company

Mortgage Servicer's
Address: P.O. Box 4688; Horseshoe Bay, TX 78657

Foreclosure Sale:

Date: ~~Wednesday, April 7, 2016~~ Tuesday, April 5, 2016

Time: ~~Wednesday, April 7, 2016~~ 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 1:00.

Place: Val Verde County Courthouse located at 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 Lender'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, Lender/Beneficiary, 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 Lender/Beneficiary's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Lender/Beneficiary's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Mortgage Servicer is representing Lender/Beneficiary in connection with the loan evidenced by the Note and secured by the Deed of Trust under a servicing agreement with Lender/Beneficiary. The address of Mortgage Servicer is set forth above.

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 Lender/Beneficiary 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 [Lender/Beneficiary]. 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.

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Trustee – Gary Glick

Notice of Foreclosure Sale

March 7, 2016

FILED
On: Mar 08, 2016 at 04:21P

Deed of Trust ("Deed of Trust"):

Receipt# - 126687

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

By *Ymuel* Deputy

Dated: July 22, 2014

Grantor: Jose O. and Claudia Limon

Trustee: Gary Glick

Lender: Lake Ridge Ranch, LP

Recorded in: Instrument No. 00285102 of the real property records of Val Verde County, Texas

Secures: Real Estate Lien Note ("Note") in the original principal amount of \$59,000.00, executed by Jose O. and Claudia Limon ("Borrower") and payable to the order of Lender

[Original] Property: The real property, improvements, and personal property described in and mortgaged in the Deed of Trust, including the real property described in the attached Exhibit A, and all rights and appurtenances thereto

Substitute Trustee: Gary Glick or Jane Whaley

[Substitute] Trustee's Address: 1301 S. Capital of Texas Hwy. #A234, Austin, TX 78746

Mortgage Servicer: Lone Star Land Company

Mortgage Servicer's Address: P.O. Box 4688; Horseshoe Bay, TX 78657

Foreclosure Sale:

Date: ~~March 7, 2016~~ Tuesday, April 5, 2016

Time: ~~March 7, 2016~~ 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 1:00.**

Place: Val Verde County Courthouse located at 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 Lender'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, Lender/Beneficiary, 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 Lender/Beneficiary's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Lender/Beneficiary's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Mortgage Servicer is representing Lender/Beneficiary in connection with the loan evidenced by the Note and secured by the Deed of Trust under a servicing agreement with Lender/Beneficiary. The address of Mortgage Servicer is set forth above.

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If Lender/Beneficiary 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.

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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.

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Trustee – Gary Glick

Exhibit "A"

DALE L. OLSON

Registered Professional Land Surveyor

711 Water Street

Bastrop, TX 78602

Phone (512) 321-5476 * Fax (512) 303-5476

FIELD NOTES FOR TRACT NO. 18, A 10.022 ACRE TRACT OUT OF SECTION 7, BLOCK 5, G.C.&S.F. RR CO. SURVEY, AND SECTION 876, C.F. STRODE SURVEY AND SECTION 494, T.M. KELLEY SURVEY, VAL VERDE COUNTY, TEXAS.

BEING a 10.022 acre tract or parcel of land out of and being a part of Section 7, Block 5, G.C.&S.F. RR Co. Survey, A-576, Section 876, C.F. Strode Survey, A-1815, and Section 494, T.M. Kelley Survey, A-1948, in Val Verde County, Texas, and being a part of that certain 450.000 acre tract out of Section 494, T.M. Kelley Survey, Section 876, C.F. Strode Survey, A-1815, Section 746, C.L. Kelley Survey, A-1995, and Section 7, Block 5, G.C.&S.F. RR Co. Survey, A-576, described in a deed from Lake Ridge Properties, Inc., to Lake Ridge Ranch, LP, recorded in Page 927, Pages 600-611, Official Public Records of Val Verde County. Said 450.000 acre tract being a part of that certain 2018.20 acre tract described in a deed from Ruth Greenwood to Lake Ridge Properties, recorded in Volume 177, Page 499, Val Verde County Deed Records. Herein described tract or parcel of land being more particularly described by metes and bounds as follows:

COMMENCING FOR REFERENCE at the southwest corner of the said 450.000 acre tract, a 5/8 inch iron rod set near a fence corner in the north line of Section 11, Block 4, I&GN RR Co. Survey and south line of the before mentioned Section 876, C.F. Strode Survey, an angle corner of Arbor Hills Avenue, a 50 foot roadway as shown on the plat of Block 137 and 138, Lake Ridge Estates, a subdivision as recorded in Book 4, Page 107, Val Verde County Map Records.

THENCE with the southeast line of Arbor Hills Avenue, N 56 deg. 15 min. 05 sec. E, at 47.7 feet pass a common line of the before mentioned Section 876, C.F. Strode Survey and Section 494, T.M. Kelley Survey, in all, 234.30 feet to a 5/8 inch iron rod set where same intersects the northeast line of Lenawee Avenue, the east or southeast corner of Block 137 & 138, Lake Ridge Estates, an interior corner of the said 450.000 acre tract.

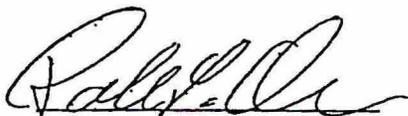
THENCE with the northeast line of Lenawee Avenue and Blocks 137 & 138, Lake Ridge Estates and Lake Ridge Estates, Blocks 139, 140 and 141 as recorded in Slide 19, Val Verde County Plat Records, the southwest line of the said 450.000 acre tract, N 33 deg. 43 min. 53 sec. W, at 912.69 feet pass the west line of Section 494, T.M. Kelley Survey and lower east line of Section 876, C.F. Strode Survey, at 2915.59 feet pass the west line of Section 876, C.F. Strode Survey and east line of Section 7, Block 5, G.C.&S.F. RR Co. Survey, in all, 3120.60 feet to a 5/8 inch iron rod set for the POINT OF BEGINNING, the southwest corner of this tract.

THENCE continuing with the northeast line of Lenawee Avenue and Blocks 139, 140 & 141, Lake Ridge Estates, the southwest line of the 450.000 acre tract, N 33 deg. 43 min. 53 sec. W, 30.00 feet to a 5/8 inch iron rod set for the northwest corner of this tract.

THENCE crossing said 450.000 acre tract, N 56 deg. 15 min. 05 sec. E, 2000.46 feet to a 5/8 inch iron rod set in the northeast line of same, for the northeast corner of this tract.

THENCE with the northeast line of said 450.000 acre tract, S 33 deg. 43 min. 53 sec. E, 436.48 feet to a 5/8 inch iron rod set for the southeast corner of this tract.

THENCE crossing said 450.000 acre tract, S 56 deg. 15 min. 05 sec. W, 926.29 feet to a 5/8 inch iron rod set; N 33 deg. 44 min. 55 sec. W, 406.48 feet to a 5/8 inch iron rod set; S 56 deg. 15 min. 05 sec. W, 1074.04 feet to the POINT OF BEGINNING, containing 10.022 acres of land.



Dale L. Olson
Reg. Pro. Land Surveyor 1753

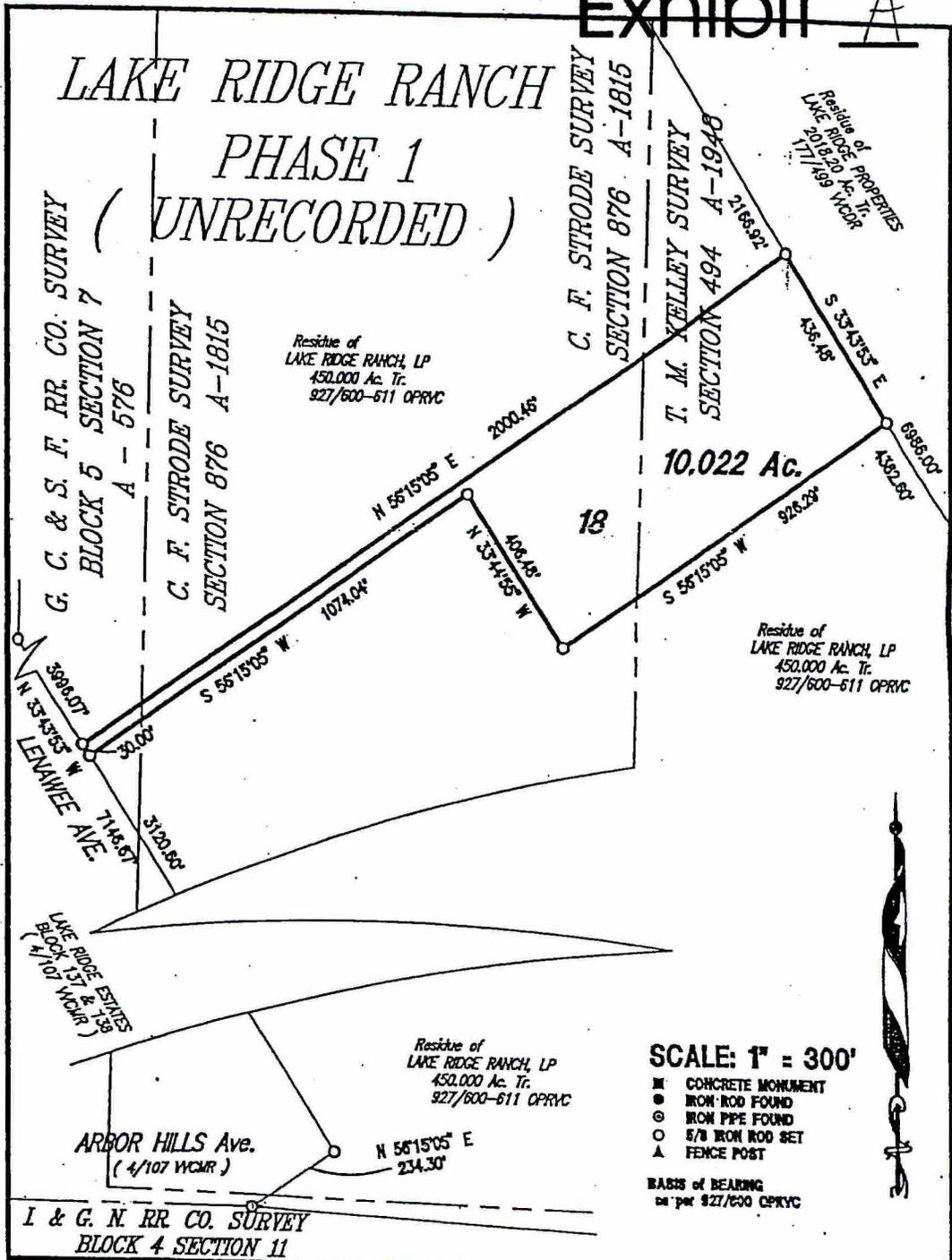
OR

Michael D. Olson
Reg. Pro. Land Surveyor 5386

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Order #: 152604-18

Date Created: 12/06/04



NO portion of this tract appears to be in a Federally designated FLOOD PRONE AREA according to FEMA No. 4811078 0034 A for VAL VERDE COUNTY, TEXAS.
 Effective Date: 10/11/76
 This Tract lies in Zone(s) X
 Base Flood Elevation: N/A

NOTES:
 This Flood Statement, as determined by a FEMA, DOES NOT IMPLY that the Property or Improvements thereon will be free from Flooding or Flood Damage. On rare occasions, Greater Floods Can Appear Without Warning, and Flood Heights may increase by Wind-Blown or Natural Causes.

THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR

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 ALL RIGHTS RESERVED

DALE L. OLSON
 REG. NO. 9753
 DALE L. OLSON SURVEYING COMPANY
 DATE: 06 DEC 04

MICHAEL R. OLSON
 REG. NO. 5306

DALE L. OLSON
 REGISTERED PROFESSIONAL LAND SURVEYOR
 711 WATER STREET (512) 321-5476 DASTROP, TEXAS

SURVEY PLAT
 of a 10.022 ACRE TRACT; in the T. M. KELLEY SURVEY, SECTION 494, A-1948, G. C. & S. F. RR. Co. SURVEY, BLOCK 5, SECTION 7, A-576, and C. F. STRODE SURVEY, SECTION 876, A-1815, all in VAL VERDE COUNTY, TEXAS.

SCALE:	1" = 300.00'
DRAWN BY:	K. Cochrane
DATE:	06 DEC 04
DESK-FILE:	254-16
ORDER:	152604-10
PLAT FILE:	-1-

LAKE RIDGE RANCH LP.

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: April 05, 2016

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 August 09, 2004 and recorded in Document CLERK'S FILE NO. 0210727 real property records of VAL VERDE County, Texas, with CHARLES R. WALTERS AND MARY L. WALTERS, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by CHARLES R. WALTERS AND MARY L. WALTERS, securing the payment of the indebtednesses in the original principal amount of \$110,160.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWABS, INC. ASSET-BACKED CERTIFICATES, SERIES 2004-10 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.

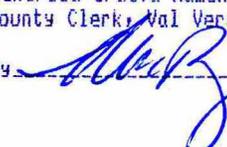
6. Mortgage Servicer Information. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any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

c/o SELECT PORTFOLIO SERVICING, INC.
3217 S. DECKER LAKE DR.
SALT LAKE CITY, UT 84119

FILED
On: Mar 14, 2016 at 08:57A

Receipt# - 126772

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

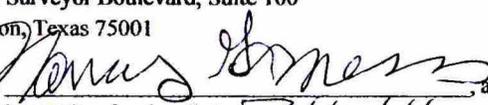
By:  Deputy

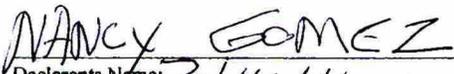


NANCY GOMEZ ~~OR LEO GOMEZ~~
Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
15000 Surveyor Boulevard, Suite 100
Addison, Texas 75001

Certificate of Posting

My name is  and my address is c/o 15000 Surveyor Boulevard, Suite 100, Addison, Texas 75001.
I declare under penalty of perjury that on 3/14/16 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.



Declarant's Name: NANCY GOMEZ
Date: 3/14/16

EXHIBIT "A"

SITUATED IN VAL VERDE COUNTY, TEXAS, AND BEING LOTS ONE (1) AND TWO (2), BLOCK (5), RANGE 4, NORTH DEL RIO SUBDIVISION TO THE CITY OF DEL RIO, TEXAS, ACCORDING TO THE PLAT OF RECORD IN VOLUME 12, PAGE 247, DEED 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: April 05, 2016

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 January 23, 2007 and recorded in Document VOLUME 01039, PAGE 00538 real property records of VAL VERDE County, Texas, with FLORA MCCALL, grantor(s) and JPMORGAN CHASE BANK, N.A., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by FLORA MCCALL, securing the payment of the indebtednesses in the original principal amount of \$61,000.00, 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, 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.

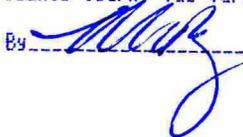
6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer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

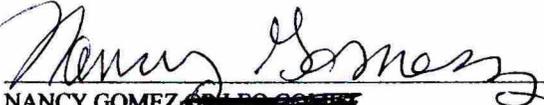
c/o JPMORGAN CHASE BANK, N.A.
8333 RIDGEPOINT DRIVE
IRVING, TX 75063

FILED
On: Mar 14, 2016 at 08:57A

Receipt# - 126772

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

By:  Deputy



NANCY GOMEZ ~~GRACIA GOMEZ~~

Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
15000 Surveyor Boulevard, 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

My name is  and my address is c/o 15000 Surveyor Boulevard, Suite 100, Addison, Texas 75001.
I declare under penalty of perjury that on 3/14/16 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 3/14/16
Declarant's Name:

EXHIBIT "A"

SITUATED IN VAL VERDE COUNTY, TEXAS AND BEING A 0.52 ACRE TRACT OF LAND OUT OF AND PART OF SURVEY NO. 6, BLOCK 4, I. AND G. N. RR. CO., TO THE CITY OF DEL RIO, TEXAS, BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A "X" FOUND IN THE SOUTH LINE OF FOX DRIVE FOR THE NORTHEAST CORNER OF 0.60 ACRE TRACT OF LAND AS DESCRIBED IN DEED RECORDS IN VOLUME 24, PAGE 499 OF THE MECHANICS LIEN RECORDS OF VAL VERDE COUNTY, TEXAS AND FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE N. 87 DEGREES 11 MINUTES E. 127.0 FT., WITH THE SOUTH LINE OF FOX DRIVE TO A ONE-HALF INCH IRON STAKE FOUND OR THE NORTHEAST CORNER OF THIS TRACT;

THENCE S. 2 DEGREES 49 MINUTES E. 184.44 FT., TO A ONE-HALF INCH IRON STAKE FOUND OR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE N. 88 DEGREES 08 MINUTES W. 127.8 FT., TO A ONE-HALF INCH IRON STAKE FOUND OR THE SOUTHEAST CORNER OF SAID 0.60 ACRE TRACT AND FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE N. 2 DEGREES 49 MINUTES W. 173.8 FT., WITH THE EAST LINE OF SAID 0.60 ACRE TRACT TO THE PLACE OF BEGINNING, AND BEING THE SAME TRACT OF LAND AS DESCRIBED IN A DEED DATED JUNE 8, 1995, FILED FOR RECORD JUNE 8, 1995, IN VOLUME 619, PAGES 744-748, OFFICIAL PUBLIC RECORDS, VAL VERDE COUNTY, TEXAS, EXECUTED BY CALVIN C. MILLER AND WIFE, LEE S. S. MILLER TO STEVEN R. ALLISON AND MICHELLE M. ALLISON.

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: April 05, 2016

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 April 20, 2006 and recorded in Document CLERK'S FILE NO. 0225128 real property records of VAL VERDE County, Texas, with MARVIN DOUG HUGHES AND SHIRLEY A HUGHES, grantor(s) and WELLS FARGO BANK, N.A., mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by MARVIN DOUG HUGHES AND SHIRLEY A HUGHES, securing the payment of the indebtednesses in the original principal amount of \$119,700.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR J.P. MORGAN MORTGAGE ACQUISITION TRUST 2006-WF1 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:

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

FILED
On: Mar 14, 2016 at 08:57A
Receipt# - 126772



NANCY GOMEZ

Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
15000 Surveyor Boulevard, Suite 100
Addison, Texas 75001

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

By  Deputy

 **Certificate of Posting**
My name is Nancy Gomez, and my address is c/o 15000 Surveyor Boulevard, Suite 100, Addison, Texas 75001.
I declare under penalty of perjury that on 3/14/16 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
Declarants Name:

Date: 3/14/16

EXHIBIT "A"

SITUATED IN VAL VERDE COUNTY, TEXAS, AND BEING LOT SIX (6) AND PART OF LOT FIVE (5), PRICE ADDITION TO THE CITY OF DEL RIO, TEXAS AS SHOWN ON PLAT OF RECORD IN VOLUME 1, PAGE 79, MAP RECORDS, VAL VERDE COUNTY TEXAS.

SURVEY PLAT SHOWING LOT NO. 6 AND PART OF LOT NO. 5, PRICE ADDITION TO THE CITY TO DEL RIO, TEXAS, AS SHOWN ON PLAT OF RECORD IN VOL. 1, PAGE 79 OF THE MAP RECORDS OF VAL VERDE COUNTY, TEXAS.

DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING AT A 1/2 INCH STEEL STAKE FOUND IN THE NORTHWEST LINE OF STRICKLAND STREET FOR THE SOUTH CORNER OF LOT NO. 6, THE EAST CORNER OF LOT 7 AND FOR THE SOUTH CORNER OF THIS TRACT;

THENCE N. 43 DEG 31' 14"W. 363.53 FT, TO A 1/2 INCH STEEL STAKE SET FOR THE WEST CORNER OF LOT 6, THE NORTH CORNER OF LOT 7 AND FOR THE WEST CORNER OF THIS TRACT;

THENCE N. 45 DEG 17' 52" E. 68.3 FT., WITH THE NORTHWEST LINE OF PRICE ADDITION TO A 1 INCH PIPE FOUND FOR THE NORTH CORNER OF THIS TRACT;

THENCE S 43 DEG 31' 20" E. 365.7 FT., WITH THE SOUTHWEST LINE OF DRAINAGE DITCH TO A 1/2 INCH STEEL STAKE FOUND IN THE NORTHWEST LINE OF SAID WEST STRICKLAND STREET FOR THE EAST CORNER OF THIS TRACT;

THENCE S. 47 DEG 07' W. 68.3 FT., WITH THE NORTHWEST LINE OF SAID WEST STRICKLAND STREET, AT 20.0 FT. PASS THE SOUTH CORNER OF LOT 5 SAME BEING THE EAST CORNER OF LOT 6, TO THE PLACE OF BEGINNING.

Mortgagor: Perez
PLF File No. 2015048

FILED
On: Mar 15, 2016 at 03:48P

Receipt# - 126831

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Deputy

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

Situated in Val Verde County, Texas, and being a 0.501 acre tract of land known as Parcel 5 and referred herein as TRACT I and a 0.501 acre tract of land known as Parcel 4 and referred herein as TRACT II out of and part of that certain 4.0 acre tract previously conveyed to Conrado Galindo Jr. of record in Volume 230, Pages 433-436, of the Deed Records, Val Verde County, and being same tracts as described in Substitute Trustee's Deed in Document No. 257087 of the Official Public Record of Val Verde County, Texas and herein tracts combined, being more particularly described by metes and bounds as follow:

Commencing at a 1/2" iron rod found in the Northwesterly line of Alderete Lane for the East corner of said Galindo's Tract.

Thence N 45° 45' 40" W (called N 45° W) with the Northeasterly line of Galindo's tract a distance of 316.20' ft to a 1/2" iron rod found for the East corner of Parcel 5, referred herein as Tract I and being the Actual Point of Beginning.

Thence S 45° 00' 00" W a distance of 206.99' ft to a 1/2" iron rod set and the Southwesterly Line of said Galindo's Tract for the South corner Parcel 5 and this tract.

Thence N 45° 45' 40" W with the Southwesterly line of Galindo's Tract passing a 1/2" iron rod found for the common Westerly corner of Parcel 4 and Parcel 5 at 105.43' ft and continuing for a total distance of 210.86' ft to a 1/2" iron rod set for the West corner of Parcel 4 same being the West corner this tract.

Thence N 45° 00' 00" E with the Northwesterly line of Parcel 4, a distance of 206.99' ft to a 1/2" iron rod set for the North corner Parcel 4 same being the North corner this tract.

Thence S 45° 45' 40" SE with the Northeasterly line of Galindo's tract, passing the common Easterly corner of Parcel 4 and Parcel 5 at 105.43' ft and continuing for a total distance of 210.86' ft to the Place of Beginning ("Property").

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. 00264447, on May 20, 2011.

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

Date: Tuesday, April 5, 2016

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. Planet Home Lending, LLC f/k/a Green Planet Servicing, LLC is the Mortgagee and is acting as its own Mortgage Servicer, with an address of 321 Research Parkway, Suite 303, Meriden, CT 06450.

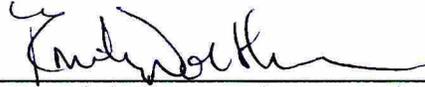
Return To:
Pruyn Law Firm, PLLC
2311 Canal Street, Suite 124
Houston, Texas 77003

Mortgagor: Perez
PLF File No. 2015048

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.

Date: March 10, 2016



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

Return To:
Pruyn Law Firm, PLLC
2311 Canal Street, Suite 124
Houston, Texas 77003