

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 08/31/2006
Grantor(s): CESAR CADENA AND JO ELDA CADENA, HUSBAND AND WIFE
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR FRANKLIN AMERICAN MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$131,929.00
Recording Information: Book 1016 Page 530 Instrument 0228302 ; re-recorded under Book 1018 Page 448 Instrument 0228622
Property County: Val Verde
Property: SITUATED IN VAL VERDE COUNTY, TEXAS, AND BEING LOT ONE (1), BLOCK ONE (1), CHULA VISTA NO. 1 UNIT 1 SUBDIVISION TO THE CITY OF DEL RIO, TEXAS ACCORDING TO THE PLAT RECORD IN VOLUME 4, PAGE 135, MAP RECORDS, VAL VERDE COUNTY, TEXAS.
Reported Address: 135 KIM DRIVE, DEL RIO, TX 78840

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: Wells Fargo Bank, NA
Mortgage Servicer: Wells Fargo Bank, N. A.
Current Beneficiary: Wells Fargo Bank, NA
Mortgage Servicer Address: 3476 Stateview Boulevard, Fort Mill, SC 29715

FILED
On: Sep 26, 2016 at 11:03A
Receipt# - 130591
Generosa Gracia-Ramon
County Clerk, Val Verde County, TX
By *J. Madole*, Deputy

SALE INFORMATION:

Date of Sale: Tuesday, the 6th day of December, 2016
Time of Sale: 10:00AM or within three hours thereafter.
Place of Sale: AT THE FRONT STEPS OF THE COURTHOUSE, BEING THE FRONT ENTRANCE in Val Verde County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Val Verde County Commissioner's Court.

Substitute Trustee(s): ~~Billie C. Lewis, Jr., Blake Lewis, Calvin Speer, Wendy Speer, Melody Speer, Joshua Sanders, Elmer Hernandez, Melody Cruz-Smith, Frederick Britton, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act~~

Substitute Trustee Address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Billie C. Lewis, Jr., Blake Lewis, Calvin Speer, Wendy Speer, Melody Speer, Joshua Sanders, Elmer Hernandez, Melody Cruz-Smith, Frederick Britton, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Billie C. Lewis, Jr., Blake Lewis, Calvin Speer, Wendy Speer, Melody Speer, Joshua Sanders, Elmer Hernandez, Melody Cruz-Smith, Frederick Britton, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Very truly yours,

Buckley Madole, P.C.

Nancy Jones

Current Borrower: RUSSELL H. ROSE AND SPOUSE, AMY C. ROSE
MH File Number: TX-10-09612-CM
VA/FHA/PMI Number:
Loan Type: FHA
Property Address: 4 & 5 AMES ST., COMSTOCK, TX 78837

FILED
On: Oct 06, 2016 at 02:56P
Receipt# - 130813

Generosa Gracia-Ramon
County Clerk, Val Verde County, TX
By Ymer, Deputy

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
6/7/2004

Grantor(s)/Mortgagor(s):
RUSSELL H. ROSE AND SPOUSE, AMY C. ROSE

Original Beneficiary/Mortgagee:
PREMIER MORTGAGE FUNDING, INC. DBA
AUSTINLOAN.COM

Current Beneficiary/Mortgagee:
JPMorgan Chase Bank, National Association

Recorded in:
Volume: 900
Page: 618
Instrument No: 0209309

Property County:
VAL VERDE

Mortgage Servicer:
JPMorgan Chase Bank, National Association is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
1111 Polaris Parkway, Columbus, OH 43240

Legal Description: SITUATED IN VAL VERDE COUNTY, TEXAS, AND BEING LOTS FOUR (4) AND FIVE (5), BLOCK THIRTY-THREE (33), COMSTOCK ADDITION, ACCORDING TO THE PLAT OF RECORD IN VOLUME 8, PAGE 348, MAP RECORDS, VAL VERDE COUNTY, TEXAS.

Date of Sale: 12/6/2016

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.



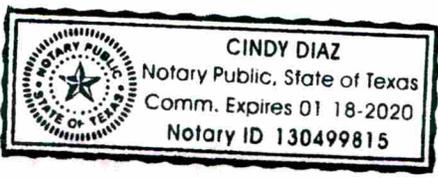
Nancy Gomez, ~~Leo Gomez, Calvin Speer, Wendy Speer or Melody Speer or Cole D. Patton or Catherine Allen-Rea~~
McCARTHY HOLTHUS - TEXAS, LLP
ATTN: SALES
1255 West 15th Street, Suite 1060
Plano, TX 75075

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 16th day of October, 2010.

Cindy Diaz
Notary Public
Signature



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 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 CONTACT AND SEND WRITTEN NOTICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

229 Fox Drive
Del Rio, Texas 78840

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Information:

Date:	March 7, 2012	
Grantor(s):	Earl Lee Tarbet, unmarried	FILED On: Oct 27, 2016 at 11:22A
Original Mortgagee:	American Advisors Group 3800 W. Chapman Avenue, 3 rd Floor Orange, California 92868	Receipt# - 131199
Current Mortgagee:	Reverse Mortgage Solutions, Inc. 14405 Walters Road, Suite 200 Houston, TX 77014	Generosa Gracia-Ramon County Clerk, Val Verde County, TX By: <i>Generosa Gracia-Ramon</i> Deputy
Original Principal Balance:	\$115,770.00	
Recorded in:	00269905	
Property County:	Val Verde County	
Legal Description:	See Exhibit "A" attached hereto and incorporated herein for all purposes.	

Sale Information:

Date of Sale:	December 6, 2016
Time of Sale:	1:00 p.m. or within three hours thereafter
Place of Sale:	THE FRONT STEPS OF THE COURTHOUSE, BEING THE FRONT ENTRANCE, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court
Substitute Trustee:	Billie C. Lewis, Jr. or Blake Lewis or Calvin Speer or Wendy Speer or Melody Speer or Chris LaFond or George A. Kurisky, Jr., or Jeffrey B. Hardaway or Damian W. Abreo, either to act

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.



~~Billie C. Lewis, Jr. or Blake Lewis or Calvin Speer or Wendy Speer or Melody Speer or Chris LaFond or George A. Kurisky, Jr. or Jeffrey B. Hardaway or Damian W. Abreo,~~
either to act
Substitute Trustee

c/o Johnson DeLuca Kurisky & Gould, P.C.
4 Houston Center
1221 Lamar, Suite 1000
Houston, Texas 77010

EXHIBIT "A"

LOT 15, BLOCK G, UNIT III, BUENA VISTA 2, A SUBDIVISION IN VAL VERDE COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT RECORDED IN THE VAL VERDE COUNTY, TEXAS REAL PROPERTY RECORDS. Legal Description; All that certain property situate in the county of VAL VERDE, and State of TEXAS, being described as follows: and being more fully described in a deed dated 09/27/2002, and recorded 10/04/2002, among the land records of the county and state set forth above, in Deed Book 824, page 85.

Notice of Foreclosure Sale

November 3, 2016

Deed of Trust ("Deed of Trust"):

Dated: March 19, 2015

Grantor: Guadalupe Lozano

Trustee: Gary Glick

Lender: Lake Ridge Ranch, LP

Recorded in: Instrument No. 00289513 of the real property records of Val Verde County, Texas

Secures: Real Estate Lien Note ("Note") in the original principal amount of \$24,000.00, executed by Richard Jimenez and assumed by Guadalupe Lozano ("Borrower") and payable to the order of Lender

[Original] Property: Lot 133 containing 1.700 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, December 6, 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.

FILED
On: Nov 07, 2016 at 02:31P
Receipt# - 131394
Generosa Gracia-Ramon
County Clerk, Val Verde County, TX
By: *Generosa Gracia-Ramon* Deputy

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

November 3, 2016

FILED
On: Nov 07, 2016 at 02:31P

Receipt# - 131394

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

By: *Yolanda Cuevas* Deputy

Deed of Trust ("Deed of Trust"):

Dated: May 6, 2008

Grantor: R. Yolanda Cuevas

Trustee: Gary Glick

Lender: Lake Ridge Ranch, LP

Recorded in: Instrument No. 00243008 of the real property records of Val Verde County, Texas

Secures: Real Estate Lien Note ("Note") in the original principal amount of \$22,500.00, executed by R. Yolanda Cuevas ("Borrower") and payable to the order of Lender

[Original] Property: Lot 186 containing 1.178 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, December 6, 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.

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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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Trustee - Gary Glick