

FILED
On: Mar 10, 2016 at 10:15A

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Receipt# - 126712

VAL VERDE County
Deed of Trust Dated: September 30, 2014
Amount: \$103,098.00
Grantor(s): DONALD MERKLE and LISA MALDONADO

Generosa Gracia-Ramon
County Clerk, Val Verde County, TX
By Maria Tere Deputy

Original Mortgagee: FLAGSTAR BANK, FSB, A FEDERALLY CHARTERED SAVINGS BANK
Current Mortgagee: FLAGSTAR BANK, FSB

Mortgagee Address: FLAGSTAR BANK, FSB, 5151 Corporate Drive, Troy, MI 48098

Recording Information: Document No. 00285949

Legal Description: BEING LOT SIX (6), IN BLOCK FORTY (40), OF THE FIRST RAILROAD 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 139, OF THE MAP RECORDS (FORMERLY VOLUME 11, PAGE 185 OF THE DEED RECORDS), OF VAL VERDE COUNTY, TEXAS. SAID TRACT OF LAND BEING THE SAME PROPERTY AS DESCRIBED IN GENERAL WARRENTY DEED RECORDED IN VOLUME 1091, PAGE 21, OF THE OFFICIAL PUBLIC RECORDS OF VAL VERDE COUNTY, TEXAS.

Date of Sale: May 3, 2016 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.

NANCY GOMEZ OR LEO GOMEZ, CALVIN SPEER, WENDY SPEER OR MELODY SPEER 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.

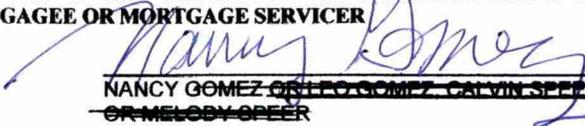
If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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. app. Section 501 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 AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER


SARAH ROBBINS, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2015-009432

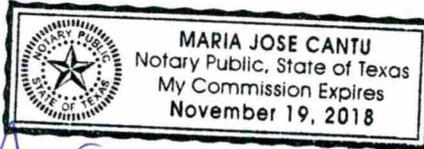

~~NANCY GOMEZ OR LEO GOMEZ, CALVIN SPEER, WENDY SPEER
OR MELODY SPEER~~
c/o Tejas Trustee Services
4100 Midway Rd Ste 1040
Carrollton, TX 75007

STATE OF TEXAS

COUNTY OF VAL VERDE

Before me, the undersigned authority, on this 10th day of March 2016, 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.

[Handwritten signature]



NOTARY PUBLIC, STATE OF

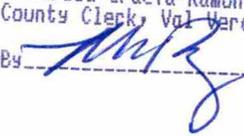
TEXAS

AFTER RECORDING RETURN TO:
Hughes, Watters & Askanase, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2015-009432

FILED
On: Mar 14, 2016 at 04:01P

Receipt# - 126802

Generosa Gracia-Ramon
County Clerk, Val Verde County, TX

By  Deputy

[RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:]

Carrington Foreclosure Services, LLC
P.O. Box 3309
Anaheim, California 92803
For Sale Information: (888) 313-1969
For Reinstatement / Pay Off Requests: (888) 313-1969

TS#: 15-15882

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 7/12/2005, JAIME ROMAN OLIVO, A MARRIED MAN MARIA DE CONSUELO OLIVO, A MARRIED WOMAN, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of GEORGE M. SHANKS, JR., as Trustee, Mortgage Electronic Registration Systems, Inc. solely as nominee for AMERIPRO FUNDING, INC., as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$54,404.00, payable to the order of Mortgage Electronic Registration Systems, Inc. solely as nominee for AMERIPRO FUNDING, INC., which Deed of Trust is Recorded on 7/13/2005 as Volume 0218343, Book 954, Page 593, 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 SIX (6), OF THE SIMBECK SUBDIVISION, AN ADDITION TO THE CITY OF DEL RIO, VAL VERDE COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT RECORDED IN VOLUME 6, PAGE 9, OF THE MAP RECORDS OF VAL VERDE COUNTY, TEXAS.

Commonly known as: **610 AVENUE J, 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, Wendy Speer, Melody Speer**, 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 **Carrington Mortgage Services, LLC**, 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.



4565786

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on **TUESDAY, 5/3/2016 at 1:00 PM**, or no later than three (3) hours after such time, being the first Tuesday of such month, of **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 VAL VERDE COUNTY COURTHOUSE, PECAN STREET ENTRANCE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS**

NOTICE IS FURTHER GIVEN that , except to the extent that the Substitute Trustee may bind and obligate Mortgagors 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.

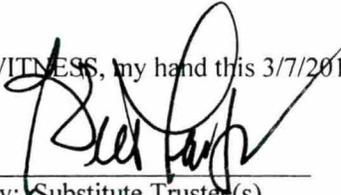
If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

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 3/7/2016


By: Substitute Trustee(s)
Billie C. Lewis, Jr., Blake Lewis, ~~Calvin Speer~~, Wendy Speer, Melody Speer,
C/O Carrington Foreclosure Services, LLC
1610 E. Saint Andrew Place, Suite 150F
Santa Ana, CA 92705

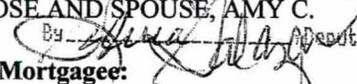
THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Current Borrower: RUSSELL H. ROSE AND SPOUSE, AMY C. ROSE
MH File Number: TX-10-09612-CM
VA/FHA/PMI Number:
Loan Type: FHA
Property Address: 4 & 5 AMES ST., COMSTOCK, TX 78837

FILED
On: Mar 15, 2016 at 12:25P

NOTICE OF SUBSTITUTE TRUSTEE SALE - 126814

Deed of Trust Date:
6/7/2004

Grantor(s)/Mortgagor(s): Generosa Gracia-Ramon
County Clerk, Val Verde County, TX
RUSSELL H. ROSE AND SPOUSE, AMY C.
ROSE
By:  Deputy

Original Beneficiary/Mortgagee:
PREMIER MORTGAGE FUNDING, INC. DBA
AUSTINLOAN.COM

Current Beneficiary/Mortgagee:
JPMorgan Chase Bank, National Association

Recorded in:
Volume: 900
Page: 618
Instrument No: 0209309

Property County:
VAL VERDE

Mortgage Servicer:
JPMorgan Chase Bank, National Association is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
1111 Polaris Parkway, Columbus, OH 43240

Legal Description: SITUATED IN VAL VERDE COUNTY, TEXAS, AND BEING LOTS FOUR (4) AND FIVE (5), BLOCK THIRTY-THREE (33), COMSTOCK ADDITION, ACCORDING TO THE PLAT OF RECORD IN VOLUME 8, PAGE 348, MAP RECORDS, VAL VERDE COUNTY, TEXAS.

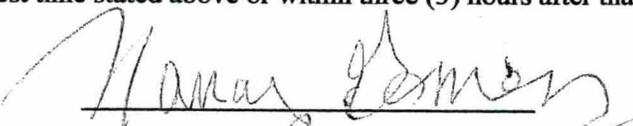
Date of Sale: 5/3/2016

Earliest Time Sale Will Begin: 10:00AM

Place of Sale of Property: THE FRONT STEPS OF THE VAL VERDE COUNTY COURTHOUSE, 400 PECAN STREET, DEL RIO, TX, PECAN STREET ENTRANCE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

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.

Notice Pursuant to Tex. Prop. Code § 51.002(i): 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.


Nancy Gomez, ~~Leo Gomez, Calvin Speer, Wendy Speer or Melody Speer~~
or ~~Cole D. Patton~~
or ~~Catherine Allen-Rea~~
MCCARTHY HOLTHUS - TEXAS, LLP
ATTN: SALES
1255 West 15th Street, Suite 1060
Plano, TX 75075

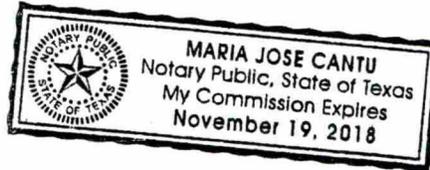
STATE OF TEXAS §
COUNTY OF Val Verde §

Before me, the undersigned Notary Public, on this day personally appeared Nancy Gomez as Substitute Trustee, known to me or proved to me through a valid State driver's license or other official identification described as TX DL, to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 15 day of March, 2016.



Notary Public
Signature



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: May 03, 2016

Time: The sale will begin at 10:00AM 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 January 23, 2007 and recorded in Document VOLUME 01039, PAGE 00538 real property records of VAL VERDE County, Texas, with FLORA MCCALL, grantor(s) and JPMORGAN CHASE BANK, N.A., mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by FLORA MCCALL, securing the payment of the indebtednesses in the original principal amount of \$61,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. JPMORGAN CHASE BANK, N.A. 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. JPMORGAN CHASE BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o JPMORGAN CHASE BANK, N.A.
8333 RIDGEPOINT DRIVE
IRVING, TX 75063

On: Apr 11, 2016 at 09:18A
Receipt# - 127326
Generosa Gracia-Ramon
County Clerk, Val Verde County, TX
By: *Yvonne De* Deputy

Nancy Gomez

NANCY GOMEZ OR LEE GOMEZ
Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Active Duty Notifications: Special Loans Unit /CHASE Home Lending Attn: SCRA/2210 Enterprise Drive /Florence, SC 29501 /Fax: 843 413 5433/scra.military.orders@chase.com

My name is *Nancy Gomez* and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on 4/11/16 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.

Certificate of Posting

EXHIBIT "A"

SITUATED IN VAL VERDE COUNTY, TEXAS AND BEING A 0.52 ACRE TRACT OF LAND OUT OF AND PART OF SURVEY NO. 6, BLOCK 4, I. AND G. N. RR. CO., TO THE CITY OF DEL RIO, TEXAS, BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A "X" FOUND IN THE SOUTH LINE OF FOX DRIVE FOR THE NORTHEAST CORNER OF 0.60 ACRE TRACT OF LAND AS DESCRIBED IN DEED RECORDS IN VOLUME 24, PAGE 499 OF THE MECHANICS LIEN RECORDS OF VAL VERDE COUNTY, TEXAS AND FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE N. 87 DEGREES 11 MINUTES E. 127.0 FT., WITH THE SOUTH LINE OF FOX DRIVE TO A ONE-HALF INCH IRON STAKE FOUND OR THE NORTHEAST CORNER OF THIS TRACT;

THENCE S. 2 DEGREES 49 MINUTES E. 184.44 FT., TO A ONE-HALF INCH IRON STAKE FOUND OR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE N. 88 DEGREES 08 MINUTES W. 127.8 FT., TO A ONE-HALF INCH IRON STAKE FOUND OR THE SOUTHEAST CORNER OF SAID 0.60 ACRE TRACT AND FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE N. 2 DEGREES 49 MINUTES W. 173.8 FT., WITH THE EAST LINE OF SAID 0.60 ACRE TRACT TO THE PLACE OF BEGINNING, AND BEING THE SAME TRACT OF LAND AS DESCRIBED IN A DEED DATED JUNE 8, 1995, FILED FOR RECORD JUNE 8, 1995, IN VOLUME 619, PAGES 744-748, OFFICIAL PUBLIC RECORDS, VAL VERDE COUNTY, TEXAS, EXECUTED BY CALVIN C. MILLER AND WIFE, LEE S. S. MILLER TO STEVEN R. ALLISON AND MICHELLE M. ALLISON.

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 12/11/2006
Grantor(s): KATIE RUEDA AND HUSBAND, OSCAR RUEDA
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS A NOMINEE FOR AEGIS WHOLESALE CORPORATION, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$96,000.00
Recording Information: Book 1031 Page 163 Instrument 0230605
Property County: Val Verde
Property: SITUATED IN VAL VERDE COUNTY, TEXAS, AND BEING LOT ELEVEN (11), BLOCK D, SAN FELIPE GARDENS SUBDIVISION TO THE CITY OF DEL RIO, TEXAS, ACCORDING TO THE PLAT OF RECORD IN SLIDE 256-A, MAP RECORDS, VAL VERDE COUNTY, TEXAS
Reported Address: 101 ELISES CIRCLE, 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: Nationstar Mortgage LLC
Mortgage Servicer: Nationstar Mortgage LLC
Current Beneficiary: Nationstar Mortgage LLC
Mortgage Servicer Address: 8950 Cypress Waters Blvd., Coppell, TX 75019

SALE INFORMATION:

Date of Sale: Tuesday, the 3rd day of May, 2016
Time of Sale: 10:00AM or within three hours thereafter.
Place of Sale: AT THE FRONT STEPS OF THE COURTHOUSE, BEING THE FRONT ENTRANCE in Val Verde County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Val Verde County Commissioner's Court.
Substitute Trustee(s): Nancy Gomez, ~~Leo Gomez, Calvin Speer, Wendy Speer, Melody Speer, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack~~, any to act
Substitute Trustee Address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

WHEREAS, the above-named Grantor 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 were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Nancy Gomez, Leo Gomez, Calvin Speer, Wendy Speer, Melody Speer, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; 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 has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Nancy Gomez, Leo Gomez, Calvin Speer, Wendy Speer, Melody Speer, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, 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 and 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 of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a 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 offered "AS-IS", purchasers 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 interests 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.

Very truly yours,

Buckley Madole, P.C.



FILED
On: Apr 11, 2016 at 09:21A
Receipt# - 127327
County Clerk, Val Verde County, TX
By:  Deputy