

FILED
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Receipt# - 161263

Notice of Substitute Trustee Sale

Generosa Gracia Ramon
County Clerk, Val Verde County, TX

By Yvonne Allen Deputy

T.S. #: 19-2815

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.

Date, Time, and Place of Sale - The sale is scheduled to be held at the following date, time and place:

Date: 6/1/2021

Time: The sale will begin no earlier than 10:00 AM or no later than three hours thereafter.
The sale will be completed by no later than 1:00 PM

Place: Val Verde County Courthouse in DEL RIO, Texas, at the following location: Val Verde County Courthouse, 400 Pecan Street, Del Rio, TX 78840
OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

Property To Be Sold - The property to be sold is described as follows:

SEE ATTACHED EXHIBIT A

Instrument to be Foreclosed - The instrument to be foreclosed is the Deed of Trust is dated 6/24/2009 and is recorded in the office of the County Clerk of Val Verde County, Texas, under County Clerk's File No 251623 recorded on 6/25/2009 of the Real Property Records of Val Verde County, Texas.

508 AVENUE C
DEL RIO, TX 78840

Trustor(s): ARTURO MANCHA

**Original
Beneficiary:**

**MORTGAGE
ELECTRONIC
REGISTRATION
SYSTEMS, INC. SOLELY
AS NOMINEE FOR
FLAGSTAR BANK, FSB,
ITS SUCCESSORS AND
ASSIGNS**

**Current
Beneficiary:** Planet Home Lending, LLC

Loan Servicer: Planet Home Lending, LLC

**Current
Substituted
Trustees:** Nancy Gomez, Leo Gomez, Calvin Speer, Wendy Speer, Melody Speer, Ramon Perez,
Garrett Sanders, Marcia Chapa, Stacey Sanders, Amy Ortiz, Billie C. Lewis, Jr.,
Blake Lewis, Rick Snoke, Briana Young, Patricia Sanchez, Kristy Forget, Heather
Smith, Prestige Default Services

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.

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. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. Pursuant to the Deed of Trust,

T.S. #: 19-2815

the beneficiary 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. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. 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.

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 the sale granted by the deed of trust executed by ARTURO MANCHA JR, A SINGLE MAN. The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of \$95,243.00, executed by ARTURO MANCHA JR, A SINGLE MAN, and payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. SOLELY AS NOMINEE FOR FLAGSTAR BANK, FSB, ITS SUCCESSORS AND ASSIGNS; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of ARTURO MANCHA JR, A SINGLE MAN to ARTURO MANCHA. Planet Home Lending, LLC is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

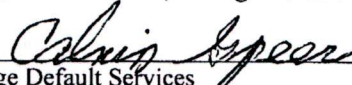
The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale.

Questions concerning the sale may be directed to the undersigned or to the beneficiary:

Planet Home Lending, LLC
c/o Planet Home Lending, LLC
321 Research Parkway
Meriden, Connecticut 06450-8301
(855) 884-2250

Dated: 4-15-21

Nancy Gomez, Leo Gomez, Calvin Speer, Wendy Speer, Melody Speer, Ramon Perez, Garrett Sanders, Marcia Chapa, Stacey Sanders, Amy Ortiz, Billie C. Lewis, Jr., Blake Lewis, Rick Snoke, Briana Young, Patricia Sanchez, Kristy Forget, Heather Smith, Prestige Default Services ,


Prestige Default Services
9720 Coit Road, Suite 220-228
Plano, Texas 75025
Phone: (949) 427-2010
Fax: (949) 427-2732
Website: AUCTION.COM

AFTER RECORDING, PLEASE RETURN TO:

Prestige Default Services
9720 Coit Road, Suite 220-228
Plano, Texas 75025
Attn: Trustee Department

T.S. #: 19-2815

EXHIBIT A

LOCATED IN VAL VERDE COUNTY, TEXAS AND BEING 0.29 ACRES OF LAND, MORE OR LESS, BEING THE SOUTH 50 FT. OF LOT 12 AND THE NORTH 40' FT. OF LOT 13, BLOCK 25, OF FIRST RAILROAD ADDITION, AND THIS 0.29 ACRE TRACT MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD SET ON THE WEST RIGHT-OF-WAY LINE OF AVENUE C ON THE EAST LINE OF THE AFOREMENTIONED LOT 12 FOR THE NORTH CORNER OF THIS HEREIN DESCRIBED TRACT AND SAME BEING THE POINT OF BEGINNING (P.O.B.) OF THIS 0.29 ACRE TRACT, FROM WHICH POINT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF AVENUE C AND THE SOUTH RIGHT-OF-WAY LINE OF 4TH STREET BRS. N 21° 36' 00" W, 70.00 FT.;

THENCE, ALONG THE WEST RIGHT-OF-WAY LINE OF AVENUE C, S 21° 36' 00" E, AT 50.00 FT. PASSING THE EAST CORNER OF SAID LOT 12 SAME BEING THE NORTH CORNER OF LOT 13, THEN CONTINUING 40.00 FT. FOR A TOTAL OF 90.00 FT. TO A 5/8" IRON ROD SET FOR THE EAST CORNER OF THIS TRACT;

THENCE, DEPARTING SAID WEST RIGHT-OF-WAY LINE OF AVENUE C, S 68° 24' 00" W, 140.00 FT. TO A 5/8" IRON ROD SET ON THE NORTH LINE OF A 20 FT. ALLEY FOR THE SOUTH CORNER OF THIS TRACT;

THENCE, ALONG THE SAID NORTH LINE OF A 20 FT. ALLEY, N 21° 36' 00" W, AT 40.00 FT. PASSING THE WEST CORNER OF SAID LOT 13 SAME BEING THE SOUTH CORNER OF LOT 12, THEN CONTINUING 50.00 FT. FOR A TOTAL OF 90.00 FT. TO A 5/8" IRON ROD SET FOR THE WEST CORNER OF THIS TRACT;

THENCE, DEPARTING SAID NORTH LINE OF THE AFOREMENTIONED 20 ALLEY, N 68° 24' 00" E, 140.00 FT. TO THE POINT OF BEGINNING AND CONTAINING 0.29 ACRES OF LAND MORE OR LESS.

AND BEING THE SAME PROPERTY CONVEYED TO LOU EMMA WHITEHEAD BROWN IN A DEED DATED SEPTEMBER 6, 1991, FILED FOR RECORD SEPTEMBER 6, 1991 IN VOLUME 548, PAGES 38-41, DEED RECORDS, VAL VERDE COUNTY, TEXAS, EXECUTED BY DORA D. WHITEHEAD.