

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: May 02, 2017

Time: The sale will begin at 1:00PM 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 June 13, 2006 and recorded in Document VOLUME 1004, PAGE 507 real property records of VAL VERDE County, Texas, with CARLOS G URBANO AND CARMEN A URBANO, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by CARLOS G URBANO AND CARMEN A URBANO, securing the payment of the indebtednesses in the original principal amount of \$76,125.00, 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, 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. 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

Nancy Gomez

~~BILLIE C. LEWIS, JR., BLAKE LEWIS, CALVIN SPEER, WENDY SPEER, MELODY SPEER, FRED BRITTON,
JONATHAN SCHENDEL, PATRICIA SANDERS, CARY CORENBUM OR RAYMOND PEREZ~~

Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

My name is *Nancy Gomez* and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on 2/27/17 I filed in 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
Declarant's Name: _____
Date: 2/27/17

FILED
On: Feb 27, 2017 at 08:51A
Receipt# - 133215
Generoso Gracia-Ramon
County Clerk, Val Verde County, TX
By *Yvonne Allen* Deputy



NOS0000006594766

EXHIBIT "A"

SITUATED IN VAL VERDE COUNTY, TEXAS AND BEING LOT FIVE (5), BLOCK F, OF THE HOLT ADDITION ACCORDING TO PLAT OF RECORD IN VOLUME 2, PAGE 37, OF THE MAP RECORDS OF VAL VERDE COUNTY, TEXAS.



NOS0000006594766

swac

FILED
On: Feb 28, 2017 at 03:18P

Receipt# - 133279

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

By [Signature] Deputy

NOTICE OF FORECLOSURE SALE

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

- 1. **Property to Be Sold.** The property to be sold is described as follows: SEE EXHIBIT "A"
- 2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 06/22/2015 and recorded in Document 00291012 real property records of Val Verde County, Texas.

3. **Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:
 Date: 05/02/2017
 Time: 01:00 PM
 Place: Val Verde County Courthouse, Texas, at the following location: THE FRONT STEPS OF THE VAL VERDE COUNTY COURTHOUSE, 400 PECAN STREET, DEL RIO, TEXAS, PECAN STREET ENTRANCE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

4. **Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.

5. **Obligations Secured.** The Deed of Trust executed by OLGA GUTIERREZ, provides that it secures the payment of the indebtedness in the original principal amount of \$466,500.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. LIVE WELL FINANCIAL, INC. is the current mortgagee of the note and deed of trust and LIVE WELL FINANCIAL, INC. is mortgage servicer. A servicing agreement between the mortgagee, whose address is LIVE WELL FINANCIAL, INC. c/o LIVE WELL FINANCIAL, INC., 3900 Capital City Blvd., Lansing, MI 48906 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. **Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint BILLIE C. LEWIS, JR., CALVIN SPEER, WENDY SPEER, CHRIS LAFOND, MELODY SPEER OR BLAKE LEWIS, Substitute Trustee to act under and by virtue of said Deed of Trust.

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

[Signature]
 Mackie Wolf Zientz & Mann, P.C.
 Brandon Wolf, Attorney at Law
 ✓ L. Keller Mackie, Attorney at Law
 Lori Liane Long, Attorney at Law
 Tracey Midkiff, Attorney at Law
 Heather McAnally, Attorney at Law
 Parkway Office Center, Suite 900
 14160 North Dallas Parkway
 Dallas, TX 75254

[Signature]
 BILLIE C. LEWIS, JR., CALVIN SPEER, WENDY SPEER, CHRIS LAFOND, MELODY SPEER OR BLAKE LEWIS
 c/o AVT Title Services, LLC
 1101 Ridge Rd. Suite 222
 Rockwall, TX 75087

I am Billie C. Lewis, Jr. Certificate of Posting
 whose address is 14160 N. Dallas Pkwy, Suite 900, Dallas, TX 75254. I declare under penalty of perjury that on Feb 28, 2017 I filed this Notice of Foreclosure Sale at the office of the Val Verde County Clerk and caused it to be posted at the location directed by the Val Verde County Commissioners Court.

LEGAL DESCRIPTION

Order No.: 8000421500926
Title No.: S15030

For APN/Parcel ID(s): 504000500034

Being a 2.990 acre (130,250 square feet) tract, out of Lots 3 and 4, Block E, Buena Vista Subdivision, Del Rio, Texas, recorded in Volume 2, Page 52 of the Map Records (MR), all records cited herein being of Val Verde County, Texas, being those same properties conveyed to Alfredo and Olga Gutierrez by Deeds recorded in Volume 208, Page 294, Volume 164, Page 184 and Volume 184, Page 492 of the Deed Records (DR), said 2.990 acres being more particularly described as follows, with all bearings being referenced to the east right of way (R.O.W.) line of Broadview Street as shown on said subdivision plat:

BEGINNING at a found 1/2" rebar on said east R.O.W. line (60.0' R.O.W.) the southwest corner of Lot 2, the common northwest corner of Lot 3, and the tract herein described;

THENCE leaving said R.O.W. line and along the common line between said Lots 2 and 3, South 88° 11' 16" East, a distance of 420.26 feet, to a found 1/2" rebar, being the southeast corner of said Lot 2, the common northeast corner of said Lot 3 and the tract herein described;

THENCE, leaving said common line and along the east line of said Block E, South 02° 09' 39" West, a distance of 250.49 feet to a found 1/2" rebar, at the southeast corner of said tract conveyed to the Gutierrez' by Deed recorded in Volume 208, Page 294 DR, being the upper southeast corner of the tract herein described;

THENCE, leaving said common Block line and along the common line with said tract, North 88° 16' 32" West, a distance of 217.87 feet to a found railroad spike, at a corner of said tract, a common corner with the remaining two tracts conveyed to the Gutierrez' and an interior corner of the tract herein described;

THENCE, along the common line with said tract conveyed in Volume 184, Page 492 DR, the following two calls:

South 02° 12' 01" West, a distance of 124.99 feet to a point at the southeast corner of said tract, the lower southeast corner of the tract herein described, and

North 88° 14' 31" West, a distance of 200.00 feet returning to said R.O.W. line, and a corner of a concrete column at a common southwest corner of said tract and the tract herein described;

THENCE, along said R.O.W. line, and the west line of said Block E, North 01° 48' 30" East, at 125.00 feet passing a set 1/2" rebar with cap stamped "TGD SURVEYING", at 250.00 feet passing a set "x" in concrete, continuing for a total distance of 376.00 feet returning to the POINT OF BEGINNING, and containing 2.990 acres (130,250 square feet) of land more or less. A survey drawing accompanies this description.

NOTE: COMPANY DOES NOT REPRESENT THAT THE ABOVE ACREAGE AND/OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.

Notice of [Substitute] Trustee 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.

FILED
On: Mar 23, 2017 at 01:45P

Receipt# - 133805

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

By *[Signature]* Deputy

1. **Date, Time, and Place of Sale.**

Date: 05/02/2017

Time: The sale will begin at 10:00 AM or not later than three hours after that time

Place: The front steps of the Courthouse, being the front entrance or any other area designated by the County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place OR AS DESIGNATED BY THE COUNTY COMMISSIONERS

Property Address: 221 Elizabeth Drive, Del Rio, TX 78840

2. **Terms of Sale:** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust. Any conveyance of the property is subject to all matters of record affecting the property
3. **Instrument to be Foreclosed:** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 11/17/2006 and recorded 11/21/2006 in Document 0230106, Book 1027 Page 733, real property records of Val Verde County Texas, with Mark Guzman, Melissa Guzman grantor(s) and Resmae Mortgage Corporation, as Lender, Mortgage Electronic Registration Systems, INC., as Beneficiary .
4. **Appointment of Substitute Trustee:** The undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by the above referenced Deed of Trust.
5. **Obligation Secured:** Deed of Trust or Contract Lien executed by Mark Guzman, Melissa Guzman securing the payment of the indebtedness in the original principal amount of \$ 82,400.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. HSBC Bank USA, N.A., as Trustee for the registered holders of Nomura Home Equity Loan, Inc., Asset-Backed Certificates, Series 2007-3 is the current mortgagee of the note and the deed of trust or contract lien.

Notice of [Substitute] Trustee Sale

6. **Default:** A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.

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

BEING ALL OF LOT FIFTEEN (15), IN BLOCK "D" OF BUENA VISTA NO. 2, UNIT II SUBDIVISION, AN ADDITION TO THE CITY OF DEL RIO, VAL VERDE COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT RECORDED IN VOLUME 3, PAGE 63, OF THE MAP RECORDS OF VAL VERDE COUNTY, TEXAS.

8. **Mortgage Servicer Information:** The Mortgage Service 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. **Ocwen Loan Servicing, LLC**, as Mortgage Servicer, is representing the current mortgagee, whose address is:

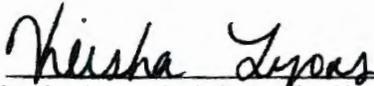
**C/O Ocwen Loan Servicing, LLC
1661 Worthington Rd., Suite 100
West Palm Beach, FL 33409
Phone: 1-800-746-2936**

Notice of [Substitute] Trustee Sale

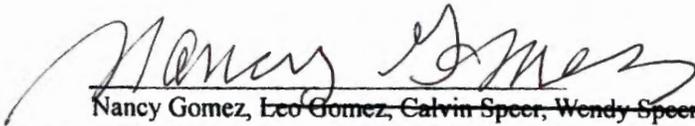
9. **Limitation of Damages:** If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's attorney.

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

Date: March 16, 2017



Stephanie Spurlock, Laternika Thompkins, Camisha Scott, Keisha Lyons, Melisa Jones, Iman Walcott, Tanesha Humphrey, Claire Buxton., - Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer



Nancy Gomez, Leo Gomez, Calvin Speer, Wendy Speer, Melody Speer, Billie C. Lewis, Billie C. Lewis, Jr, Blake Lewis, Frederick Britton, Jack Burns II, Evan Press, Shelia Blake, Pamela Thomas, Patricia Sanders, Kristopher Holub, Patrick Zwiers, Kelley Burns, Tanya Graham, Daniel Willsie, Chance Oliver, Max Murphy or Bret Allen - Substitute Trustee(s)

C/O Power Default Services, Inc.
Northpark Town Center
1000 Abernathy Rd NE; Bldg 400, Suite 200
Atlanta, GA 30328
Telephone: 855-427-2204
Fax: 866-960-8298

POWER DEFAULT SERVICES, INC. MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

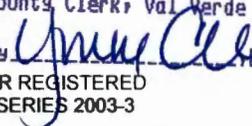
NOTICE OF SUBSTITUTE TRUSTEE'S SALE

VAL VERDE County
Deed of Trust Dated: March 19, 2003
Amount: \$67,140.00
Grantor(s): ADAM DAVID CHAVEZ and SANDRA CHAVEZ

FILED
On: Mar 23, 2017 at 01:45P

Receipt# - 133805

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

By  Deputy

Original Mortgagee: LONG BEACH MORTGAGE COMPANY
Current Mortgagee: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR REGISTERED HOLDERS OF LONG BEACH MORTGAGE LOAN TRUST 2003-3, ASSET-BACKED CERTIFICATES, SERIES 2003-3

Mortgagee Servicer and Address: c/o SELECT PORTFOLIO SERVICING, INC., 3217 South Decker Lake Drive, Salt Lake City, UT 84119

Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property

Recording Information: Document No. 0199322

Legal Description: SEE EXHIBIT "A"

Date of Sale: May 2, 2017 between the hours of 10:00 AM and 1:00 PM.

Earliest Time Sale Will Begin: 10:00 AM

Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the VAL VERDE County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

NANCY GOMEZ OR LEO GOMEZ, CALVIN SPEER, WENDY SPEER OR MELODY SPEER have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust.

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

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice.

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


KRISTEN BATES, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2016-014068

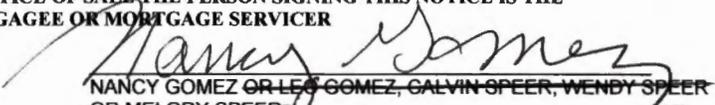

NANCY GOMEZ OR LEO GOMEZ, CALVIN SPEER, WENDY SPEER
OR MELODY SPEER
c/o Tejas Trustee Services
4100 Midway Rd Ste 1040
Carrollton, TX 75007

Exhibit "A"

Being all of Lot Six (6), and the East 1/2 of Lot (5), in Block "D", of the Resubdivision of Tract A, Val Verde Park Addition To the City of Del Rio, Texas, as shown by Map or Plat recorded in Volume 2, Page 66, of the Map Records of Val Verde County, Texas and being more particularly described by metes and bounds as follows:

Beginning at a 1/2" iron rod found in the North Line of Currency Dr. for the common South corner of Lots 5 and 6 Block "D" Resubdivision Tract "A", Val Verde Park Addition.

THENCE, N 87°45' W with the North Line of Currency Dr. a distance of 50.0' ft. to a 1/2" iron rod found for the Southwest Corner this Tract.

THENCE, N 02°15' E along a line parallel to and 50' ft. West of the East line of Lot 5 a distance of 180.0' ft. to a 1/2" iron rod set for the Northwest corner this Tract.

THENCE, S 87°45' W along the North line of Lots 5 And 6, passing the common North corner to Lots 5 and 6 at 50' ft. and continuing for a total distance of 150.0' ft. to a 1/2" iron rod set for the common North corner of Lots 6 and 7 and being the Northeast corner this tract.

THENCE, S 02°15' W with the common line between Lots 6 and 7 a distance of 180.0' ft. to a 1/2" iron rod set on the North line of Currency Dr. for the common South corner of Lots 6 and 7 and the Southeast corner this tract.

THENCE, N 87°45' W with the North line of Currency Drive a distance of 100.0' ft. to the PLACE OF BEGINNING.

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: May 02, 2017

Time: The sale will begin at 1:00PM 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.

FILED
On: Mar 27, 2017 at 08:44A

Receipt# - 133849

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

By: *[Signature]* Deputy

2. **Terms of Sale.** Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated March 21, 2006 and recorded in Document CLERK'S FILE NO. 0224226; AS AFFECTED BY LOAN MODIFICATION AGREEMENTS IN CLERK'S FILE NO. 00267368; CLERK'S FILE NO. 00276348 & CLERK'S FILE NO. 00294492 real property records of VAL VERDE County, Texas, with NADIA E RODRIGUEZ, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by NADIA E RODRIGUEZ, securing the payment of the indebtedness in the original principal amount of \$114,098.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. BANK OF AMERICA, 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. BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP
7105 CORPORATE DRIVE
PLANO, TX 75024

[Signature]
BILLIE C. LEWIS, JR., BLAKE LEWIS, CALVIN SPEER, WENDY SPEER, MELODY SPEER, FRED BRITTON,
JONATHAN SCHENDEL, PATRICIA SANDERS, GARY CORENBLUM OR RAYMOND PEREZ
Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

[Signature] Certificate of Posting
My name is Nancy Gomez and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I
declare under penalty of perjury that on 3/27/17 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.

[Signature]
Declarant's Name: Nancy Gomez
Date: 3/27/17



NOS0000006539498

EXHIBIT "A"

SITUATED IN VAL VERDE COUNTY, TEXAS, AND BEING 1.254 ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND PART OF SURVEY NO. 13, BLOCK 4, I. & G.N.R.R.CO. AND OUT OF AND PART OF A 2.508 ACRE TRACT OF LAND DESCRIBED IN DEED OF FRANCIS VAUGHAN BY CURVIN R. CRANE AND WIFE BY DEED DATED NOVEMBER 1978, OF RECORD IN VOL. 338, PAGE 374 OF THE DEED RECORDS OF VAL VERDE COUNTY, TEXAS FURTHER DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN:

SITUATED IN VAL VERDE COUNTY, TEXAS, AND BEING 1.254 ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND PART OF SURVEY NO. 13, BLOCK 4, I. & G.N.R.R.CO. AND OUT OF AND PART OF A 2.508 ACRE TRACT OF LAND DESCRIBED IN DEED OF FRANCIS VAUGHAN BY CURVIN R. CRANE AND WIFE BY DEED DATED NOVEMBER 1978, OF RECORD IN VOL. 338, PAGE 374 OF THE DEED RECORDS OF VAL VERDE COUNTY, TEXAS FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND AT FENCE CORNER ON THE NORTH LINE OF RIMFIRE FOR THE SOUTHEAST CORNER OF SAID 2.508 ACRE TRACT OF LAND AND FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE N 87 DEG 23'53"W, 157.5 FEET WITH FENCE ON THE NORTH LINE OF RIMFIRE ROAD TO A 5/8 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE N 2 DEG 36'07"E, 346.83 FEET TO A 5/8 INCH IRON ROD FOUND IN THE NORTH LINE OF 2.508 ACRE TRACT FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE S 87 DEG 23'53"E, 157.5 FEET WITH THE NORTH LINE OF SAID 2.508 ACRE TRACT OF LAND TO A 5/8 INCH IRON ROD FOUND AT FENCE CORNER FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE S 2 DEG 36'07"W, 346.83 FEET WITH FENCE ON THE EAST LINE OF SAID 2.508 ACRE TRACT TO THE POINT OF BEGINNING.



NOS0000006539498

CITIMORTGAGE, INC. (CMI)
LOCKERBIE, DAVID AND LIV
705 EAST 13TH STREET, DEL RIO, TX 78840

VA 626261060616
Firm File Number: 13-011427

FILED
On: Mar 30, 2017 at 09:07A

Receipt# - 133936

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

NOTICE OF TRUSTEE'S SALE

WHEREAS, on February 20, 2006, DAVID LOCKERBIE, JR AND WIFE, LIV B. LOCKERBIE, as Grantor(s), executed a Deed of Trust conveying to WILLIAM M. WOODALL, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR CITIMORTGAGE, INC. in payment of a debt therein described. The Deed of Trust was filed in the real property records of VAL VERDE COUNTY, TX and is recorded under Clerk's File/Instrument Number 0223659 Volume 986, Page 868, to which reference is herein made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, May 2, 2017 between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, I will sell said Real Estate in the area designated by the Commissioners Court, of Val Verde county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Val Verde, State of Texas:

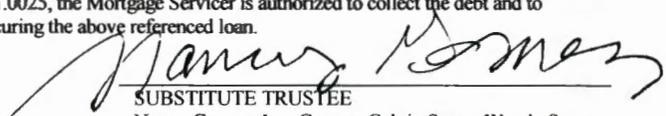
THE FOLLOWING DESCRIBED REAL PROPERTY SITUATE IN THE CITY OF DEL RIO, COUNTY OF VAL VERDE, AND STATE OF TEXAS, TO WIT:

SITUATED IN VAL VERDE COUNTY, TEXAS, AND BEING LOT THREE (3), BLOCK THIRTY (30), COLLEGE HEIGHTS ADDITION, TO THE CITY OF DEL RIO, TEXAS, ACCORDING TO PLAT OF RECORD IN VOLUME 1, PAGE 31, OF THE MAP RECORDS OF VAL VERDE COUNTY, TEXAS.

BY FEE SIMPLE DEED FROM EDITH L. MORGAN SMITH, INDIVIDUALLY AND AS INDEPENDENT EXECUTRIX OF THE ESTATE OF JOE R. MORGAN, DECEASED, AND HUSBAND, PAUL SMITH AS SET FORTH IN DEED BOOK 605, PAGE 641 AND RECORDED ON 9/15/1984, VAL VERDE COUNTY RECORDS

Property Address: 705 EAST 13TH STREET
DEL RIO, TX 78840
Mortgage Servicer: CITIMORTGAGE, INC.
Noteholder: CITIMORTGAGE, INC.
1000 TECHNOLOGY DRIVE
O'FALLON, MISSOURI 63368-2240

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.


SUBSTITUTE TRUSTEE
Nancy Gomez, Leo Gomez, Calvin Speer, Wendy Speer or
~~Meledy Speer~~
c/o Shapiro Schwartz, LLP
13105 Northwest Freeway, Suite 1200
Houston, TX 77040
(713)462-2565

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

Notice of Foreclosure Sale

March 30, 2017

Deed of Trust ("Deed of Trust"):

Dated: March 4, 2013

Grantor: Jose Sillas Jr. and Laura Sillas

Trustee: F David Ortiz

Lender: Filemon Ortiz, Jr. and Maria Elena Ortiz

Recorded in: Document Number 00275982 of the real property records of Val Verde County, Texas.

Legal Description: Situated in Val Verde County, Texas, and being Lots Twelve (12) and Thirteen (13), in Block Sixteen (16), Montecarlo Addition to the City of Del Rio, Val Verde County, Texas, according to the plat of record in Volume 2, Page 36. Map Records, Val Verde County, Texas,, also known as 401 James Drive, Del Rio, Texas 78840.

Secures: Promissory Note ("Note") in the original principal amount of \$53,000.00, executed by Jose Sillas Jr. and Laura Sillas ("Borrower") and payable to the order of Lender

Foreclosure Sale:

Date: Tuesday, May 2, 2017

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 2:00 P.M. and not later than three hours thereafter.

Place: Front door steps of the Val Verde County Courthouse at 400 Pecan St., Del Rio, TX 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 Filemon Ortiz, Jr and Maria Elena Ortiz's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

FILED
On: Mar 30, 2017 at 03:59P
Receipt# - 133958
Generosa Gracia-Ramon
County Clerk, Val Verde County, TX
By: *[Signature]* 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, Filemon Ortiz, Jr and Maria Elena Ortiz, the owner and holder of the Note, have requested Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Filemon Ortiz, Jr and Maria Elena Ortiz's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Filemon Ortiz, Jr and Maria Elena Ortiz'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 Filemon Ortiz, Jr and Maria Elena Ortiz pass 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 Filemon Ortiz, Jr and Maria Elena Ortiz. 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.



F David Ortiz
310 N. Main Street
DEL RIO, TX 78840
Telephone (830) 775-0544
Telecopier (830) 775-5131

FILED
On: Apr 10, 2017 at 08:21A

Receipt# - 134131

SELECT PORTFOLIO SERVICING, INC. (SPS)
CAMARILLO, OLGA
519 AIRPORT BOULEVARD, DEL RIO, TX 78840

CONVENTIONAL
Firm File Number: 13-012832

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

By *[Signature]* Deputy

NOTICE OF TRUSTEE'S SALE

WHEREAS, on October 19, 2004, OLGA C. CAMARILLO AND HUSBAND, REYNALDO CAMARILLO, as Grantor(s), executed a Texas Home Equity Security Instrument conveying to TROY GOTSCHALL, as Trustee, the Real Estate hereinafter described, to LONG BEACH MORTGAGE COMPANY, A CORPORATION in payment of a debt therein described. The Texas Home Equity Security Instrument was filed in the real property records of VAL VERDE COUNTY, TX and is recorded under Clerk's File/Instrument Number 0212230 Volume 917, Page 762, to which reference is herein made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said Texas Home Equity Security Instrument; and

WHEREAS, an Order to Proceed with Notice of Foreclosure Sale and Foreclosure Sale was entered on March 10, 2017 under Cause No. 32989 in the 83rd Judicial District, Val Verde County, TEXAS.;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, May 2, 2017 between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, I will sell said Real Estate in the area designated by the Commissioners Court, of Val Verde county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Val Verde, State of Texas:

BEING ALL OF LOT TWENTY-NINE (29) OF THE MORENO ADDITION, AN ADDITION TO THE CITY OF DEL RIO, VAL VERDE COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT RECORDED IN VOLUME 6, PAGE 25, OF THE MAP RECORDS OF VAL VERDE COUNTY, TEXAS.

Property Address: 519 AIRPORT BOULEVARD
DEL RIO, TX 78840
Mortgage Servicer: SELECT PORTFOLIO SERVICING, INC.
Notcholder: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR
REGISTERED HOLDERS OF LONG BEACH MORTGAGE LOAN TRUST 2005-1, ASSET-
BACKED CERTIFICATES, SERIES 2005-1
3217 S. DECKER LAKE DR.
SALT LAKE CITY, UTAH 84119

The Mortgage Servicer is authorized to represent the Notcholder by virtue of a servicing agreement with the Notcholder. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

[Signature]
SUBSTITUTE TRUSTEE

Nancy Gomez, Leo Gomez, Calvin Speer, Wendy Speer or
Melody Speer

c/o Shapiro Schwartz, LLP
13105 Northwest Freeway, Suite 1200
Houston, TX 77040
(713)462-2565

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

[RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:]

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

FILED
On: Apr 10, 2017 at 01:46P

Receipt# - 134145

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

TS#: 17-18444

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 8/13/2004, TRINDA B KAJANS, SINGLE, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of CHARLES A. BROWN, as Trustee, CHASE MANHATTAN MORTGAGE CORPORATION, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$212,000.00, payable to the order of CHASE MANHATTAN MORTGAGE CORPORATION, which Deed of Trust is Recorded on 8/16/2004 as Volume 0210589, Book , Page , in Val Verde County, Texas, Deed of Trust covers all of the real property, personal property, and fixtures described therein, including , but not limited to, all the following described property, rights and interests (the "Property"), to-wit;

SITUATED IN VAL. VERDE COUNTY, TEXAS, AND BEING LOT 11, BLOCK 1, MEADOWBROOK ESTATES, TO THE CITY OF DEL RIO, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE(S) 38, MAP RECORDS OF VAL VERDE COUNTY, TEXAS.

Commonly known as: **26 MEADOW LANE, DEL RIO, TX 78840**

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Billie C. Lewis, Jr., Blake Lewis, Calvin Speer, Wendy Speer, Melody Speer, Chris LaFond**, or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust: and

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



4615821

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on **TUESDAY, 5/2/2017 at 1:00 PM**, or no later than three (3) hours after such time, being the first Tuesday of such month, of **Val Verde County, Texas**, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: **The front steps of the Courthouse, being the front entrance**

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

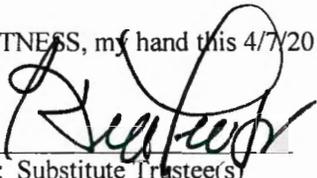
If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's Attorney.

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

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

WITNESS, my hand this 4/7/2017


By: Substitute Trustee(s)

Billie C. Lewis, Jr., Blake Lewis, ~~Calvin Speer, Wendy Speer, Melody Speer, Chris LaFond,~~
C/O Carrington Foreclosure Services, LLC
P.O. Box 3309
Anaheim, California 92803

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

Receipt# - 134146

C&S No. 44-16-0840 / FHA / Yes
JPMorgan Chase Bank, National Association

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

NOTICE OF TRUSTEE'S SALE

By [Signature], Deputy

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. Sender is: Codilis & Stawiarski, PC, 650 North Sam Houston Parkway East, Suite 450, Houston, Texas 77060

Date of Security Instrument: February 03, 2010

Grantor(s): Gary Ray Nichols and wife, Mandi Lareese Nichols

Original Trustee: Lesa C. Taylor

Original Mortgagee: Mortgage Electronic Registration Systems, Inc. ("MERS"), solely as nominee for Draper and Kramer Mortgage Corp DBA 1st Advantage Mortgage, its successors and assigns

Recording Information: Clerk's File No. 00256137, in the Official Public Records of VAL VERDE County, Texas.

Current Mortgagee: JPMorgan Chase Bank, National Association

Mortgage Servicer: JPMorgan Chase Bank, National Association, whose address is C/O 3415 Vision Drive Columbus, OH 43219-6009 Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property.

Date of Sale: 05/02/2017 **Earliest Time Sale Will Begin:** 1:00 PM

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

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

Legal Description:

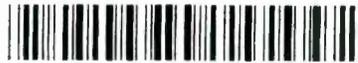
SITUATED IN VAL VERDE COUNTY, TEXAS, AND BEING A TRACT OF LAND OUT OF AND PART OF THE JAMES MITCHELL SURVEY NO. 183, AND OUT OF SECTION NO. 2 AND SECTION NO. 3, DIVISION "S" OF THE S.F.A.M. & I. CO. AND BEING SAME PROPERTY CONVEYED INDEED DATED MAY 15, 1980 OF RECORD IN VOLUME 368, PAGE 170 OF THE DEED RECORDS OF VAL VERDE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

Place of Sale of Property: The foreclosure sale will be conducted in the area designated by the VAL VERDE County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

For Information:

Codilis & Stawiarski, P.C.
650 N. Sam Houston Parkway East
Suite 450
Houston, TX 77060
(281) 925-5200

[Signature]
Billie Lewis as Substitute Trustee, Blake Lewis as Successor Substitute Trustee, ~~Calvin Speer as Successor Substitute Trustee, Wendy Speer as Successor Substitute Trustee, Melody Speer as Successor Substitute Trustee, Frederick Britton as Successor Substitute Trustee, Mary C. (Chris) LaFond as Successor Substitute Trustee, Joshua Sanders as Successor Substitute Trustee, Elmer Hernandez as Successor Substitute Trustee, Melody Cruz Smith as Successor Substitute Trustee, or Thomas Delaney as Successor Substitute Trustee or Lisa Cockrell as Successor Substitute Trustee~~



4615981

EXHIBIT "A"

Situated in Val Verde County, Texas, and being a tract of land out of and part of the James Mitchell Survey No.183, and out of Section No.2 and Section No.3, Division "S" of the S.F.A.M. & I. Co. and being same property conveyed indeed dated May 15, 1980 of record in Volume 368, Page 170 of the Deed Records of Val Verde County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" inch iron rod found on the Southeast side of Spring Street for the Northwest corner this tract and being 247.0' feet from the Northwest corner of the G.W. Brown home tract, and the intersection of the Southeast line of Spring Street and the dividing line between the Northwest 1/2 and the Southeast 1/2 of Section 2, Division "S", as described in Deed from G.W. Brown to Travis Brown of record in Volume 13, Page 573, of the Deed Records of Val Verde County, Texas, to which reference is here made;

THENCE, N 53 Deg. 00' E with the Southeast line of Spring St., a distance of 83.33' feet to a 1/2" iron rod found for the Northeast corner this tract;

THENCE, S 35 Deg. 00' E, a distance of 325.2' feet to a 1/2" iron rod found on the North bank of Madre Ditch for the Southeast corner this tract;

THENCE, with the meanders of Madre Ditch with a bend to the left, having a Chord Bearing distance of N 83 Deg. 05'45" W, 109.2' feet to a point for the Southwest corner this tract;

THENCE, N 35 Deg. 27'52" W passing a 1/2" iron rod found at 8.3' feet and continuing for a total distance of 252.0' feet to the PLACE OF BEGINNING.

AND BRING THE SAME PROPERTY CONVEYED IN DEED DATED MAY 15, 1980, RECORDED IN VOLUME 368, PAGE 170, DEED RECORDS, VAL VERDE COUNTY, TEXAS.

Notice of Foreclosure Sale

April 10, 2017

Deed of Trust ("Deed of Trust"):

Dated: November 8, 2012

Grantor: Jose Martinez

Trustee: Gary Glick

Lender: Lake Ridge Ranch, LP

Recorded in: Instrument No. 00275045 of the real property records of Val Verde County, Texas

Secures: Real Estate Lien Note ("Note") in the original principal amount of \$25,000.00, executed by Jose Martinez ("Borrower") and payable to the order of Lender

[Original] Property: Lot 301 containing 1.002 acres of land, more or less Phase 3E, Lake Ridge Ranch Subdivision, according to the plat thereof recorded in Slide #464 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, May 2, 2017

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

FILED
On: Apr 11, 2017 at 02:20P
Receipt# - 134190
Generosa Gracia-Ramon
County Clerk, Val Verde County, TX
By: *Generosa Gracia-Ramon* Deputy

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

April 10, 2017

FILED
On: Apr 11, 2017 at 02:20P

Receipt# - 134190

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

By  Deputy

Deed of Trust ("Deed of Trust"):

Dated: October 8, 2014

Grantor: Julio C. Jimenez

Trustee: Gary Glick

Lender: Lake Ridge Ranch, LP

Recorded in: Instrument No. 00286332 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 Julio C. Jimenez ("Borrower") and payable to the order of Lender

[Original] Property: Lot 268 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, May 2, 2017

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.

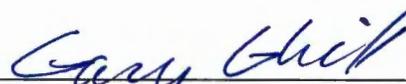
If Lender/Beneficiary passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

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

April 10, 2017

FILED
On: Apr 11, 2017 at 02:20P

Receipt# - 134190

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

By: *[Signature]* Deputy

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

Dated: June 9, 2010

Grantor: Eduardo Flores

Trustee: Gary Glick

Lender: Lake Ridge Ranch, LP

Recorded in: Instrument No. 00258887 of the real property records of Val Verde County, Texas which secures the assumption of the Deed of Trust dated April 29, 2010 recorded under Instrument No. 00258059 of the real property records of Val Verde County, Texas.

Secures: Real Estate Lien Note ("Note") in the original principal amount of \$32,000.00, executed by Richard R. Jimenez ("Borrower") dated April 29, 2010 and payable to the order of Lender and assumed by Eduardo Flores on June 9, 2010

[Original] Property: Lots 134 and 135 containing 3.400 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, May 2, 2017

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.

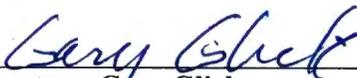
If Lender/Beneficiary passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

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

April 10, 2017

FILED
On: Apr 11, 2017 at 02:20P
Receipt# - 134190
Generosa Gracia-Ramon
County Clerk, Val Verde County, TX
By *[Signature]* Deputy

Deed of Trust ("Deed of Trust"):

Dated: April 27, 2007
Grantor: Jessica Villegas
Trustee: Gary Glick
Lender: Lake Ridge Ranch, LP
Recorded in: Instrument No. 00234437 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 Jessica Villegas ("Borrower") and payable to the order of Lender

[Original] Property: Lot 77 containing 5.001 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: Tuesday, May 2, 2017

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.

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Trustee - Gary Glick

Notice of Foreclosure Sale

April 10, 2017

Deed of Trust ("Deed of Trust"):

Dated: July 22, 2015
Grantor: Noel & Ithzel Constancio
Trustee: Gary Glick
Lender: Lake Ridge Ranch, LP
Recorded in: Instrument No. 00291113 of the real property records of Val Verde County, Texas
Secures: Real Estate Lien Note ("Note") in the original principal amount of \$39,000.00, executed by Noel & Ithzel Constancio ("Borrower") and payable to the order of Lender

FILED
On: Apr 11, 2017 at 02:20P
Receipt# - 134190
Generosa Gracia-Ramon
County Clerk, Val Verde County, TX
By *Generosa Gracia-Ramon* Deputy

[Original] Property: Lot 505 containing 2.909 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, May 2, 2017

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.

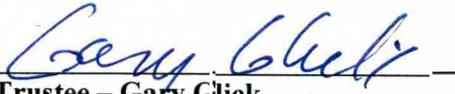
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Trustee - Gary Glick