

Carrington Foreclosure Services, LLC
P.O. Box 3309
Anaheim, California 92803
For Sale Information: (888) 313-1969
For Reinstatement Requests: 1-866-874-5860
Pay Off Requests: 1-800-561-4567
TS#: 22-27534

FILED
On: Oct 28, 2022 at 10:32A
Receipt# - 173286
Generosa Gracia Ramon
County Clerk, Val Verde County, TX
By Mary Aguirre, Deputy

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 3/26/2018, Julisa Jimenez and Armando Jimenez, Spouses married to each other, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of Thomas E Black Jr., as Trustee, Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for American Neighborhood Mortgage Acceptance Company LLC, its successors and assigns, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$137,464.00, payable to the order of Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for American Neighborhood Mortgage Acceptance Company LLC, its successors and assigns, which Deed of Trust is Recorded on 3/26/2018 as Volume 00306693, Book, Page, in Val Verde County, Texas, Deed of Trust covers all of the real property, personal property, and fixtures described therein, including, but not limited to, all the following described property, rights and interests (the "Property"), to-wit;

Being Lot Twelve (12), in Block "C", of the Hillcrest Addition, an addition to the City of Del Rio, Val Verde County, Texas, as shown by the Map or Plat recorded in Volume 4, Page 81, of the Map Records of Val Verde County, Texas

Commonly known as: **131 DEBORAH KAY STREET DEL RIO, TX 78840**

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Billie C. Lewis, Jr., Blake Lewis, Calvin Speer, Billie C. Lewis, Jr., Blake Lewis, Calvin Speer**, **Dustin George** or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust: and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Carrington Mortgage Services, LLC whose address is 1600 Douglass Road, Suite 200 A, Anaheim, CA 92806 is acting as the mortgage servicer for **WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF QUERCUS MORTGAGE INVESTMENT TRUST**, which is the mortgagee of the Note and Deed of Trust or mortgage and the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust. Carrington Mortgage Services, LLC is authorized to represent the mortgagee by virtue of a written servicing agreement with the mortgagee. Pursuant to that agreement and Texas Property Code Section 51.0025, Carrington Mortgage Services, LLC is authorized to administer the foreclosure referenced herein.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on **1/3/2023 at 1:00 PM**, or no later than three (3) hours after such time, in Val Verde County, Texas, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: **THE FRONT STEPS OF THE COURTHOUSE, BEING THE FRONT ENTRANCE**

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee may bind and obligate Mortgagees to warrant title the Property under the terms of the Deed of Trust, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied.



4763406

If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's Attorney.

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 MORTGAGEE OR MORTGAGE SERVICER.

WITNESS, my hand this 10/25/2022

WITNESS, my hand this 10-28-22

Monica Sandoval

By: Monica Sandoval, Trustee Sale Specialist,
Team Lead
Carrington Foreclosure Services, LLC as
authorized agent for Mortgagee or Mortgage
Servicer
1600 South Douglass Road, Suite 140
Anaheim, CA 92806

Billie C. Lewis, Jr.

By: Substitute Trustee(s)
Billie C. Lewis, Jr., Blake Lewis, Calvin Speer,
Billie C. Lewis, Jr., Blake Lewis, Calvin Speer
C/O Carrington Foreclosure Services, LLC
1600 South Douglass Road, Suite 140
Anaheim, CA 92806

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.: 107131-TX

FILED
On: Nov 17, 2022 at 02:15P

Date: November 16, 2022

Receipt# - 173638

County where Real Property is Located: Val Verde

Generosa Gracia Ramon
County Clerk, Val Verde County, TX

ORIGINAL MORTGAGOR: EDDIE MOSQUEDA, AN UNMARRIED MAN

By Mary Aguirre, Deputy

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

CURRENT MORTGAGEE: CROSSCOUNTRY MORTGAGE, LLC

MORTGAGE SERVICER: CROSSCOUNTRY MORTGAGE, LLC

DEED OF TRUST DATED 12/7/2021, RECORDING INFORMATION: Recorded on 12/8/2021, as Instrument No. 00331608

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): SITUATED IN VAL VERDE COUNTY, TEXAS, AND BEING UNIT "D", IRANAT CONDOMINIUMS, ACCORDING TO THE PLAT OF RECORD IN VOLUME 1044, PAGES 797-800, OFFICIAL PUBLIC RECORDS, VAL VERDE COUNTY, TEXAS, AND 25.0% INTEREST IN THE COMMON ELEMENTS OF IRENE CONDOMINIUM PROJECT AS SET FORTH IN THE ENABLING DECLARATION FOR THE IRANAT CONDOMINIUMS, FILED IN VOLUME 1036, PAGES 878-897, OFFICIAL PUBLIC RECORDS, VAL VERDE COUNTY, TEXAS AND AMENDED IN VOLUME 1044, PAGES 797-800, OFFICIAL PUBLIC RECORDS, VAL VERDE COUNTY, TEXAS; AND THE EXCLUSIVE USE OF THE LIMITED COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN THE CONDOMINIUM DECLARATIONS FOR IRANAT CONDOMINIUMS, BEING A REPLAT OF LOT THREE (3), LETICIA AND PEDRO CARDENAS SUBDIVISION UNIT II TO THE CITY OF DEL RIO ACCORDING TO THE PLAT OF RECORD IN SLIDE 325, SIDE B, OFFICIAL PUBLIC RECORDS, VAL VERDE COUNTY, TEXAS.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 1/3/2023, 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 1:00 PM, 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.

CROSSCOUNTRY MORTGAGE, LLC is acting as the Mortgage Servicer for CROSSCOUNTRY MORTGAGE, LLC who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. CROSSCOUNTRY MORTGAGE, LLC, as Mortgage Servicer, is representing the Mortgagee, whose address is:




Matter No.: 107131-TX

CROSSCOUNTRY MORTGAGE, LLC
1 Corporate Drive Suite 360,
Lake Zurich IL 60047

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 **BILLIE C. LEWIS, JR., BLAKE LEWIS, CALVIN SPEER, 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, Phone: (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, BILLIE C. LEWIS, JR., BLAKE LEWIS, CALVIN SPEER, PAUL A. HOEFKER, ROBERT L. NEGRIN on November 17, 2022, on behalf of and at the specific instruction and request of Dovenmuehle Mortgage, 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: November 17, 2022

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

SUBSCRIBED AND SWORN TO BEFORE ME, the undersigned authority, on this day personally appeared Billie C. Lewis, Jr., Blake Lewis, Calvin Speer, 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 17 day of November, 2022

Notary Public in and for the State of Texas
My commission expires: 3-7-2026

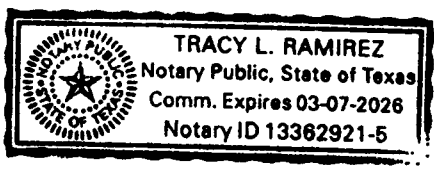


Exhibit "A"

SITUATED IN VAL VERDE COUNTY, TEXAS, AND BEING UNIT "D", IRANAT CONDOMINIUMS, ACCORDING TO THE PLAT OF RECORD IN VOLUME 1044, PAGES 797-800, OFFICIAL PUBLIC RECORDS, VAL VERDE COUNTY, TEXAS, AND 25.0% INTEREST IN THE COMMON ELEMENTS OF IRENE CONDOMINIUM PROJECT AS SET FORTH IN THE ENABLING DECLARATION FOR THE IRANAT CONDOMINIUMS, FILED IN VOLUME 1036, PAGES 878-897, OFFICIAL PUBLIC RECORDS, VAL VERDE COUNTY, TEXAS AND AMENDED IN VOLUME 1044, PAGES 797-800, OFFICIAL PUBLIC RECORDS, VAL VERDE COUNTY, TEXAS; AND THE EXCLUSIVE USE OF THE LIMITED COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN THE CONDOMINIUM DECLARATIONS FOR IRANAT CONDOMINIUMS, BEING A REPLAT OF LOT THREE (3), LETICIA AND PEDRO CARDENAS SUBDIVISION UNIT II TO THE CITY OF DEL RIO ACCORDING TO THE PLAT OF RECORD IN SLIDE 325, SIDE B, OFFICIAL PUBLIC RECORDS, 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.: 107131-TX

FILED
On: Nov 22, 2022 at 10:39A

Receipt# - 173715

Generosa Gracia Ramon
County Clerk, Val Verde County, TX

Mary Jo Quinn Deputy

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

VAL VERDE County

Deed of Trust Dated: March 9, 2017

Amount: \$64,125.00

Grantor(s): MIGUEL GARZA

Original Mortgagee: VETERANS LAND BOARD OF THE STATE OF TEXAS

Current Mortgagee: Veterans Land Board of the State of Texas

Mortgagee Address: Veterans Land Board of the State of Texas, 1 Corporate Drive, Suite 360, Lake Zurich, IL 60047

Recording Information: Document No. 00300392

Legal Description: 200.00 ACRES OF LAND SITUATED IN VAL VERDE COUNTY, TEXAS, SURVEY NO. 66, BLOCK H, A-8752, G.C. & S.F. RR CO., ORIGINAL GRANTEE, BEING TRACT 8 AND TRACT 9 OF THE SUBDIVISION OF A PORTION OF THAT CERTAIN 6212.454 ACRE TRACT OF LAND RECORDED IN VOLUME 494. PAGE 194, DEED RECORDS OF VAL VERDE COUNTY, TEXAS. SAID TRACT OF LAND IS MORE PARTICULARLY DESCRIBED IN "EXHIBIT A" WHICH IS ATTACHED HERETO AND MADE PART HEREOF FOR ALL PURPOSES.

Date of Sale: January 3, 2023 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, 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 Adam Garcia, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2022-001488

Nancy Gomez

Printed Name: NANCY GOMEZ

c/o Tejas Trustee Services
14800 Landmark Blvd, Suite 850
Addison, TX 75254

Exhibit "A"

FIELD NOTES OF 100.0 ACRE TRACT OF LAND OUT OF AND PART OF SURVEY NO. 66, BLOCK H, ABSTRACT NO. 3752, G.C. & S.F.R.R.CO., AND BEING TRACT NO. 8 AS SHOWN ON PLAT OF 3,363.899 ACRES OF RECORD IN VOL. 5, SLIDE 25, PAGE 69 OF THE MAP RECORDS OF VAL VERDE COUNTY, TEXAS.

DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch steel stake in the South line of Survey 66 from which point a 3 inch pipe in concrete marked "SW66-BikH" for the common corner of Surveys 55 and 66, Block H, Surveys 100 and 101, Block D-7, BRS.: S.88°57'50"W. 1,267.69 ft., for the Southwest corner of Tract 8, the Southeast corner of Tract 7 and for the Southwest corner of this tract;

THENCE North 2,638.90 ft., with the line between Tract 7 and 8, at 2,608.9 ft. pass 1/2 inch steel stake in the South line of 60.0 ft. ingress and egress easement to intersection with the centerline of said 60.0 ft. easement for the Northwest corner of Tract 8, the Northeast corner of Tract 7 and for the Northwest corner of this tract;

THENCE N.89°03'08"E. 1,651.71 ft., with the centerline of 60.0 ft. easement for the Northeast corner of Tract 8, the Northwest corner of Tract 9 and for the Northeast corner of this tract;

THENCE South 2,636.36 ft., with the line between Tracts 8 and 9 at 30.0 ft. pass 1/2 inch steel stake in the South line of said 60.0 ft. easement to a 1/2 inch steel stake in the South line of said Survey 66 for the Southeast corner of Tract 8, the Southwest corner of Tract 9 and for the Southeast corner of this tract;

THENCE S.88°57'50"W. 1,651.75 ft., with the South line of Survey No. 66, to the place of BEGINNING.

THE ABOVE FIELD NOTES MADE FROM PLAT MADE BY CHARLES W. ROTHE ON JULY 19, 1988, FILED IN VOL. 5, SLIDE 35, PAGE 69 OF THE MAP RECORDS OF VAL VERDE COUNTY, TEXAS.

June 15, 2000
Del Rio, Texas


David Trent

more commonly known as, Tract 8, Glenn H. Kothmann Subdivision according to the plat of record in Slide 35, Slide 69, Map Records, Val Verde County, Texas.

Page 1

FIELD NOTES OF 100.0 ACRE TRACT OF LAND OUT OF AND PART OF SURVEY NO. 66, BLOCK H, ABSTRACT NO. 3752, G.C. & S.F.R.R.CO., AND BEING TRACT NO. 9 AS SHOWN ON PLAT OF 3,363.899 ACRES OF RECORD IN VOL. 5, SLIDE 25, PAGE 69 OF THE MAP RECORDS OF VAL VERDE COUNTY, TEXAS.

DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch steel stake in the South line of Survey No. 66 from which point a 3 inch pipe in concrete marked "SW67-BIKH", BRS.: N.88°57'50"E. 843.42 ft., Surveys 66 and 67, Block H, Surveys 101 and 104, Block D-7, for the Southeast corner of Tract 9, the Southwest corner of Tract 10 and for the Southeast corner of this tract;

THENCE S.88°57'50"W. 1,653.35 ft., with the South line of Survey No. 66 to a 1/2 inch steel stake for the Southwest corner of Tract 9, the Southeast corner of Tract 8 and for the Southwest corner of this tract;

THENCE North 2,636.36 ft., with the line between Tracts 8 and 9, at 2,606.36 ft. pass 1/2 inch steel stake in the South line of 60.0 ft. ingress and egress easement, to intersection with the centerline of said 60.0 ft. easement for the Northwest corner of Tract 9, the Northeast corner of Tract 8 and for the Northwest corner of this tract;

THENCE N.89°03'08"E. 1,653.30 ft., with the centerline of said 60.0 ft. easement to the Northeast corner of Tract 9 and the Northwest corner of Tract 10 and for the Northeast corner of this tract;

THENCE South 2,633.81 ft., with the line between Tracts 9 and 10 at 30.0 ft. pass 1/2 inch steel stake on the South line of said 60.0 ft. easement, to the place of BEGINNING.

THE ABOVE FIELD NOTES MADE FROM PLAT MADE BY CHARLES W. ROTHE ON JULY 19, 1988, FILED IN VOL. 5, SLIDE 35, PAGE 69 OF THE MAP RECORDS OF VAL VERDE COUNTY, TEXAS.

June 15, 2000
Del Rio, Texas


David Trent

more commonly known as, Tract 9, Glenn H. Kothmann Subdivision according to the plat of record in Slide 35, Slide 69, Map Records, Val Verde County, Texas.

Notice of Foreclosure Sale

December 13, 2022

COPY
To Be Posted.

Deed of Trust ("Deed of Trust"):

Dated: May 1, 2022


Grantor: Jesus Francisco Soto, Jr.

Trustee: John W. Carlson

Lender: Triad Land Investments, Ltd.

Recorded in: Clerk's File No.00337851, Official Public Records of Val Verde County, Texas.

FILED
On: Dec 12, 2022 at 12:32P
Receipt# - 174043

Generosa Garcia-Roman
County Clerk, Val Verde County, TX
By  Deputy

Legal Description: Being the surface estate only of Tract No. 56 of Osman Canyon Ranch, Phase 2, consisting of 64.43 acres of land, more or less, lying and being situated in Val Verde County, Texas, as set forth and shown the plat recorded in Slide 620, Plat Records of Val Verde County, Texas.

Secures: Promissory Note ("Note") in the original principal amount of \$59,819.25, executed by Jesus Francisco Soto, Jr. ("Borrower") and payable to the order of Lender

Foreclosure Sale:

Date: Tuesday, January 3, 2023

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 1:15 P.M. and not later than three hours thereafter.

Place: Front steps of the Val Verde County, 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 Triad Land Investments, Ltd.'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, Triad Land Investments, Ltd., 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 Triad Land Investments, Ltd.'s election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Triad Land Investments, Ltd.'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 Triad Land Investments, 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 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 Triad Land Investments, 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 Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

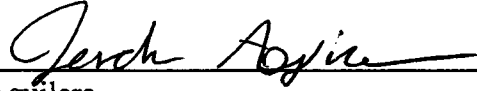
Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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 MORTGAGEE OR MORTGAGE SERVICER.

Signed this 7 day of December, 2022



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

208 EAST BROADWAY STREET
DEL RIO, TX 78840

0000009408048

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: January 03, 2023

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 March 06, 2006 and recorded in Document CLERK'S FILE NO. 0223923 real property records of VAL VERDE County, Texas, with JOSEFINA JARAMILLO F/K/A JOSEFINA ARREOLA AND JOSE ANGEL JARAMILLO, grantor(s) and WELLS FARGO BANK, N.A., mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by JOSEFINA JARAMILLO F/K/A JOSEFINA ARREOLA AND JOSE ANGEL JARAMILLO, securing the payment of the indebtednesses in the original principal amount of \$52,000.00, 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 WELLS FARGO HOME EQUITY ASSET-BACKED SECURITIES 2006-1 TRUST, HOME EQUITY ASSET-BACKED CERTIFICATES, SERIES 2006-1 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

FILED
On: Dec 12, 2022 at 09:10A

Receipt# - 174030


Generosa Gracia Ramon
County Clerk, Val Verde County, TX

By *Mary Aguirre*, 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.

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, LEO GOMEZ, CALVIN SPEER, WENDY SPEER, MELODY SPEER, RAMON PEREZ, MARCIA CHAPA, AMY ORTIZ OR AUCTION.COM 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.



Israel Saucedo

Certificate of Posting

My name is LEO 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 12/12/22 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: Leo Gomez

Date: 12/12/22

208 EAST BROADWAY STREET
DEL RIO, TX 78840

0000009408048

0000009408048

VAL VERDE

EXHIBIT "A"

SITUATED IN VAL VERDE COUNTY, TEXAS, AND BEING LOT THREE (3), BLOCK "F", MARTIN ADDITION TO THE CITY OF DEL RIO, TEXAS, ACCORDING TO THE PLAT OF RECORD IN VOLUME 1, PAGE 12, MAP RECORDS, VAL VERDE COUNTY, TEXAS.

NOTICE OF ACCELERATION AND NOTICE OF 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.

DEED OF TRUST INFORMATION:

Date: July 27, 2021

Grantor(s): Sharon Marie Hernandez Lopez, a married person, joined Herein pro forma by spouse, Marcos Torres Rivera

Original Mortgagee: Mortgage Electronic Registration Systems Inc., as a nominee for ~~Amistad Bank~~ ^{FILED}

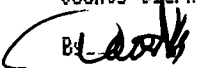
Original Principal: \$359,730.00

Receipt# - 173996

Recording Information: 00328690

Generosa Gracia Ramon
County Clerk, Val Verde County, TX

Property County: Val Verde

By  Deputy

Property: THE FOLLOWING DESCRIBED PROPERTY LOCATED IN THE COUNTY OF VAL VERDE, TEXAS: BEING LOT ONE (1), IN BLOCK TWENTY-TWO (22), OF THE BUENA VISTA HILLS UNIT 7 SUBDIVISION, AN ADDITION TO THE CITY OF DEL RIO, VAL VERDE COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT RECORDED IN SLIDE 394, SIDE A, OF THE MAP RECORDS OF VAL VERDE COUNTY, TEXAS.

Property Address: 125 White Dove Trail, Del Rio, TX 78840

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: Flagstar Bank, FSB
Mortgage Servicer: Flagstar Bank
Mortgage Servicer 5151 Corporate Drive
Address: Troy, MI 48098

SALE INFORMATION:

Date of Sale: January 3, 2023

Time of Sale: 10:00 AM or within three hours thereafter.

Place of Sale: On the front steps of the entrance facing Pecan Street of the Val Verde County Courthouse, 400 Pecan Street, Del Rio, TX 78840, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.

Substitute Trustee: Nancy Gomez, Leo Gomez, Calvin Speer, Wendy Speer, Melody Speer, Amy Ortiz, Daniel McQuade, Vanna Ho, Auction.com, Michael J. Burns, Vrutti Patel, or Jonathan Smith, any to act

Substitute Trustee Address: 5501 LBJ Freeway, Suite 925

Trustee Address: Dallas, TX 75240
TXAttorney@PadgettLawGroup.com

APPOINTMENT OF SUBSTITUTE TRUSTEE:

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 is the attorney for the mortgagee and/or mortgage servicer, and in such capacity does hereby remove the original trustee and all successor substitute trustees under the above-described Deed of Trust and appoints in their place Nancy Gomez, Leo Gomez, Calvin Speer, Wendy Speer, Melody Speer, Amy Ortiz, Daniel McQuade, Vanna Ho, Auction.com, Michael J. Burns, Vrutti Patel, or Jonathan Smith, any to act, whose address is c/o Padgett Law Group, 5501 LBJ Freeway, Suite 925, Dallas, TX 75240 as Substitute Trustee, who shall hereafter exercise all powers and duties to set aside the said original trustee under said Deed of Trust, and further does hereby request, authorize, and instruct said Substitute Trustees to conduct and direct the execution of remedies set aside to the beneficiary therein.

WHEREAS, the above-named Grantor(s) previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

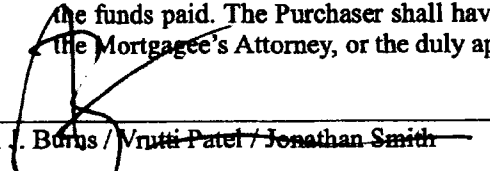
WHEREAS, a default under the Note and Deed of Trust was declared, such default was reported to not have been cured, and all sums secured by such Deed of Trust are declared immediately due and payable.

WHEREAS, the original Trustee and any previously appointed Substitute Trustee under said Deed of Trust has been hereby removed and the herein described Substitute Trustees, have been appointed as Substitute Trustees and authorized by the Mortgage Servicer to enforce the power of sale granted in the Deed of Trust; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note is hereby accelerated, and all sums secured by the Deed of Trust are declared to be immediately due and payable.
2. The herein appointed Substitute Trustees, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien imposed by the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for the particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be sold "AS-IS", purchaser's will buy the property "at the purchaser's own risk" and "at his peril" and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interest of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.
5. 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, the Mortgagee's Attorney, or the duly appointed Substitute Trustee.


Michael J. Burns / Vrutti Patel / Jonathan Smith

CERTIFICATE OF POSTING

My name is Calvin Spear, and my address is c/o Padgett Law Group, 5501 LBJ Freeway, Suite 925, Dallas, TX 75240. I declare under penalty of perjury that on 12/9/22, I filed at the office of the Val Verde County Clerk to be posted at the Val Verde County courthouse this notice of sale.

Declarant's Name: Calvin Spear

Date: 12/9/22

Padgett Law Group
5501 LBJ Freeway, Suite 925
Dallas, TX 75240
TXAttorney@PadgettLawGroup.com
(850) 422-2520

WITNESS MY HAND this 9 day of Dec, 2022
Calvin Spear

COPY
To Be Posted.

Notice of Foreclosure Sale

December 13, 2022

Deed of Trust ("Deed of Trust"):

Dated: May 20, 2022

Grantor: Derreck D. Perez and Ashley N. Dominguez

FILED
On: Dec 12, 2022 at 1:44 PM
Receipt# - 174043

Trustee: John W. Carlson

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

Lender: High Lonesome Investments, LLC

Recorded in: Clerk's File No.00336249, Official Public Records of Val Verde County, Texas

Legal Description: The surface estate only of all that certain tract or parcel of land, lying and being situated in the County of Val Verde, State of Texas, being Tract 43 (72.62 acres), of the High Lonesome Ranch North Subdivision, a subdivision situated in Val Verde County, Texas, recorded in Slide 621, Map Records, Val Verde County, Texas.

Secures: Promissory Note ("Note") in the original principal amount of \$109,261.54, executed by Derreck D. Perez and Ashley N. Dominguez ("Borrower") and payable to the order of Lender

Foreclosure Sale:

Date: Tuesday, January 3, 2023

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. and not later than three hours thereafter.

Place: Front steps of the Val Verde County, 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 High Lonesome Investments, LLC'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, High Lonesome Investments, LLC, 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 High Lonesome Investments, LLC's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with High Lonesome Investments, LLC'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 High Lonesome Investments, LLC 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 High Lonesome Investments, LLC. 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.

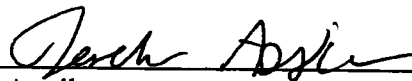
Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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.

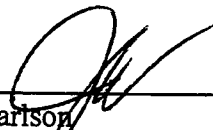
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN

THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

Signed this 7 day of December, 2022



Jordan Aguiler
Substitute Trustee



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