

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 05, 2018

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

**Place:** THE FRONT STEPS OF THE VAL VERDE COUNTY COURTHOUSE, PECAN STREET ENTRANCE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

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

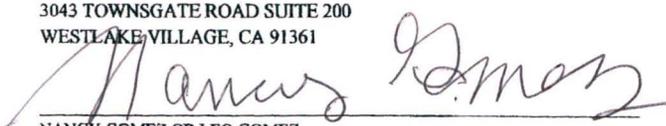
3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated April 28, 2016 and recorded in Document CELRK'S FILE NO. 00295343 real property records of VAL VERDE County, Texas, with JAMES PERRY JR., grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS") AS NOMINEE FOR, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JAMES PERRY JR., securing the payment of the indebtednesses in the original principal amount of \$91,935.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. PENNYMAC LOAN SERVICES, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

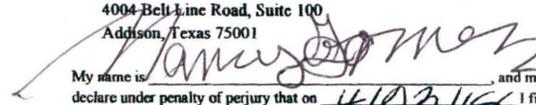
5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

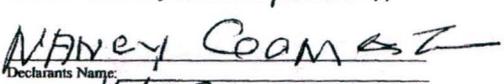
6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer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

c/o PENNYMAC LOAN SERVICES, LLC  
3043 TOWNSGATE ROAD SUITE 200  
WESTLAKE VILLAGE, CA 91361

  
NANCY GOMEZ OR LEO GOMEZ  
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 4/23/18 I filed at the office of the VAL VERDE County Clerk and caused to be posted at the VAL VERDE County courthouse this notice of sale.

  
Declarant's Name: Nancy Gomez  
Date: 4/23/18

FILED  
On: Apr 23, 2018 at 11:28A  
Receipt# - 141291

Generosa Garcia-Ramon  
Val Verde County, TX



NOS0000007474083

By:  Deputy

**EXHIBIT "A"**

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



NOS0000007474083

**NOTICE OF TRUSTEE'S SALE**

**Date:** May 6, 2018

**Trustee:** Merry Doring, 517 Johnson Street, Del Rio, TX 78840

**Mortgagee:** Douglas A. Newton, Jr., P. O. Box 6312, San Antonio, Bexar County, Texas 78209

FILED  
May 08 2018 at 10:01A  
Receipt# - 141661

**Deed of Trust:**

Date: February 12, 2016  
Grantor: Jorge Jasso, 305 E. Cortinas, Del Rio, TX 78840  
Grantor's County: Val Verde

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

Beneficiary: Douglas A. Newton, Jr., P. O. Box 6312, San Antonio, Bexar County, TX 78209

Trustee: Merry Doring, 517 Johnson Street, Del Rio, TX 78840  
Recording Information: Document #00296199, Official Public Records of Val Verde County, Texas

**Property:** Being all of Lots 3 & 4, Block 2, of the Blum Addition, to the City of Del Rio, Val Verde County, Texas

**Note:**

Date: February 12, 2016  
Amount: Fourteen Thousand One Hundred Three and 95/100 (\$14,103.95) Dollars  
Debtor: Jorge Jasso  
Holder: Douglas A. Newton, Jr.  
Maturity Date: February 12, 2024  
Terms of Payment: Monthly installments as provided in note

**Date of Sale of Property:** June 5, 2018

**Earliest Time of Sale of Property:** 11:00 a.m. The sale will begin at the earliest time stated or within three hours after that time.

**Place of Sale of Property:** At the Val Verde County Courthouse at such place as designated by the Val Verde County Commissioners' Court.

Merry Doring, is Trustee under the Deed of Trust. Mortgagee has instructed Trustee to offer the property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the property for sale at public action at the Place of Sale, to the highest bidder for cash, "AS IS, WHERE IS," pursuant to section 51.0075 of the Texas Property Code. The trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

**Terms of Sale:** The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the Beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay their bid immediately in cash if their bid accepted.

The 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 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. The sale shall not cover any part of the property that has been released of public record from the lien of the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

**Type of Sale:** The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust executed by Jorge Jasso.

**Default and Request to Act:** Default has occurred under the deed of trust, and the beneficiary has requested me, as Trustee, to conduct this public sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF 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.**

  
Merry Doring  
Trustee

FILED  
On: May 14, 2018 at 10:38A

Receipt# - 141768

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

1655 Paisano Dr, Del Rio, TX 78840

18-013483

By May Aguirre Deputy

**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: 06/05/2018

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

Place: The area designated by the Commissioners Court of Val Verde County, pursuant to §51.002 of the Texas Property Code as amended: if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

**2. Terms of Sale.** Highest bidder for cash.

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 12/07/2015 and recorded in the real property records of Val Verde County, TX and is recorded under Clerk's File/Instrument Number, 00293052 with Oscar Gonzalez, Jr. and Irma Gonzales (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for Peoples Bank mortgagee to which reference is herein made for all purposes.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by Oscar Gonzalez, Jr. and Irma Gonzales, securing the payment of the indebtedness in the original amount of \$142,500.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Pingora Loan Servicing, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to be Sold.** ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE CITY OF DEL RIO, COUNTY OF VAL VERDE AND STATE OF TEXAS BOUNDED AND DESCRIBED AS FOLLOWS:

SITUATED IN VAL VERDE COUNTY, TEXAS AND BEING A 1.97 ACRE TRACT OF LAND OUT OF AND PART OF THE SOUTH 1/2 OF BLOCK 1, SECTION 12, SAN FELIPE PASTURES AS SHOWN ON PLAT OF RECORD IN VOLUME 1, PAGE 14, MAP RECORDS, VAL VERDE COUNTY, TEXAS, AND BEINGS OF THE ORIGINAL SURVEYS 19, 20, AND 21, BLOCK 3,1. & G.N. RY. CO., AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A R.R. SPIKE FOUND ON THE WESTERLY LINE OF PAISANO ROAD FOR THE SOUTHEAST CORNER OF BLOCK 1, OF SECTION 12, SAME BEING THE NORTHEAST CORNER OF BLOCK 16, SECTION 7 AND THE SOUTHEAST CORNER OF THIS TRACT;

THENCE N. 88 DEGREES 30 MINUTES W. WITH THE SOUTH LINE OF BLOCK 1, THE NORTH LINE OF BLOCK 16, A DISTANCE OF 260.00' FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER THIS TRACT;

THENCE N. 01 DEGREES 30 MINUTES E. A DISTANCE OF 330.00' FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER THIS TRACT;

THENCE S. 88 DEGREES 30 MINUTES E. PARALLEL TO AND 330.00' FEET NORTHERLY FROM THE SOUTH LINE OF BLOCK 1, A DISTANCE OF 260.00' TO A 1/2" IRON ROD FOUND ON THE WEST LINE OF PAISANO ROAD FOR THE NORTHEAST CORNER THIS TRACT;



4656930

THENCE S. 01 DEGREES 30 MINUTES W. WITH THE WEST LINE OF PAISANO ROAD, A DISTANCE OF 330.00' FEET TO THE PLACE OF BEGINNING.

PROPERTY SUBJECT TO A 30' ROAD EASEMENT ALONG THE SOUTH PART THIS TRACT AS SHOWN ON SURVEY DATED JUNE 30, 1998 BY ARMANDO V. SALAS, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 4882 AND GRANTED TO LARRY PHILLIP AND WIFE, ROSIE PHILLIPS OF RECORD IN VOLUME 413, PAGES 236-240, VAL VERDE COUNTY DEED RECORDS.

BEING THE SAME PROPERTY AS TRANSFERRED BY DEED DATED 03/23/1999, RECORDED 03/26/1999, FROM JANET L. GONZALEZ, TO OSCAR GONZALEZ, JR., RECORDED IN BOOK 708, PAGE 626.

TAX ID: 716100100042

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Pingora Loan Servicing, LLC, as Mortgage Servicer, is representing the current Mortgagee whose address is:

Cenlar FSB  
Attn: Fc 425 Phillips Blvd  
Ewing, NJ 08618

*Billie C. Lewis, Jr.*

**SUBSTITUTE TRUSTEE**  
Cory Jacobs, Esq., Billie C. Lewis, Jr., Blake Lewis, Calvin Speer, Wendy Speer, Melody Speer,  
1320 Greenway Drive, Suite 300  
Irving, TX 75038.

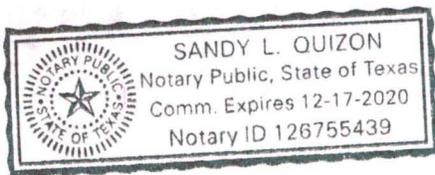
STATE OF Texas  
COUNTY OF Val Verde

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 14<sup>th</sup> day of May, 2018.

*Sandy L. Quizon*

NOTARY PUBLIC in and for  
Val Verde COUNTY  
My commission expires: 12-17-2020  
Print Name of Notary:  
Sandy L. Quizon



**CERTIFICATE OF POSTING**

My name is Billie C. Lewis, Jr., and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on May 14, 2018 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.

*Billie C. Lewis, Jr.*  
Declarants Name: Billie C. Lewis, Jr.  
Date: 5-14-18

## NOTICE OF TRUSTEE'S SALE

**Date:** May 14, 2018

**Trustee:** Jan London

**Lender:** William G. London, III and Stanley Arledge

**Note:** dated February 13, 2017, executed by Jose Roberto Guadarrama, in the original amount of \$71,000.00

FILED  
On: May 14, 2018 at 03:53P  
Receipt# - 141789  
Generosa Gracia-Ramon  
County Clerk, Val Verde County, TX  
By *[Signature]*, Deputy

### Deed of Trust

**Date:** February 13, 2017

**Grantor:** Jose Roberto Guadarrama

**Lender:** William G. London, III and Stanley Arledge

**Recording information:** Document No. 00299889, Official Public Records, Val Verde County, Texas.

**Property:** Situated in Val Verde County, Texas, and being Lot Seven (7), Spring Water Subdivision to the City of Del Rio, Texas, according to the plat of record in Slide 383, Side A, Map Records, Val Verde County, Texas.

Subject to any and all delinquent taxes.

**County:** Val Verde

**Date of Sale (first Tuesday of month):** June 5, 2018

**Time of Sale:** The sale shall begin no earlier than 10:00 a.m., or no later than three hours thereafter. The sale shall be completed by no later than 4:00 P.M.

**Place of Sale:** front steps of the Pecan Street entrance of the County Courthouse, Del Rio, Val Verde County, Texas.

Lender has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE IN THIS DISPOSITION. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

  
\_\_\_\_\_  
JAN LONDON, Trustee  
403 Cantu Road  
Del Rio, Texas  
Telephone: (830) 774-2591  
Telecopier: (830) 774-2592

Duplicate copies of the above Notice of Substitute Trustee's Sale were posted at the Val Verde County Courthouse; filed with the Val Verde County Clerk; and mailed to each debtor obligated to pay said indebtedness at their last known addresses shown by the records of the holder of said indebtedness, on this the 14 day of May, 2018.

  
\_\_\_\_\_  
JAN LONDON