

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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.

Matter No.: 095509-TX

Date: May 26, 2021

County where Real Property is Located: Val Verde

ORIGINAL MORTGAGOR: **EDWARD LOYD, A SINGLE MAN**

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS
BENEFICIARY, AS NOMINEE FOR QUICKEN LOANS INC, ITS
SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: Quicken Loans, LLC Formerly Known As (FKA) Quicken Loans Inc.

MORTGAGE SERVICER: Quicken Loans, LLC Formerly Known As (FKA) Quicken Loans Inc.

DEED OF TRUST DATED 3/6/2017, RECORDING INFORMATION: Recorded on 3/7/2017, as Instrument No.
00300316

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): BEING LOT NINE (9), IN BLOCK THIRTY (30),
OF THE COLLEGE HEIGHTS ADDITION, AN ADDITION TO THE CITY OF DEL RIO, VAL VERDE
COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT RECORDED IN VOLUME 1, PAGE 30, OF
THE MAP RECORDS OF VAL VERDE COUNTY, TEXAS.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **8/3/2021**, 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 **10:00 AM**, 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.

Quicken Loans, LLC Formerly Known As (FKA) Quicken Loans Inc. is acting as the Mortgage Servicer for Quicken Loans, LLC Formerly Known As (FKA) Quicken Loans Inc. who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. Quicken Loans, LLC Formerly Known As (FKA) Quicken Loans Inc., as Mortgage Servicer, is representing the Mortgagee, whose address is:

Quicken Loans, LLC Formerly Known As (FKA) Quicken Loans Inc.
635 Woodward Ave
Detroit, MI 48226-1906

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.

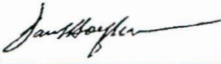


FILED
On: May 27, 2021 at 10:01A
Receipt# - 162173
Generosa Gracia Ramon
County Clerk, Val Verde County, TX
By *Yvonne Ole* Deputy

Matter No.: 095509-TX

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I HEREBY APPOINT AND DESIGNATE NANCY GOMEZ, LEO GOMEZ, CALVIN SPEER, WENDY SPEER, MELODY SPEER, RAMON PEREZ, GARRETT SANDERS, MARCIA CHAPA, STACEY BENNETT, AMY ORTIZ, BILLIE C. LEWIS, JR., BLAKE LEWIS, PAUL A. HOEFKER, ROBERT L. NEGRIN or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Aldridge Pite, LLP, 701 N. Post Oak Road, Suite 205, Houston, TX 77024. (713) 293-3618.

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.

By: 
Paul A. Hoefker, Attorney
Robert L. Negrin, Attorney
Aldridge Pite, LLP
701 N. Post Oak Road, Suite 205
Houston, TX 77024

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

AFFIDAVIT OF POSTING

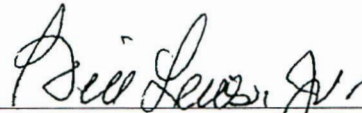
THE STATE OF TEXAS

§
§
§

COUNTY OF Val Verde

Pursuant to the applicable provisions of Texas law, I, NANCY GOMEZ, LEO GOMEZ, CALVIN SPEER, WENDY SPEER, MELODY SPEER, RAMON PEREZ, GARRETT SANDERS, MARCIA CHAPA, STACEY BENNETT, AMY ORTIZ, BILLIE C. LEWIS, JR., BLAKE LEWIS, PAUL A. HOEFKER, ROBERT L. NE GRIN on May 27, 2021, on behalf of and at the specific instruction and request of Quicken Loans, LLC Formerly Known As (FKA) Quicken Loans Inc. did file a Notice of Trustees Sale with the County Clerk of Val Verde County, Texas and did post a like Notice at the door of the Courthouse of Val Verde County, Texas. The land described in the Notice of Trustee's Sale is located in Val Verde County, Texas and is described in Exhibit "A" set out below/attached hereto and incorporated herein by reference for all purposes.

DATED: May 27, 2021



NANCY GOMEZ, LEO GOMEZ, CALVIN SPEER, WENDY SPEER, MELODY SPEER, RAMON PEREZ, GARRETT SANDERS, MARCIA CHAPA, STACEY BENNETT, AMY ORTIZ, BILLIE C. LEWIS, JR., BLAKE LEWIS, PAUL A. HOEFKER, ROBERT L. NE GRIN

SUBSCRIBED AND SWORN TO BEFORE ME, the undersigned authority, on this day personally appeared Nancy Gomez, Leo Gomez, Calvin Speer, Wendy Speer, Melody Speer, Ramon Perez, Garrett Sanders, Marcia Chapa, Stacey Bennett, Amy Ortiz, Billie C. Lewis, Jr., Blake Lewis, Paul A. Hoefker, Robert L. Ne grin who, if not a substitute trustee, is acting as their agent and is known to me personally or through state-issued identification and acknowledged to me that he or she recorded and posted this notice in compliance with Texas Property Code §51.002.

GIVEN UNDER MY HAND AND SEAL OF OFFICE the 27th day of May, 2021



Notary Public in and for the State of Texas

My commission expires: 01-10-2023

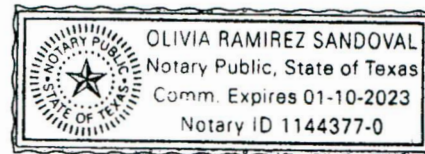


Exhibit "A"

BEING LOT NINE (9), IN BLOCK THIRTY (30), OF THE COLLEGE HEIGHTS ADDITION, AN ADDITION TO THE CITY OF DEL RIO, VAL VERDE COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT RECORDED IN VOLUME I, PAGE 30, OF THE MAP RECORDS OF VAL VERDE COUNTY, TEXAS.

Return to:
ALDRIDGE PITE, LLP
4375 Jutland Drive, Suite 200
P.O. Box 17935
San Diego, CA 92117
T.S. No.: 095509-TX
ASAP# 4731851

On: Jun 17, 2021 at 10:23A

Revised: 6/17/21

Interpreted by: Maria Ramon
County Clerk, Val Verde County, TXBy: *Monica M. Gonzales***Notice of Substitute Trustee Sale**

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: 8/3/2021

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: 6/16/2021

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: (972) 893-3096 ext. 1019
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' PT. 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 PT. 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 PT. 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 PT, 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,

FILED
On: Jun 24, 2021 at 11:39A

Receipt# - 162774

Generosa Gracia Ramon
County Clerk, Val Verde County, TX

By Mary Aguirre Deputy

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

VAL VERDE County

Deed of Trust Dated: December 20, 2016

Amount: \$152,900.00

Grantor(s): **CRAIG MCGUIRE**

Original Mortgagee: AMISTAD BANK, STATE CHARTERED BANK

Current Mortgagee: LAKEVIEW LOAN SERVICING, LLC

Mortgagee Servicer and Address: c/o FLAGSTAR BANK, FSB, 5151 Corporate Drive, Troy, MI 48098

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. 00299169

Legal Description: SITUATED IN VAL VERDE COUNTY, TEXAS, AND BEING LOT TEN (10), BLOCK THREE (3), BUENA VISTA HILLS UNIT 3, SUBDIVISION TO THE CITY OF DEL RIO, TEXAS, ACCORDING TO THE PLAT OF RECORD IN SLIDE 81, SIDE 161, MAP RECORDS, VAL VERDE COUNTY, TEXAS.

Date of Sale: August 3, 2021 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.

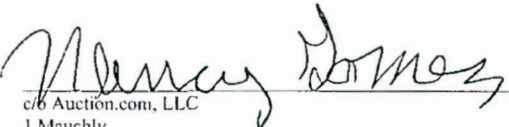
BILLIE C. LEWIS, JR. OR BLAKE LEWIS, CALVIN SPEER, WENDY SPEER, MELODY SPEER, RAMON PEREZ, NANCY GOMEZ, LEO GOMEZ, BARBARA SANDOVAL, MARTHA BOETA, GARRETT SANDERS, MARCIA CHAPA, STACEY SANDERS, AMY ORTIZ OR CHRIS LAFOND have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered 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 OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.


Anthony Asan Garcia, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2021-001403


c/o Auction.com, LLC
1 Mauchly
Irvine, California 92618

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.

1. Date, Time and Place of Sale.

Date: 08/03/2021

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

Place: Val Verde County, 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 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: 907 HOWELL STREET, 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 03/31/2005 and recorded 04/01/2005 in Book 938 Page 673 Document 0215780, real property records of Val Verde County, Texas, with **JOSE CAMPOS, JR., joined herein pro forma by his wife, MARIA G. CAMPOS** grantor(s) and RESMAE MORTGAGE CORPORATION as Lender, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as Beneficiary.

4. Appointment of Substitute Trustee: In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

5. Obligation Secured: Deed of Trust or Contract Lien executed by **JOSE CAMPOS, JR., joined herein pro forma by his wife, MARIA G. CAMPOS**, securing the payment of the indebtedness in the original principal amount of \$57,200.00, 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, NATIONAL ASSOCIATION, AS TRUSTEE FOR ACE SECURITIES CORP. HOME EQUITY LOAN TRUST, SERIES 2005-RM2 ASSET BACKED PASS-THROUGH CERTIFICATES** is the current mortgagee of the note and deed of trust or contract lien.

FILED
On: Jul 08, 2021 at 09:51A

Receipt# - 163038

Generosa Gracia Ramon
County Clerk, Val Verde County, TX

By *Joanne Aris* Deputy



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 SEVEN (7), IN BLOCK "G", OF THE SKYWAYS ADDITION, AN ADDITION TO THE CITY OF DEL RIO, VAL VERDE COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT RECORDED IN VOLUME 2, PAGE 96, OF THE MAP RECORDS OF VAL VERDE COUNTY, TEXAS.

8. 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. **PHH Mortgage Corporation**, as Mortgage Servicer, is representing the current mortgagee, whose address is:

C/O PHH Mortgage Corporation

**1 Mortgage Way
Mt. Laurel, NJ 08054**

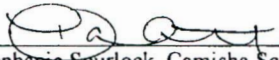
Phone: 877-744-2506

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: July 6, 2021


Stephanie Spurllock, Camisha Scott, Iman Walcott, Tanesha Humphrey, Claire Buxton – Attorney
or Authorized Agent of The Mortgagee or Mortgage Servicer

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.**

I am Billie C. Lewis Jr. Certificate of Posting
whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230,
Houston, TX 77056. I declare under penalty of perjury that on July 6, 2021 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.

FILED
On: Jul 09, 2021 at 03:39P

Receipt# - 163104

Generosa Gracia Ramon
County Clerk, Val Verde County, TX

By  Deputy

Notice of Trustee's Sale

Date: July 8, 2021

Trustee/Substitute Trustee: Gary Glick or Renata Castro or Jane Whaley

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

Lender: Lake Ridge Ranch, LP

Note: Real Estate Lien Note ("Note") in the original principal amount of \$41,000.00, executed by Oscar Salinas, Jr. and wife, Lucero M. Salinas ("Borrower") and payable to the order of Lender

Deed of Trust

Date: February 27, 2017

Grantor: Oscar Salinas, Jr. and wife, Lucero M. Salinas

Lender: Lake Ridge Ranch, LP

Recording information: Instrument No. 00300415 of the real property records of Val Verde County, Texas

Property: Lot 527, containing 1.004 acres of land, 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

County: Val Verde County, Texas

Date of Sale (first Tuesday of month): August 3, 2021

Time of Sale: 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 of Sale: Front door of the Val Verde County Courthouse located at 400 Pecan Street, Del Rio, Texas 78840

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.

Gary Glick is Trustee under the Deed of Trust. Lender has appointed Gary Glick, Renata Castro and Jane Whaley as Trustees under the Deed of Trust. Lender has instructed Trustees to offer the Property for sale toward the satisfaction of the Note.

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 LENDER OR MORTGAGE SERVICER.

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 FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The sale will begin at the Time of Sale or not later than three hours thereafter. This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.



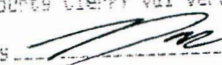
Trustee – Renata Castro

Notice of Trustee's Sale

FILED
On: Jul 09, 2021 at 03:39P

Receipt# - 163104

Generosa Gracia Roman
County Clerk, Val Verde County, TX

By  Deputy

Date: July 8, 2021

Trustee/Substitute Trustee: Gary Glick or Renata Castro or Jane Whaley

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

Lender: Lake Ridge Ranch, LP

Note: Real Estate Lien Note ("Note") in the original principal amount of \$28,000.00, executed by Robert C. Hunn ("Borrower") and payable to the order of Lender

Deed of Trust

Date: June 14, 2016

Grantor: Robert C. Hunn

Lender: Lake Ridge Ranch, LP

Recording information: Instrument No. 00296409 of the real property records of Val Verde County, Texas

Property: Lot 506, containing 1.659 acres of land, 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

County: Val Verde County, Texas

Date of Sale (first Tuesday of month): August 3, 2021

Time of Sale: 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.**

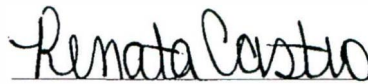
Place of Sale: Front door of the Val Verde County Courthouse located at 400 Pecan Street, Del Rio, Texas 78840

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.

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Trustee – Renata Castro