

Notice of Foreclosure Sale

June 4, 2019

FILED
On: May 08, 2019 at 11:21A

Receipt# - 148366

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

By *My Aguirre*, Deputy

Deed of Trust ("Deed of Trust"):

Dated: September 24, 2015

Grantor: Rogelio Magallanes Pena

Trustee: Richard F. Gutierrez

Lender: Maria Guadalupe Orosco

Recorded in: Document Number 00291836 of the Official Public Records of Val Verde County, Texas

Legal Description: Situated in Val Verde County, Texas, and being Lot "D", Block Seven (7), San Felipe Pastures, Section 22, in the City of Del Rio, Texas, according to the plat of record in Slide 80, Side 159, Map Records, Val Verde County, Texas, being a replat of a 1.04 acre tract described in Deed from Robert Harris to Baltazar Garcia, et ux, dated February 6, 1991, recorded in Volume 537, Pages 381, Deed Records, Val Verde County, Texas.

Secures: Promissory Note ("Note") in the original principal amount of \$9,000.00, executed by Rogelio Magallanes Pena ("Borrower") and payable to the order of Lender

Foreclosure Sale:

Date: Tuesday, June 4, 2019

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 10:00 and not later than three hours thereafter.

Place: 400 Pecan St., Del Rio, Texas on the front steps of the Val Verde County Courthouse

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 Maria Guadalupe Orosco'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, Maria Guadalupe Orosco, the owner and holder of the Note, has requested Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Maria Guadalupe Orosco's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Maria Guadalupe Orosco'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.

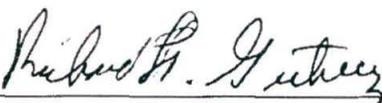
If Maria Guadalupe Orosco passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

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 Maria Guadalupe Orosco. 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.



RICHARD F. GUTIERREZ

Attorney at Law
113 E. Losoya St.
Del Rio, Texas 78840
Telephone (830) 774-5591
Telecopier (830) 774-5593
rfgrfg53@yahoo.com

Notice of Foreclosure Sale

May 9, 2019

FILED
On: May 09, 2019 at 02:43P

Receipt# - 148403

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

By Mary Aguirre, Deputy

Deed of Trust ("Deed of Trust"):

Dated: December 5, 2005

Grantor: JULIAN HERNANDEZ and wife, ESTHELA HERNANDEZ

Trustee: RICHARD F. GUTIERREZ

Lender: FRANK H. LARSON

Recorded in: Volume 975, Page 206 of the Official Public Records of Val Verde County, Texas.

Legal Description: Situated in Val Verde County, Texas, and being Lot Seventeen (17) and Eighteen (18), Block One (1), Villarreal Subdivision near the City of Del Rio, Texas according to the plat of record in Slide 291-A, Map Records, Val Verde County, Texas.

Secures: Promissory Note ("Note") in the original principal amount of \$20,000.00, executed by JULIAN HERNANDEZ and wife, ESTHELA HERNANDEZ ("Borrower") and payable to the order of Lender.

Property: The real property, improvements, and personal property described in and mortgaged in the Deed of Trust, including the real property described above, and all rights and appurtenances thereto.

Foreclosure Sale:

Date: June 4, 2019

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 10:00 a.m.

Place: Val Verde County Courthouse
Pecan Street Entrance
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, 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'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'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, 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 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. 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.



C. PAT ELLIS, Substitute Trustee
304 E. Losoya Street
Del Rio, TX 78840
Telephone (830) 778-1515
Telecopier (830) 460-3600

Foreclosure Sale:

- Date:** Tuesday, June 4, 2019
- Time:** The sale of the Property ("Foreclosure Sale") will take place between the hours of 1:00 p.m. and 4:00 p.m. local time; the earliest time at which the Foreclosure Sale will begin is 1:00 p.m. and not later than three (3) hours after that time on Tuesday, June 4, 2019.
- Place:** Val Verde County Courthouse in Del Rio, Val Verde County, Texas, in the area designated by the County Commissioners Court (at front steps of the main entrance to the Val Verde County Courthouse, 400 Pecan St., Del Rio, Val Verde County, Texas).
- 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 FALCON INTERNATIONAL BANK's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Additionally, written notice of the proposed sale was served by certified mail, return receipt requested, on Debtor and by certified mail, return receipt requested, on every other party obligated to pay the Indebtedness according to the records of Lender, at least 21 days preceding the date of sale, such service having been completed by deposit of the notice enclosed in a prepaid wrapper, properly addressed to each such party at the most recent address of such party as shown by the records of Lender in a post office or official depository under the care and custody of the United States Postal Service.

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, FALCON INTERNATIONAL BANK, the owner and holder of the Note, has requested Noe A. Rodriguez, Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal Notice is hereby given of FALCON INTERNATIONAL BANK's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with FALCON INTERNATIONAL BANK's rights and remedies under the Deed of Trust and Section 9.604 of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time and Place of Sale described above, Noe A. Rodriguez, Substitute Trustee will sell the Property by public sale to the highest bidder for cash in accordance with the Deed of Trust.

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.

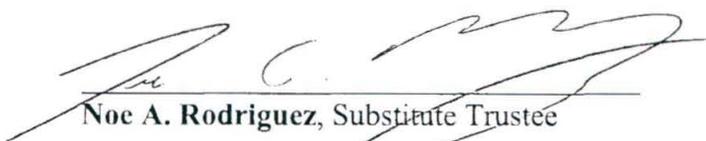
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that remain in force 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.

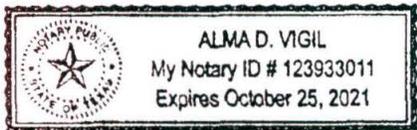
“Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the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

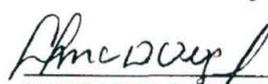
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE BENEFICIARY.



Noe A. Rodriguez, Substitute Trustee

Subscribed and sworn before me on this 9 day of may, 2019.





NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A-1"

DESCRIPTION OF PROPERTY

Situated in Val Verde, County and being a 2.01 Acre Tract of land out of and part of L & G.N.R.R. Co., Survey No.7, Block 4, Abstract 1045, Certificate 4266 and being out of and part of TRACT 3' of 8.894 Acres identified as 'EXHIBIT B', Ralph P. Mayer, et al to Arledge-Bulita Corp., et al, upon that one certain Deed of Exchange between Ralph P. Mayer, F.H. Whitehead, Jr., and T.J. Jarret on the one hand and Arledge -Bulita Corp., James M. Simmonds and Eric J. Brister on the other hand, dated April 24, 1978, and recorded in Volume 330 Pgs.199-220 of the Deed Records of Val Verde County, Texas and as shown on plat filed in Volume 4, Page 150, of the Map Records of Val Verde County, Texas, and herein tract being more particularly described by metes and bounds as follows:

BEGINNING at a 3/4" Iron pipe found in the East line of Bedell Ave, for the Southwest corner of a certain 1.66 acre tract of land as described from deed from Arledge-Bulita Corp., et al, to P & E Enterprises, Inc, of record in Volume 363, Page 411, of the Deed Records of Val Verde County, Texas, same being the Northwest corner this tract;

THENCE, S 89°40'47" E, a distance of 442.82' feet to a 3/4" Iron pipe found in the West line of Dodson Avenue for the Southeast corner of said 1.66 acre tract, same being the Northeast corner this tract;

THENCE, S 01°26'52" W with the West line of Dodson Ave, a distance of 197.19' feet to a 1/2" Iron rod set for the Northeast corner of that certain tract of land as described in Deed from Arledge-Bulita Corp. to U.S. Postal Service of record in Volume 372, Pages 201, of the Deed Records of Val Verde County, Texas and being the Southeast corner this tract;

THENCE, N 89°50'33" W with the North line of said U.S. Postal Service tract, a distance of 442.84' feet to a 1/2" Iron rod set in the East line of Bedell Ave, for the Northwest corner of U.S. Postal Service tract, same being the Southwest corner this tract;

THENCE, N 01°26'52" E with the East line of Bedell Ave, a distance of 198.45' feet to the PLACE OF BEGINNING and containing 2.01 acres of land, more or less.

Notice of Foreclosure Sale

May 13, 2019

FILED
On: May 14, 2019 at 11:21A

Receipt# - 148493

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

By *Mary Aguirre* Deputy

Deed of Trust ("Deed of Trust"):

Dated: March 27, 2006

Grantor: Javier M. Escamilla

Trustee: J. David Dickson

Lender: Lake Ridge Ranch, LP

Recorded in: Instrument No. 0224507 of the real property records of Val Verde County, Texas

Secures: Real Estate Lien Note ("Note") in the original principal amount of \$44,000.00, executed by Javier M. Escamilla ("Borrower") and payable to the order of Lender

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

Substitute Trustee: Gary Glick or Jane Whaley

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

Mortgage Servicer: Lone Star Land Company

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

Foreclosure Sale:

Date: Tuesday, June 4, 2019

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

Exhibit "A"

DALE L. OLSON

Registered Professional Land Surveyor

711 Water Street

Bastrop, TX 78602

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

FIELD NOTES FOR TRACT NO. 39, A 10.010 ACRE TRACT OUT OF SECTION 7, BLOCK 5, G.C.&S.F. RR CO. SURVEY, VAL VERDE COUNTY, TEXAS.

BEING a 10.010 acre tract or parcel of land out of and being a part of Section 7, Block 5, G.C.&S.F. RR Co. Survey, A-576, in Val Verde County, Texas, and being a part of that certain 450.000 acre tract out of Section 494, T.M. Kelley Survey, Section 876, C.F. Strode Survey, A-1815, Section 746, C.L. Kelley Survey, A-1995, and Section 7, Block 5, G.C.&S.F. RR Co. Survey, A-576, described in a deed from Lake Ridge Properties, Inc., to Lake Ridge Ranch, LP, recorded in Volume 927, Pages 600-611, Official Public Records of Val Verde County. Said 450.000 acre tract being a part of that certain 2018.20 acre tract described in a deed from Ruth Greenwood to Lake Ridge Properties, recorded in Volume 177, Page 499, Val Verde County Deed Records. Herein described tract or parcel of land being more particularly described by metes and bounds as follows:

COMMENCING FOR REFERENCE at a 5/8 inch iron rod set at the intersection of the south line of Kenwood Avenue, a 50 foot roadway as shown on plat of Lakeridge Estates, Blocks G and H, as recorded in Book 4, Page 69, Val Verde County Plat Records, with the east line of Augusta Avenue, a 50 foot roadway as shown on plat of Lakeridge Estates, Blocks 119 and 120, as recorded in Book 4, Page 167, Val Verde County Plat Records, the northwest corner of the said 450.000 acre tract.

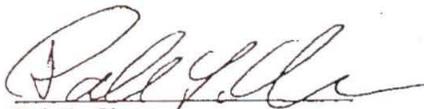
THENCE with the south line of Kenwood Avenue and north line of the 450.00 acre tract, S 87 deg. 17 min. 22 sec. E, 412.92 feet to a 5/8 inch iron rod set for the POINT OF BEGINNING, the northwest corner of this tract.

THENCE continuing with the south line of Kenwood Avenue and north line of the 450.000 acre tract, S 87 deg. 17 min. 22 sec. E, at 317.88 feet pass a 5/8 inch iron rod set at the angle of said road and an interior corner of the 450.000 acre tract, in all, 406.98 feet to a 5/8 inch iron rod set for the northeast corner of this tract.

THENCE S 02 deg. 33 min. 23 sec. W, 1056.78 feet to a 5/8 inch iron rod set for the southeast corner of this tract.

THENCE S 89 deg. 44 min. 19 sec. W, 410.37 feet to a 5/8 inch iron rod set for the southwest corner of this tract.

THENCE N 02 deg. 42 min. 35 sec. E, 1078.50 feet to the POINT OF BEGINNING, containing 10.010 acres of land.



Dale L. Olson
Reg. Pro. Land Surveyor 1753

OR

Michael D. Olson
Reg. Pro. Land Surveyor 5386

©2004 Dale L. Olson Surveying Co.

Order #: 152604-39

Date Created: 12/06/04

Notice of Foreclosure Sale

May 13, 2019

FILED
On: May 14, 2019 at 11:21A

Receipt# - 148493

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

By *M. Lopez* Deputy

Deed of Trust ("Deed of Trust"):

Dated: May 17, 2018

Grantor: Humberto Meza, Jr. and Aracely Meza

Trustee: Gary Glick

Lender: Lake Ridge Ranch, LP

Recorded in: Instrument No. 00308021 of the real property records of Val Verde County, Texas

Secures: Real Estate Lien Note ("Note") in the original principal amount of \$28,500.00, executed by Humberto Meza, Jr. and Aracely Meza ("Borrower") and payable to the order of Lender

[Original] Property: Lot 517 containing 1.003 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, June 4, 2019

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

May 13, 2019

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On: May 14, 2019 at 11:21A

Receipt# - 148493

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

By Mary Azuma Deputy

Deed of Trust to Secure Assumption:

Dated: June 26, 2015

Grantor: Maria del Consuelo Arizpe

Trustee: Gary Glick

Lender: Lake Ridge Ranch, LP

Recorded in: Instrument No. 00290322 of the real property records of Val Verde County, Texas

Secures: Real Estate Lien Note ("Note") in the original principal amount of \$27,000.00, executed by Jeffrey R. Villarde and wife, Gabriela R. Villarde assumed by Maria del Consuelo Arizpe ("Borrower") and payable to the order of Lender

[Original] Property: Lot 127, containing 1.700 acres of land, more or less, Phase 3B, Lake Ridge Ranch Subdivision, according to the plat of record in Slides #385A and #385B of the Map Records of Val Verde County, Texas, more particularly described on attached Exhibit A, together with all improvements, fixtures, and appurtenances thereto

Substitute Trustee: Gary Glick or Jane Whaley

[Substitute] Trustee's Address: 1301 S. Capital of Texas Highway, Suite A234; Austin, Texas 78746

Mortgage Servicer: Lone Star Land Company

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

Foreclosure Sale:

Date: Tuesday, June 4, 2019

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 P.M.**

Place: Front steps of the 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, 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'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'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 in connection with the loan evidenced by the Note and secured by the Deed of Trust under a servicing agreement with Lender. 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.

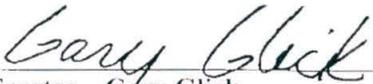
If Lender passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

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. 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