

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

VAL VERDE County

Deed of Trust Dated: April 12, 2012

Amount: \$268,028.00

Grantor(s): CRUZ LINDA CASTILLO and NEREO CASTILLO JR

Original Mortgagee: SFMC, LP DBA SERVICE FIRST MORTGAGE COMPANY

Current Mortgagee: SFMC, LP DBA SERVICE FIRST MORTGAGE COMPANY

Mortgagee Address: SFMC, LP DBA SERVICE FIRST MORTGAGE COMPANY, 1 Corporate Drive, Suite 360, Lake Zurich, IL 60047

Recording Information: Document No. 00270230

Legal Description: SITUATED IN VAL VERDE COUNTY, TEXAS, AND BEING LOT NINE (9), BLOCK TEN (10), CENIZA HILLS UNIT XVI SUBDIVISION TO THE CITY OF DEL RIO, TEXAS, ACCORDING TO THE PLAT OF RECORD IN SLIDE 364-A, MAP RECORDS, VAL VERDE COUNTY, TEXAS.

Date of Sale: December 6, 2022 between the hours of 1:00 PM and 4:00 PM.

Earliest Time Sale Will Begin: 1:00 PM


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, MARCIA CHAPA, AMY ORTIZ, VICKI RODRIGUEZ 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 Alma Garcia, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2022-004239


Printed Name: NANCY GOMEZ
c/o ServiceLink Auction * Powered by Hudson & Marshall, LLC
3220 El Camino Real 1st Floor
Irvine, CA 92602

FILED
On: Oct 06, 2022 at 01:20P
Receipt# - 172846

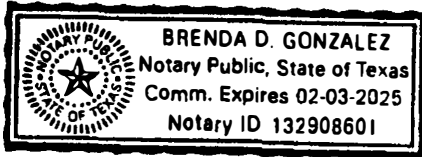
Generosa Gracia Ramon
County Clerk, Val Verde County, TX

By  Deputy

STATE OF TEXAS

COUNTY OF VAL VERDE

Before me, the undersigned authority, on this 10th day of October, personally appeared Nancy Gomez, known to me to be the person(s) whose name is/are subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.




NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING RETURN TO:
Hughes, Watters & Askanase, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2022-004239

FILED
On: Nov 02, 2022 at 02:08P

Receipt# - 173394

Generosa Gracia Ramon
County Clerk, Val Verde County, TX

By:  Deputy

Notice of Trustee's Sale

Date: November 1, 2022

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

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 \$32,500.00, executed by Arturo Rodriguez, Jr. ("Borrower") and payable to the order of Lender

Deed of Trust

Date: July 27, 2017

Grantor: Arturo Rodriguez, Jr.

Lender: Lake Ridge Ranch, LP

Recording information: Instrument No. 00303117 of the official property records of Val Verde County, Texas

Property: Lot 546, containing 1.010 acres of land, 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): December 6, 2022

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 steps 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 Jane Whaley and Renata Castro as additional 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 [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: 12/06/2022

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

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

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 03/26/2004 and recorded in the real property records of Val Verde County, TX and is recorded under Clerk's File/Instrument Number, 890, Page 447, with Angel Perez and Edna Perez (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for Realty Mortgage Corporation d/b/a Realnet Financial mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Angel Perez and Edna Perez, securing the payment of the indebtedness in the original amount of \$70,837.00, 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, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. BEING ALL OF LOT EIGHT (8) AND EAST TEN (10) FEET OF LOT NINE (9), IN BLOCK TWO (2), OF THE WESTERN HILLS 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 54, OF THE MAP RECORDS OF VAL VERDE COUNTY, TEXAS.

FILED
On: Nov 10, 2022 at 02:53P

Receipt# - 173551

Generosa Gracia Ramon
County Clerk, Val Verde County, TX

By *[Signature]*, Deputy



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

Wells Fargo Bank, N.A.
3476 Stateview Blvd.
Fort Mill, SC 29715

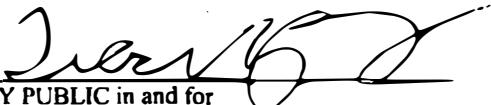


SUBSTITUTE TRUSTEE
Billie C. Lewis, Jr., Blake Lewis, Calvin Speer
1320 Greenway Drive, Suite 300
Irving, TX 75038

STATE OF Texas
COUNTY OF Val Verde

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 10th day of November, 2022.

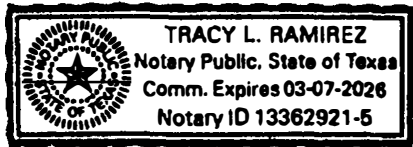


NOTARY PUBLIC in and for

Val Verde COUNTY

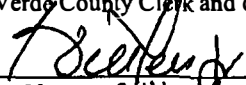
My commission expires: 3-07-2024

Print Name of Notary:
Tracy L. Ramirez



CERTIFICATE OF POSTING

My name is Billie C. Lewis Jr., and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on 11-10-22 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: Billie C. Lewis Jr.
Date: 11-10-22

Notice of Foreclosure Sale

November 1, 2022

FILED
On: Nov 14, 2022 at 03:59P

Receipt# - 173592

Generosa Gracia Ramon
County Clerk, Val Verde County, TX

By *Mary Aguirre* Deputy

Contract For Deed ("Contract"):

Dated: August 25, 2016
Purchaser: Glen Douglas Doner
Lender: Ranch Enterprises, Ltd.
Legal Description: Tract 10, Seminole Springs Ranch, Val Verde County, Texas.
Secures: Contract in the original principal amount of \$57,858.75, executed by Glen Douglas Doner ("Purchaser") and payable to the order of Lender

Foreclosure Sale:

Date: Tuesday, December 6, 2022
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 2:30 P.M and not later than three hours thereafter.
Place: Front steps of the Val Verde County Courthouse, 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 Ranch Enterprises, Ltd.'s bid may be by credit against the indebtedness secured by the lien of the Contract.

Default has occurred in the payment of the Contract and in the performance of the obligations of the Contract. Because of that default, Ranch Enterprises, Ltd., the owner and holder of the Contract, has requested Substitute Trustee to sell the Property.

The Contract may encumber both real and personal property. Formal notice is hereby given of Ranch Enterprises, Ltd.'s election to proceed against and sell both the real property and any personal property described in the Contract in accordance with Ranch Enterprises, Ltd.'s rights and remedies under the Contract 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 Contract, and applicable Texas law.

If Ranch Enterprises, Ltd. 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 Contract and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Contract, 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 Contract. 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 Contract by Ranch Enterprises, Ltd.. 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 Contract. 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.

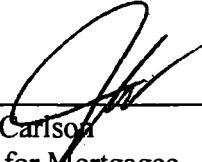
Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the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

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Signed this 3 day of NOV, 2020



Jordan Aguilera
Substitute Trustee



John W. Carlson
Attorney for Mortgagee
717 Sidney Baker Street
Kerrville, Texas 78028
Telephone (830) 896-4488
Telecopier (830) 896-4474

Notice of Foreclosure Sale

November 1, 2022

FILED
On: Nov 14, 2022 at 03:59P

Receipt# - 173592

Generosa Gracia Ramon
County Clerk, Val Verde County, TX

By Mary Aguirre, Deputy

Contract For Deed ("Contract"):

- Dated:** May 26, 2017
- Purchaser:** **Randall Knight**
- Lender:** Ranch Enterprises, Ltd.
- Legal Description:** Tract 17, Seminole Springs Ranch, Val Verde County, Texas.
- Secures:** Contract in the original principal amount of \$47,401.80, executed by Randall Knight ("Purchaser") and payable to the order of Lender

Foreclosure Sale:

- Date:** **Tuesday, December 6, 2022**
- 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 2:30 P.M. and not later than three hours thereafter.**
- Place:** **Front steps of the Val Verde County Courthouse, 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 Ranch Enterprises, Ltd.'s bid may be by credit against the indebtedness secured by the lien of the Contract.**

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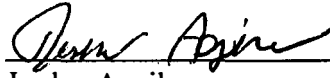
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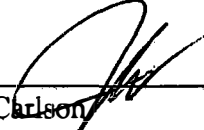
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Signed this 3 day of Nov, 2020



Jordan Aguilera
Substitute Trustee



John W. Carlson
Attorney for Mortgagee
717 Sidney Baker Street
Kerrville, Texas 78028
Telephone (830) 896-4488
Telecopier (830) 896-4474