

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: June 06, 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 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 October 06, 2008 and recorded in Document VOLUME 01127, PAGE 00841, AS AFFECTED BY FHA HOME AFFORDABLE MODIFICATION AGREEMENT CLERK'S FILE NO. 00280421 AND CLERK'S FILE NO. 00295536 real property records of VAL VERDE County, Texas, with PEDRO GARCIA AND MARIBEL GARCIA, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by PEDRO GARCIA AND MARIBEL GARCIA, securing the payment of the indebtednesses in the original principal amount of \$108,567.00, 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, NATIONAL ASSOCIATION 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, NATIONAL ASSOCIATION, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o JPMORGAN CHASE BANK, NATIONAL ASSOCIATION  
3415 VISION DRIVE  
COLUMBUS, OH 43219

*[Signature]*  
~~BILLIE C. LEWIS, JR., BLAKE LEWIS, CALVIN SPEER, WENDY SPEER, MELODY SPEER, FRED BRITTON,  
JONATHAN SCHENDEL, PATRICIA SANDERS, CARY CORENBLUM OR RAYMOND PEREZ~~  
Substitute Trustee  
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
4004 Belt Line Road, 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

*[Signature]* Certificate of Posting  
I, 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.

NANCY GOMEZ  
Declarant's Name:  
Date: 3/27/17



NOS00000006468540

**EXHIBIT "A"**

SITUATED IN VAL VERDE COUNTY, TEXAS, AND BEING LOT NINE (9), BLOCK FIFTEEN (15), FIRST RAILROAD ADDITION TO THE CITY OF DEL RIO, TEXAS, ACCORDING TO THE PLAT OF RECORD IN VOLUME 11, PAGE 185, DEED RECORDS, VAL VERDE COUNTY, TEXAS.



NOS0000006468540

FILED  
On: Mar 30, 2017 at 11:19A

Receipt# - 133942

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

By Yvonne Allen Deputy

## NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Matter No.: 055019-TX

Date: March 28, 2017

County where Real Property is Located: Val Verde

ORIGINAL MORTGAGOR: MONICA V. CORDAWAY AND JULIO R. CORDAWAY, JR, WIFE AND HUSBAND

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., SOLELY AS NOMINEE FOR SFMC, LP DBA SERVICE FIRST MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: PennyMac Loan Services, LLC

MORTGAGE SERVICER: PennyMac Loan Services, LLC

DEED OF TRUST DATED 12/3/2014, RECORDING INFORMATION: Recorded on 12/4/2014, as Instrument No. 00286874,

**SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): BEING LOT TWENTY (20), IN BLOCK FIVE (5), OF THE ALTA VISTA UNIT VII SUBDIVISION, AN ADDITION TO THE CITY OF DEL RIO, VAL VERDE COUNTY, TEXAS, AS SHOWN BY THE MAP OF PLAT RECORDED IN VOLUME 6, PAGE 2, OF THE MAP RECORDS OF VAL VERDE COUNTY, TEXAS.**

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **6/6/2017**, the foreclosure sale will be conducted in **Val Verde** County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than **1:00 PM**, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

PennyMac Loan Services, LLC is acting as the Mortgage Servicer for PennyMac Loan Services, LLC who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. PennyMac Loan Services, LLC, as Mortgage Servicer, is representing the Mortgagee, whose address is:

PennyMac Loan Services, LLC  
3043 Townsgate Rd, Suite 200  
Westlake Village, CA 91361

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 property securing the above referenced loan.



Matter No.: 055019-TX

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By: \_\_\_\_\_ Substitute Trustee  
BILLIE C. LEWIS, JR., BLAKE LEWIS, ~~CALVIN SPEER,~~  
~~WENDY SPEER, MELODY SPEER, CHRIS LAFOND, FRED~~  
~~BRITTON, JONATHAN SCHENDEL, PAUL A. HOEFKER,~~  
~~ROBERT L. NEGRIN~~ ~~TRICIA SANDERS,~~ ~~CARY~~  
~~CORENBLUM, RAYMOND PEREZ, PAUL A. HOEFKER,~~  
~~ROBERT L. NEGRIN~~

**Return to:**  
ALDRIDGE PITE, LLP  
4375 JUTLAND DR., SUITE 200  
P.O. BOX 17935  
SAN DIEGO, CA 92177-0935  
FAX #: 619-590-1385  
866-931-0036

FILED  
On: Apr 06, 2017 at 11:27A

Receipt# - 134082

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

By Yvonne O'Leary Deputy

## NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Matter No.: 052993-TX

Date: April 6, 2017

County where Real Property is Located: Val Verde

ORIGINAL MORTGAGOR: PRINCE E. JOHNSON, A SINGLE MAN  
ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., AS  
NOMINEE FOR SOUTHWEST FUNDING, L.P., ITS SUCCESSORS AND  
ASSIGNS  
CURRENT MORTGAGEE: BANC OF CALIFORNIA, NATIONAL ASSOCIATION DBA BANC  
HOME LOANS  
MORTGAGE SERVICER: BANC OF CALIFORNIA, NATIONAL ASSOCIATION DBA BANC  
HOME LOANS

DEED OF TRUST DATED 2/25/2016, RECORDING INFORMATION: Recorded on 2/25/2016, as Instrument No. 00294243,

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): **SITUATED IN VAL VERDE COUNTY, TEXAS, AND BEING LOT NINETEEN (19), BLOCK THREE (3), BUENA VISTA NO. 3, UNIT III SUBDIVISION TO THE CITY OF DEL RIO, TEXAS, ACCORDING TO THE PLAT OF RECORD IN VOLUME 4, PAGE 171, MAP RECORDS, VAL VERDE COUNTY, TEXAS.**

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **6/6/2017**, the foreclosure sale will be conducted in **Val Verde** County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than **1:00 PM**, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

BANC OF CALIFORNIA, NATIONAL ASSOCIATION DBA BANC HOME LOANS is acting as the Mortgage Servicer for BANC OF CALIFORNIA, NATIONAL ASSOCIATION DBA BANC HOME LOANS who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. BANC OF CALIFORNIA, NATIONAL ASSOCIATION DBA BANC HOME LOANS, as Mortgage Servicer, is representing the Mortgagee, whose address is:


BANC OF CALIFORNIA, NATIONAL ASSOCIATION DBA BANC HOME LOANS  
1 Corporate Drive Suite 360,  
Lake Zurich IL 60047-8924

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 property securing the above referenced loan.



Matter No.: 052993-TX

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By:  Substitute Trustee  
BILLIE C. LEWIS, JR. OR BLAKE LEWIS ~~OR CALVIN~~  
~~SPEER OR WENDY SPEER OR MELODY SPEER OR PAUL~~  
~~A. HOEFKER OR ROBERT L. NEGRIN~~

**Return to:**  
ALDRIDGE PITE, LLP  
4375 JUTLAND DR., SUITE 200  
P.O. BOX 17935  
SAN DIEGO, CA 92177-0935  
FAX #: 619-590-1385  
866-931-0036

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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FILED  
On: Apr 24, 2017 at 10:21A

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

~~Date~~ June 06, 2017

**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.

Receipt# - 134379

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

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated February 22, 2010 and recorded in Document CLERK'S FILE NO. 00256413 real property records of VAL VERDE County, Texas, with JOSE SANCHEZ AND PAULA V SANCHEZ, grantor(s) and WELLS FARGO BANK, N.A., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JOSE SANCHEZ AND PAULA V SANCHEZ, securing the payment of the indebtednesses in the original principal amount of \$184,500.00, 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*

NANCY GOMEZ OR LEO GOMEZ  
Substitute Trustee  
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, L.L.P.  
4004 Belt Line Road, Suite 100  
Addison, Texas 75001

*Nancy Gomez* Certificate of Posting  
My name is \_\_\_\_\_ and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I  
declare under penalty of perjury that on 4/24/17 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.

*NANCY GOMEZ*  
Declarant's Name: \_\_\_\_\_  
Date: 4/24/17



NOS0000006713044

**EXHIBIT "A"**

SITUATED IN VAL VERDE COUNTY, TEXAS, AND BEING LOT TWO (2), BLOCK THIRTY-SEVEN (37), NORTH HEIGHTS ADDITIONS TO THE CITY OF DEL RIO, TEXAS. ACCORDING TO THE PLAT RECORD IN VOLUME 1, PAGE 40, MAP RECORDS, VAL VERDE COUNTY, TEXAS.



NOS0000006713044




Receipt# - 134459

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  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 GOTTSCHALL, 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, June 6, 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.  
Noteholder: 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 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 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.**

NOTICE OF NON-JUDICIAL FORECLOSURE SALE

WHEREAS, on October 10, 2009, Luz Esquivel, executed a Deed of Trust to secure in the payment of that certain Promissory Note of even date therewith in the principal sum of \$38,250.00 (Thirty Eight Thousand, Two Hundred Fifty and 00/100 Dollars), said Deed of Trust being filed for record in Document Number 00254985, of the Val Verde County Clerks Records; and further transferred the note by Assignment of Mortgage dated May 14, 2013 to The Henly Group, LTD being filed for record as Document Number 00277455 on May 23,2013 of the Val Verde County Clerk's Records.

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

WHEREAS, default, as same is defined in the Promissory Note and/or the Deed of Trust, has occurred and the outstanding indebtedness on same is now wholly due; and

WHEREAS, The Henly Group, LTD, the Owner and Holder of the Promissory Note has requested the undersigned to sell the real property described in the Deed of Trust to satisfy said indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, June 6, 2017 beginning at 1:00 o'clock pm or not later than 4:00 o'clock pm, the Trustee or Substitute Trustee, will sell the following described real property, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness affecting the property which is superior to the Deed of Trust, if any, at the Courthouse of Val Verde County, Texas, in the area designated by the Commissioners Court of such County, or if no such area has been so designated, then at the place where non-judicial foreclosure sales of real property are customarily and regularly held in Val Verde County, Texas, which real property is described as follows:

BLUM BLOCK 92, LOT 12, MH LABEL # PFS0747902&903, according to the map, plat or records of Val Verde, County, Texas.


Together with all improvements on the property; all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water rights, and water stock; all fixtures attached to the property; and all personal property, if any described in and secured by the Deed of Trust.

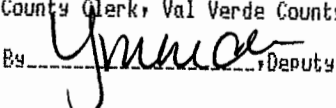
The property to be sold is the same property described in said Deed of Trust, except as same may have been modified of record.

THE SALE OF THE PROPERTY IS "AS IS" AND "WHERE IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE SUBSTITUTE TRUSTEE(S), EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. NEITHER THE OWNER OF THE PROMISSORY NOTE NOR THE SUBSTITUTE TRUSTEE(S) MAKES ANY REPRESENTATIONS OR WARRANTIES WITH THE RESPECT TO COMPLIANCE WITH LAWS, RULES, AGREEMENTS OR SPECIFICATIONS, NOR WITH RESPECT TO CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATIONS WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH ARE EXPRESSLY WAIVED BY PURCHASER.

IN WITNESS HEREOF, this instrument has been executed to be effective May 1, 2017

Property Address: 902 E. Cortinas, Del Rio, Val Verde County, TX 78840

  
Linda Booker, Substitute Trustee  
3801 Berkman Dr. # 351  
Austin, TX 78723-4580

FILED  
On: May 05, 2017 at 12:34P  
Receipt# - 134626  
Generosa Gracia-Ramon  
County Clerk, Val Verde County, TX  
By  Deputy