

00000008557563

102 GLENDALE DRIVE
DEL RIO, TX 78840

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: November 02, 2021

Time: The sale will begin at 10:00 AM 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 February 27, 1998 and recorded in Document VOLUME 678, PAGE 910 real property records of VAL VERDE County, Texas, with DOROTHY M BOND, grantor(s) and BOMAC CAPITAL MORTGAGE, INC., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by **DOROTHY M BOND**, securing the payment of the indebtednesses in the original principal amount of \$89,600.00, 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, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO WELLS FARGO BANK MINNESOTA, NATIONAL ASSOCIATION (FORMERLY KNOWN AS NORWEST BANK MINNESOTA, NATIONAL ASSOCIATION), NOT IN ITS INDIVIDUAL OR BANKING CAPACITY, BUT SOLELY AS TRUSTEE ON BEHALF OF SOUTHERN PACIFIC SECURED ASSETS CORPORATION, MORTGAGE LOAN ASSET-BACKED PASS THROUGH CERTIFICATES, SERIES 1998-1 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

102 GLENDALE DRIVE
DEL RIO, TX 78840

00000008557563

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.

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead NANCY GOMEZ OR LEO GOMEZ whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Ryan Bourgeois

Certificate of Posting

My name is NANCY GOMEZ, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 9/13/21 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.

Declarants Name:



Date:

9/13/21

102 GLENDALE DRIVE
DEL RIO, TX 78840

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VAL VERDE

EXHIBIT "A"

SITUATED IN VAL VERDE COUNTY, TEXAS, AND BEING LOT SEVEN (7), BLOCK F, HIGHLAND PARK SUBDIVISION TO THE CITY OF DEL RIO, TEXAS, ACCORDING TO THE PLAT OF RECORD IN VOLUME 2, PAGE 119, MAP RECORDS, VAL VERDE COUNTY, TEXAS.

FILED
On: Sep 30, 2021 at 11:58A

Receipt# - 164856

SELECT PORTFOLIO SERVICING, INC. (SPS)
RAMON, RAMIRO
504 PLAZA AVENUE, DEL RIO, TX 78840

CONVENTIONAL
Firm File Number: 16-024994

Generosa Gracia Ramon
County Clerk, Val Verde County, TX

By Monica S. Deputy

NOTICE OF TRUSTEE'S SALE

WHEREAS, on April 2, 2001, RAMIRO V. RAMON AND WIFE, SONIA C. RAMON, as Grantor(s), executed a Texas Home Equity Security Instrument conveying to TROY GOTSHALL, 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 0186408, 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

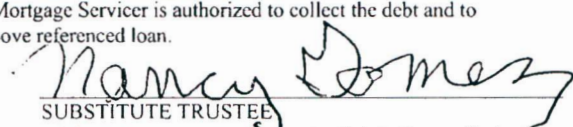
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, November 2, 2021** between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate in the area designated by the Commissioners Court, 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 9, IN BLOCK 16, OF SAN FELIPE HEIGHTS ADDITION, AN ADDITION TO THE CITY OF DEL RIO, VAL VERDE, TEXAS, AS SHOWN BY THE MAP OR PLAT RECORDED IN VOLUME 1, PAGE 13, OF THE MAP RECORDS OF VAL VERDE COUNTY, TEXAS.

Property Address:	504 PLAZA AVENUE DEL RIO, TX 78840
Mortgage Servicer:	SELECT PORTFOLIO SERVICING, INC.
Mortgagee:	DEUTSCHE BANK NATIONAL TRUST COMPANY FORMERLY KNOWN AS BANKERS TRUST COMPANY OF CALIFORNIA, N.A., AS TRUSTEE FOR LONG BEACH MORTGAGE LOAN TRUST 2001-2 3217 S. DECKER LAKE DR. SALT LAKE CITY, UT 84119

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.


SUBSTITUTE TRUSTEE

Billie C. Lewis, Jr., Blake Lewis, Calvin Speer, Chris
LaFond, Nancy Gomez or Leo Gomez
c/o Law Office of Gerald M. Shapiro, 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.

1200 AVENUE U, DEL RIO, TX, 78840

FILED
On: Oct 07, 2021 at 10:40A

Receipt# - 164995

Generosa Gracia Ramon
Clerk, Val Verde County, TX

**APPOINTMENT OF SUBSTITUTE TRUSTEE AND
NOTICE OF SUBSTITUTE TRUSTEE SALE**

By Monica O, Deputy

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 AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

**APPOINTMENT OF
SUBSTITUTE TRUSTEE:**

WHEREAS, in my capacity as the attorney for the Mortgagee and/or its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I hereby name, appoint and designate Jack O'Boyle, Chris Ferguson, Travis Gray, Billie C. Lewis, Jr., Blake Lewis, Calvin Speer, Travis Gray, Chris Ferguson, or Jack O'Boyle, each as Substitute Trustee, to act under and by virtue of said Deed of Trust, including posting and filing the public notice required under Section 51.002 Texas Property Code as amended, and to proceed with a foreclosure of the Deed of Trust lien securing the payment of the Note.

**SUBSTITUTE TRUSTEE'S
ADDRESS:**

c/o JACK O'BOYLE & ASSOCIATE, PLLC, Mailing Address: P.O. Box 815369, Dallas, Texas 75381; Physical Address: 12300 Ford Road, Suite 212, Dallas, TX 75234.

**NOTICE OF SUBSTITUTE
TRUSTEE SALE:**

WHEREAS, default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on November 02, 2021 between the hours of 1pm-4pm the Substitute Trustee will sell said real property at the place hereinafter set out and pursuant to the terms herein described. The sale will begin at the earliest time stated above or within three (3) hours after that time.

LOCATION OF SALE:

The place of the sale shall be: On the front steps of the entrance facing Pecan Street of the Val Verde County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court in VAL VERDE County, Texas or as designated by the County Commissioners.

**INSTRUMENT TO BE
FORECLOSED:**

Deed of Trust or Contract Lien dated 04/21/2014 and recorded under Volume, Page or Clerk's File No. DOC# 00283144 in the real property records of Val Verde County Texas, with SALVADOR RAYAS JR, A SINGLE MAN as Grantor(s) and CARRINGTON MORTGAGE SERVICES, LLC as Original Mortgagee.

OBLIGATIONS SECURED:

Deed of Trust or Contract Lien executed by SALVADOR RAYAS JR, A SINGLE MAN securing the payment of the indebtedness in the original principal amount of \$103,171.00 and obligations therein described including but not limited to the promissory note and all the modifications, renewals and extensions of the promissory note (the "Note") executed by SALVADOR RAYAS JR. BANKUNITED N.A. is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

**MORTGAGE SERVICING
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 property securing the above referenced loan. CARRINGTON MORTGAGE SERVICES, LLC is acting as the Mortgage Servicer for BANKUNITED N.A. who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. CARRINGTON MORTGAGE SERVICES, LLC, as Mortgage Servicer, is representing the Mortgagee, whose address is:

BANKUNITED N.A.
c/o CARRINGTON MORTGAGE SERVICES, LLC

1200 AVENUE U

NOS AND APPT (SVC) 210426



4736190

1600 SOUTH DOUGLASS ROAD, SUITE 200-A
ANAHEIM, CA 92806

**LEGAL DESCRIPTION OF
PROPERTY TO BE SOLD:**

SITUATED IN VAL VERDE COUNTY, TEXAS, AND BEING LOT NINE (9), BLOCK "H",
SKYWAYS ADDITION TO THE CITY OF DEL RIO, ACCORDING TO THE PLAT OF
RECORD IN VOLUME 2, PAGE 96, MAP RECORDS, VAL VERDE COUNTY, TEXAS (the
"Property")

REPORTED PROPERTY

ADDRESS: 1200 AVENUE U, DEL RIO, TX 78840

TERMS OF SALE: The Substitute Trustee will sell the Property by public auction at the place and date specified herein.

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 and the priority of the lien being
foreclosed.

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 Mortgagee and/or Mortgage Servicer 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 is 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 priority, nature and extent of such
matters, if any.

In the event of a defect or other problem with the foreclosure process is discovered that may invalidate
the sale, the consideration paid will be returned to the purchaser as the sole and absolute remedy. In the
event of any claim or action brought by any person including the purchaser requiring or resulting in the
invalidation of the sale and rescission of the Trustee's Deed or Substitute Trustee's Deed, purchaser's
damages resulting therefrom are limited to the consideration paid to the Trustee or Substitute Trustee
and the sole and absolute remedy shall be the return to purchaser of the consideration paid. The
purchaser shall have no further recourse against the Trustee, Substitute Trustee, Mortgagee and/or
Mortgage Servicer, or its attorney(s).

The Deed of Trust permits the Mortgagee and/or Mortgage Servicer to postpone, withdraw, or
reschedule the sale for another day. In that case, the Trustee under the Deed of Trust or Substitute
Trustee appointed herein need not appear at the date, time and place of a scheduled sale to announce the
postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will
be reposted and refiled in accordance with the posting and filing requirements of the Texas Property
Code. The reposting or refiling may be after the date originally scheduled for this 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.**

1200 AVENUE U

NOS AND APPT (SVC) 210426

Signed on the 5 day of October, 2021.

Respectfully,

JACK O'BOYLE & ASSOCIATES, PLLC



Jack O'Boyle | SBN: 15165300
jack@jackobovle.com

☒ Travis H. Gray | SBN: 24044965
travis@jackobovle.com

Chris Ferguson | SBN: 24069714
chris@jackobovle.com

P.O. Box 815369

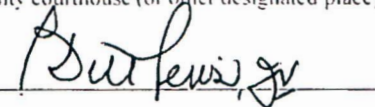
Dallas, Texas 75381

P: 972.247.0653 | F: 972.247.0642

ATTORNEYS FOR MORTGAGEE AND/OR ITS MORTGAGE
SERVICER

CERTIFICATE OF POSTING

My name is Billie C. Lewis Jr., and my address is c/o 12300 Ford Rd, Ste. 212, Dallas, TX 75234. I declare under the penalty of perjury that on October 7, 2021 I filed at the office of the Val Verde County Clerk and caused to be posted at the Val Verde County courthouse (or other designated place) this notice of sale.

Signed: 

Declarant's Name: Billie C. Lewis Jr.

Date: 10-7-21

POSTING AND FILING AFFIDAVIT FOR REPRESENTATIVE OF TRUSTEE

STATE OF TEXAS

COUNTY OF Val Verde

Billie C. Lewis Jr. appeared in person before me today and stated under oath:

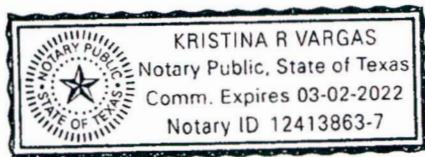
"My name is Billie C. Lewis Jr. I am competent to make this affidavit. The facts stated in this affidavit are within my personal knowledge and are true and correct.

"On behalf of the mortgagee and/or mortgage servicer of the indebtedness secured by a Deed of Trust dated 04/21/2014, executed by SALVADOR RAYAS JR, A SINGLE MAN and recorded in the recorded under Volume, Page or Clerk's File No. DOC# 00283144 in the real property records of Val Verde County Texas, securing payment of the promissory note of the same date, I did on the 7th day of October, 2021 post the APPOINTMENT OF SUBSTITUTE TRUSTEE AND NOTICE OF SUBSTITUTE TRUSTEE SALE, a true and complete copy of which is attached as Exhibit A, at the officially designated place for the posting of notices of nonjudicial foreclosure sales in Val Verde, Texas, and filed a duplicate of the notice of foreclosure sale with the county clerk's office of Val Verde, Texas that same day."

Billie C. Lewis Jr.

Jack O'Boyle, Chris Ferguson, Travis Gray, Billie C. Lewis, Jr.,
Blake Lewis, Calvin Speer, Travis Gray, Chris Ferguson, or Jack
O'Boyle
Substitute Trustee

SUBSCRIBED AND SWORN TO before me on the 7 day of October, 2021 by
Billie C. Lewis Jr.



[Signature]
Notary Public, State of Texas

FILED
On: Oct 07, 2021 at 11:39A

Receipt# - 164998

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

NOTICE OF NON-JUDICIAL FORECLOSURE SALE

WHEREAS, on July 21, 2017, **Lucero Hernandez and Guadalupe Hernandez** executed a Deed of Trust to secure in the payment of that certain Promissory Note of even date therewith in the principal sum of **\$44,000.00 (Forty-Four Thousand and No Hundreds Dollars)**, said Deed of Trust being filed for record as Document Number 00303216 of the Val Verde County Clerk 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, Kelley Brough, 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, November 2nd, 2021 beginning at 10:00 am, or not later than 1:00 pm, the 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:

LEGAL DESCRIPTION: CITY OF DEL RIO, BLUM SUBDIVISION, 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 October 1, 2021.

Property Address: 902 E. Cortinas Street, Del Rio, TX 78840-6733

[Signature: Nancy Gomez]
Nancy Gomez, Substitute Trustee

FILED
On: Oct 08, 2021 at 03:23P
Receipt# - 165049

Generosa Gracia Ramon
County Clerk, Val Verde County, TX
By Monica P. Deputy

Notice of Trustee's Sale

Date: October 7, 2021
Substitute Trustee: Jeff "Marty" Barnhill
Lender: Mike Shumway
Note: Promissory Note in the original principal sum of \$600,000.00,
dated February 16, 2012

Deed of Trust

Date: February 16, 2012
Grantor: Randy Allen and Fredlinda Allen
Lender: Mike Shumway

Recording information:

Deed of Trust dated February 16, 2012, and filed of record as Document No. 00269408 of the Official Public Records of Val Verde County, Texas.

Property:

All that certain tract or parcel of land lying and situated in Val Verde County, Texas, and being the Surface Estate only to Tract Fourteen (14) Lago Vista Ranch West, a Subdivision in Val Verde County, Texas, according to the plat of record in Slides 81-82, Sides 162-164, Map Records, Val Verde County, Texas.

County: Val Verde County, Texas

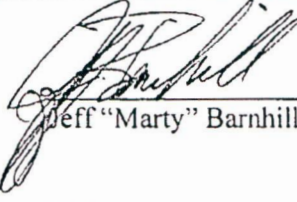
Date of Sale (first Tuesday of month): November 2, 2021

Time of Sale: 1:00 PM, or within three hours thereafter.

Place of Sale: Val Verde County Courthouse, Pecan Street Entrance, 400 Pecan Street, Del Rio, Texas 78840.

Jeff "Marty" Barnhill is Trustee under the Deed of Trust. 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. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

A handwritten signature in black ink, appearing to read 'Jeff Barnhill', is written over a horizontal line.

Jeff "Marty" Barnhill, Trustee

NOTICE TO ACTIVE SERVICE MEMBERS: 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.

Receipt# - 165075

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Demetria Gracia Ramon
County Clerk, Val Verde County, TX

Monica
Deputy

**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: October 4, 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: Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc.

MORTGAGE SERVICER: Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a 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 11/2/2021, 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.

Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. is acting as the Mortgage Servicer for
Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. who is the Mortgagee of the Note and
Deed of Trust associated with the above referenced loan. Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a
Quicken Loans Inc., as Mortgage Servicer, is representing the Mortgagee, whose address is:

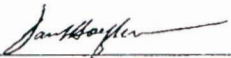
Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc.
635 Woodward Ave
Detroit, MI 48226-1906

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.



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 AUCTION.COM, CALVIN SPEER, 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 Auction.com, 1 Mauchly, Irvine, CA 92618.

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, AUCTION.COM, CALVIN SPEER, BILLIE C. LEWIS, JR., BLAKE LEWIS, PAUL A. HOEFKER, ROBERT L. NEGRIN on October 11, 2021, on behalf of and at the specific instruction and request of Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a 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: Oct. 12, 2021


AUCTION.COM, CALVIN SPEER, BILLIE C. LEWIS, JR.,
BLAKE LEWIS, PAUL A. HOEFKER, ROBERT L. NEGRIN

SUBSCRIBED AND SWORN TO BEFORE ME, the undersigned authority, on this day personally appeared Auction.com, Calvin Speer, Billie C. Lewis, Jr., Blake Lewis, Paul A. Hoefker, Robert L. Negrin 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 12 day of October, 2021


Notary Public in and for the State of Texas

My commission expires: 10/20/21

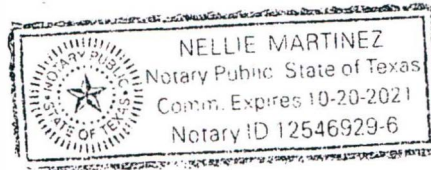


Exhibit "A"

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 1, PAGE 30, OF THE MAP RECORDS OF VAL VERDE COUNTY, TEXAS.

Return to:
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