

FILED  
On: May 17, 2016 at 03:04P

Receipt# - 128155

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

By  Deputy

## NOTICE OF FORECLOSURE 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 OR 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. Property to Be Sold.** The property to be sold is described as follows: SITUATED IN VAL VERDE COUNTY, TEXAS, AND BEING LOT TWO (2), BLOCK FOUR (4), CENIZA HILLS UNIT 1 SUBDIVISION TO THE CITY OF DEL RIO, TEXAS, ACCORDING TO THE PLAT OF RECORD IN VOLUME 3, PAGE 131, MAP RECORDS, VAL VERDE COUNTY, TEXAS.

**2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 04/12/2010 and recorded in Document 00258875 real property records of Val Verde County, Texas.

**3. Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:

Date: 07/05/2016

Time: The sale will begin no earlier than 01:00 PM or no later than three hours thereafter.

Place: Val Verde County Courthouse, Texas at the following location: THE FRONT STEPS OF THE VAL VERDE COUNTY COURTHOUSE, 400 PECAN STREET, DEL RIO, TEXAS, PECAN STREET ENTRANCE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

**4. Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.

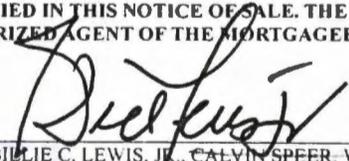
**5. Obligations Secured.** The Deed of Trust executed by ARTHUR L MUNOZ, provides that it secures the payment of the indebtedness in the original principal amount of \$277,500.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Nationstar Mortgage LLC d/b/a Champion Mortgage Company is the current mortgagee of the note and deed of trust and CHAMPION MORTGAGE COMPANY is mortgage servicer. A servicing agreement between the mortgagee, whose address is Nationstar Mortgage LLC d/b/a Champion Mortgage Company c/o CHAMPION MORTGAGE COMPANY, 8950 Cypress Waters Blvd, Coppell, TX 75019 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

**6. Order to Foreclose.** Nationstar Mortgage LLC d/b/a Champion Mortgage Company obtained a Order from the 83rd District Court of Val Verde County on 05/09/2016 under Cause No. 32425. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.

**7. Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint BILLIE C. LEWIS, JR., CALVIN SPEER, WENDY SPEER, MELODY SPEER OR BLAKE LEWIS, Substitute Trustee to act under and by virtue of said Deed of Trust.

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.

  
Mackie Wolf Zientz & Mann, P.C.  
Brandon Wolf, Attorney at Law  
L. Keller Mackie, Attorney at Law  
Lori Liane Long, Attorney at Law  
Tracey Midkiff, Attorney at Law  
Parkway Office Center, Suite 900  
14160 North Dallas Parkway  
Dallas, TX 75254

  
BILLIE C. LEWIS, JR., CALVIN SPEER, WENDY SPEER,  
MELODY SPEER OR BLAKE LEWIS  
c/o AVT Title Services, LLC  
13770 Noel Road #801529  
Dallas, TX 75380-1529



FILED  
On: May 26, 2016 at 09:19A

Receipt# - 128360

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

By  Deputy

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

VAL VERDE County  
Deed of Trust Dated: June 1, 2015  
Amount: \$88,369.00  
Grantor(s): AIDA ARACELY ROBLES and RUBEN E. ROBLES

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. 00289705

Legal Description: SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES

Date of Sale: July 5, 2016 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.

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: 2016-012602

  
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

**EXHIBIT A**

**METES AND BOUNDS DESCRIPTION FOR 903 LAS VACAS STREET**

Situated in Val Verde County, Texas, and being the Part Lots Four (4) and Five (5), Block Five (5), Fairview Addition to the City of Del Rio, Texas, according to the plat of record in Volume 1, Pages 18-19, Map Records, Val Verde County, Texas and being described as follows:

Beginning at a ½" iron pin found in the northwest line of Las Vacas Street, S. 45° 00' 00" W. 50.0 feet from the intersection of said northwest line of Las Vacas Street and the southwest line of Regin Street;

Thence, S. 45° 00' 00" W. at 10.0 feet crossing the division line of Lots Four (4) and Five (5), and continuing along said line of Las Vacas Street a total of 50.0 feet to a ¾" iron pin set for a corner of this tract;

Thence, crossing Lot Four(4), N. 45° 00' 00" W. 165.0 feet to a ¾" iron pin set on the southeast line of a 20 ft., alley for a corner of this tract;

Thence, N. 45° 00' 00" E. at 40.0 feet crossing the division line of Lots Four (4) and Five (5), and continuing along Alley a total of 50.0 feet to an "X" on concrete found for a corner of this tract;

Thence, crossing Lot Five (5), S. 45° 00' 00" E. 165.0 feet to the Place of Beginning and being a Lot made with the southwest 10.0 feet of Lot Five (5), and the northeast 40.0 feet of Lot Four(4).

STATE OF TEXAS

COUNTY OF VAL VERDE

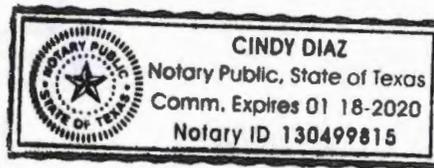
Before me, the undersigned authority, on this 20<sup>th</sup> day of May 2016, personally appeared Nancy Gomez, known to me to be the person(s) whose name is/are subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

Cindy Diaz

NOTARY PUBLIC, STATE OF

TEXAS

AFTER RECORDING RETURN TO:  
Hughes, Watters & Askanase, L.L.P.  
1201 Louisiana, Suite 2800  
Houston, Texas 77002  
Reference: 2016-012602



FILED  
On: Jun 01, 2016 at 02:22P  
Receipt# - 128468

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

## NOTICE OF NON-JUDICIAL FORECLOSURE SALE

WHEREAS, on February 3, 2007, Patricia Hernandez, as Grantor to Robert Klemme, Trustee, executed a Deed of Trust to secure in the payment of that certain Promissory Note of even date therewith in the principal sum of **\$36,450.00 (Thirty Six Thousand, Four Hundred, Fifty and 00/100 Dollars)** payable to **Swartz & Brough, Inc**, said Deed of Trust being filed for record on February 27, 2007 as Document Number 232247, in Volume 1041, pages 224-227, of the Val Verde County Clerks Records. Subsequently per instrument recorded as Document Number 00281952 of the Val Verde County Clerk's Records, an Assignment of Notes and Liens dated September 10, 2013 in favor of STEVENS & TULL OPPORTUNITY FUND II, LTD., a Texas limited partnership, to which and the record thereof reference is made for all purposes.

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, STEVENS & TULL OPPORTUNITY FUND II, LTD., a Texas limited partnership, 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, July 5<sup>th</sup>, 2016 beginning at 10:00 am, or not later than 1:00 pm, the Trustee or 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: BEING LOTS FOURTEEN (14) AND FIFTEEN (15), IN BLOCK "F" OF THE BARTON'S SECOND 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 7, OF THE MAP 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 March 1, 2015

Property Address: 907 W. Chapoy, Del Rio, Val Verde County, TX 78840

Substitute Trustee, Nancy Gomez

Nancy Gomez 111 Fox Dr. Del Rio TX 78840

**Notice of Foreclosure Sale**

June 10, 2016

FILED  
On: Jun 10, 2016 at 03:05P

Receipt# - 128669

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

By JM, Deputy

Deed of Trust ("Deed of Trust"):

Dated: November 21, 2008

Grantor: M&C, LLC

Trustee: ANTONIO HERNANDEZ

Lender: AMISTAD BANK

Recorded in: Document No. 00247533 of the Official Public Records of Val Verde County, Texas modified and extended by Modification and Extension of Real Estate Note and Lien recorded in Document No. 00281399, Official Public Records of Val Verde County, Texas; further modified and extended by Modification and Extension of Real Estate Note and Lien dated effective February 21, 2014, filed or to be filed in the Official Public Records of Val Verde County, Texas.

Legal Description: Tract I: Situated in Val Verde County and being more particularly described in Exhibit "A" attached hereto and made a part hereof.

Tract II: Situated in Val Verde County, Texas and being more particularly described in Exhibit "B" attached hereto and made a part hereof.

Secures: Promissory Note ("Note") in the original principal amount of \$390,000.00, executed by M&C, LLC ("Borrower") and payable to the order of Lender

Property: The real property, improvements, and personal property described in and mortgaged in the Deed of Trust, including the real property described in the attached Exhibit "A" and "B", and all rights and appurtenances thereto

Assignment: The Note and the liens and security interests of the Deed of Trust were transferred and assigned by AMISTAD BANK to MAX & MAC, LLC by an instrument dated April 24, 2014, recorded in Document No. 00283370 of the real property records of Val Verde County, Texas

Substitute Trustee: C. PAT ELLIS

Substitute Trustee's  
Address: 304 E. Losoya Street, Del Rio, Texas, 78840

Foreclosure Sale:

Date: Tuesday, July 5, 2016

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 10:00 A.M..

Place: Pecan Street Entrance  
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 MAX & MAC, 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, MAX & MAC, 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 MAX & MAC, 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 MAX & MAC, 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 MAX & MAC, 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 MAX & MAC, 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.**



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C. PAT ELLIS, Substitute Trustee  
304 E. Losoya Street  
Del Rio, Texas 78840  
Telephone (830) 778-1515  
Telecopier (830) 775-6760

**NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE**

FILED  
On: Jun 13, 2016 at 08:56A

Receipt# - 128678

Generosa Gracia-Ramon  
County Clerk, Val Verde County, TX  
By *Yvonne A. [Signature]* Deputy

**DEED OF TRUST INFORMATION:**

**Date:** 04/02/2001  
**Grantor(s):** RAMIRO V. RAMON AND WIFE, SONIA C. RAMON  
**Original Mortgagee:** LONG BEACH MORTGAGE COMPANY, A CORPORATION  
**Original Principal:** \$70,800.00  
**Recording Information:** Book 770 Page 811 Instrument 0186408  
**Property County:** Val Verde  
**Property:** 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.  
**Reported Address:** 504 PLAZA AVENUE, 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:** 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  
**Mortgage Servicer:** Select Portfolio Servicing, Inc.  
**Current Beneficiary:** 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  
**Mortgage Servicer Address:** 3217 S. Decker Lake Dr., Salt Lake City, UT 84119

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 5th day of July, 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.

*Nancy Gomez*

CAUSE NO. 32165

IN RE: ORDER FOR FORECLOSURE  
CONCERNING  
504 PLAZA AVENUE, DEL RIO, TX  
78840  
UNDER TEX. R. CIV. PROC. 736

IN THE DISTRICT COURT

PETITIONER:

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

VAL VERDE COUNTY, TEXAS

RESPONDENT(S):

RAMIRO V. RAMON, SONIA C.  
RAMON

83RD DISTRICT COURT

DEFAULT ORDER ALLOWING FORECLOSURE

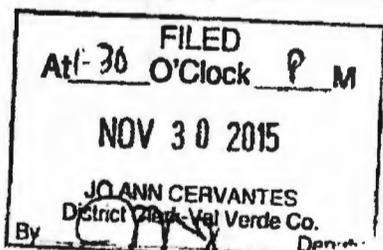
1. On this day, the Court considered Petitioner's motion for a default order granting its application for an expedited order under Rule 736. Petitioner's application complies with the requirements of Texas Rule of Civil Procedure 736.1.
2. The name and last known address of each Respondent subject to this order is  
 Ramiro V. Ramon, whose last known address is  
 504 Plaza Ave, Del Rio, TX 78840;  
 Sonia C. Ramon, whose last known address is  
 504 Plaza Ave, Del Rio, TX 78840.  
 Each Respondent was properly served with the citation, but none filed a response within the time required by law. The return of service for each Respondent has been on file with the court for at least ten days.

3. The property that is the subject of this foreclosure proceeding is commonly known as 504 Plaza Avenue, Del Rio, TX 78840 with the following legal description:

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.

4. The lien to be foreclosed is indexed or recorded at Volume: 770, Page: 811, Instrument Number: 0186408 and recorded in the real property records of Val Verde County, Texas.
5. The material facts establishing Respondent's default are alleged in Petitioner's application and the supporting affidavit. Those facts are adopted by the court and incorporated by reference in this order.
6. Based on the affidavit of Petitioner, no Respondent subject to this order is protected from foreclosure by the Servicemembers Civil Relief Act, 50 U.S.C. App. § 501 et seq.
7. Therefore, the Court grants Petitioner's motion for a default order under Texas Rules of Civil Procedure 736.7 and 736.8. Petitioner may proceed with foreclosure of the property described above in accordance with applicable law and the loan agreement, contract, or lien sought to be foreclosed.
8. This order is not subject to a motion for rehearing, a new trial, a bill of review, or an appeal. Any challenge to this order must be made in a separate, original proceeding filed in accordance with Texas Rule of Civil Procedure 736.11.

SIGNED this 20 day of Nov., 2015.



[Signature]  
JUDGE PRESIDING