

Notice of [Substitute] Trustee 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: 09/06/2016

Time: The sale will begin at 01:00 PM or not later than three hours after that time

Place: Val Verde County Courthouse, 400 Pecan Street, Del Rio, TX 78840 - THE FRONT STEPS OF THE COURTHOUSE, BEING THE FRONT ENTRANCE

OR AS DESIGNATED BY THE COUNTY COMMISSIONERS

Property Address: 500 Mclymont Street, Del Rio, TX 78840

2. Terms of Sale: Cash

3. Instrument to be Foreclosed: The Instrument to be foreclosed is the deed of trust or Contract Lien dated 11/23/2004 and recorded 11/23/2004 in Document 0212842 real property records of Val Verde county Texas, with Marco A. Gaytan and spouse, Norma A. Gaytan grantor(s) and Generation Mortgage, Inc., dba Generation One, as lender, Mortgage Electronic Registration Systems, Inc., as Beneficiary .

4. Appointment of Substitute Trustee: The undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by the above referenced Deed of Trust.

5. Obligation Secured: Deed of Trust of Contract Lien executed by Marco A. Gaytan and spouse, Norma A. Gaytan securing the payment of the indebtedness in the original principal amount of \$ 98,455.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Ocwen Loan Servicing, LLC is the current mortgagee of the note and the deed of trust or contract lien.

6. Default: A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.

Notice of [Substitute] Trustee Sale

7. **Property to be sold:** The property to be sold is described as follows:

BEING ALL OF LOTS SEVEN (7) AND EIGHT (8), IN BLOCK FOURTEEN (14), OF THE POST 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 124A, OF THE MAP RECORDS OF VAL VERDE COUNTY, TEXAS.

8. **Mortgage Servicer Information:** The Mortgage Service 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. **Ocwen Loan Servicing, LLC**, as Mortgage Servicer, is representing the current mortgagee, whose address is:

**C/O Ocwen Loan Servicing, LLC
1661 Worthington Rd., Suite 100
West Palm Beach, FL 33409
Phone: 1-800-746-2936**

9. **Limitation of Damages:** 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.



~~Nancy Gomez, Leo Gomez, Calvin Speer, Wendy Speer, Melody Speer, Billie C. Lewis, Billie C. Lewis, Jr, Blake Lewis, Frederick Britton, Jack Burns II, Evan Press, Shelia Blake, Pamela Thomas, Patricia Sanders, Kristopher Holub, Patrick Zwiers, Kelley Burns, Tanya Graham, Daniel Willsie, Chance Oliver, Max Murphy or Bret Allen~~, Substitute Trustee

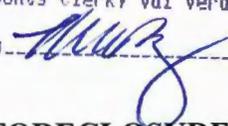
C/O Power Default Services, Inc.
Northpark Town Center
1000 Abernathy Rd NE; Bldg 400, Suite 200
Atlanta, GA 30328
Telephone: 855-427-2204
Fax: 866-960-8298

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

POWER DEFAULT SERVICES, INC. MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

Receipt# - 129180

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

By:  Deputy

Notice of Foreclosure Sale

PURSUANT TO TEXAS TAX CODE SECTION 32.06, THE FORECLOSURE SALE REFERRED TO IN THIS DOCUMENT IS A SUPERIOR TRANSFER TAX LIEN SUBJECT TO THE RIGHT OF REDEMPTION UNDER CERTAIN CONDITIONS. THE FORECLOSURE IS SCHEDULED TO OCCUR ON SEPTEMBER 6, 2016.

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. *Property to Be Sold.* The property to be sold is described as follows:

RANGE 1 NORTH DEL RIO BLOCK 2, LOT W1/2 4; also known as BEING all of the West One-Half (W 1/2) of Lot Four, in Block Two (2), Range One (1) in that part of the City of Del Rio, Texas, known as North Del Rio, as shown by the Map Records of the said City of Del Rio, Val Verde County, Texas. The lot, tract or parcel of land herein and hereby conveyed fronting Sixty-Eight (68) feet on Griner Street, and running back to division fence a distance of One Hundred Twenty-Seven and One-Half (127.5) feet, and also being the same property conveyed in Deed dated September 3, 1938, in Volume 95, Pages 194-195 of the Deed Records of Val Verde County, Texas; more commonly known as 604 Griner Street, Del Rio, Texas.

2. *Instrument to be Foreclosed.* The instruments to be foreclosed are the Property Tax Lien Deed of Trust (Deed of Trust) recorded in Document No. 00255193 of the real property records of Val Verde County, Texas and the Transferred Tax Lien recorded in Document Nos. 00255437, 00280381 and 00294448 of the 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: September 6, 2016.

Time: The sale will begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale will be completed by no later than 4:00 p.m.

Place: Front steps of Val Verde County courthouse or as otherwise designated by County Commissioner.

4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective

bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. The sale shall not cover any part of the property that has been released of public record from the lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

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

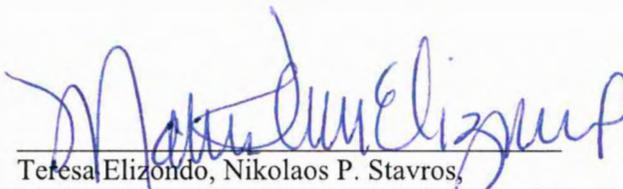
5. *Type of Sale.* The sale is an expedited foreclosure sale of a Transferred Tax Lien created pursuant to Sections 32.06 and 32.065, Texas Tax Code, Section 51.002, Texas Property Code and the power of sale granted by the Deed of Trust executed by Jeffrey O. Kemp.

6. *Obligations Secured.* The Deed of Trust provides that it secures the payment of the indebtednesses and obligations therein described (collectively, the "Obligations") including but not limited to (a) the Note in the original principal amount of \$1,830.38, executed by Jeffrey O. Kemp, and payable to the order of Hunter-Kelsey I, LLC; (b) all renewals and extensions of the Note; and (c) any and all present and future indebtednesses of Jeffrey O. Kemp to Hunter-Kelsey I, LLC. Hunter-Kelsey I, LLC is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

Questions concerning the sale may be directed to Nikolaos P. Stavros, Lindsey Kelly, or Wendy Storey at 3624 N. Hills Drive, Suite B-100, Austin, Texas 78731.

7. *Default and Request to Act.* Default has occurred under the Deed of Trust, and the beneficiary has requested me, as substitute trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

Dated: 7/8, 2016



Teresa Elizondo, Nikolaos P. Stavros,
Lindsey Kelly, Wendy Storey, or Calli Rawls
3624 North Hills Dr., Suite B-100
Austin, TX 78731
Telephone: (512) 346-6011
Fax: (512) 346-6005

AFTER POSTING RETURN TO:
Stavros & Kelly, PLLC
3624 North Hills Dr., Suite B-100
Austin, TX 78731
Tel: (512) 346-6011
Fax: (512) 346-6005

Notice of Foreclosure Sale

PURSUANT TO TEXAS TAX CODE SECTION 32.06, THE FORECLOSURE SALE REFERRED TO IN THIS DOCUMENT IS A SUPERIOR TRANSFER TAX LIEN SUBJECT TO THE RIGHT OF REDEMPTION UNDER CERTAIN CONDITIONS. THE FORECLOSURE IS SCHEDULED TO OCCUR ON SEPTEMBER 6, 2016.

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. *Property to Be Sold.* The property to be sold is described as follows:

RANGE 1 NORTH DEL RIO BLOCK 2, LOT MID WPT; also known as Part of Lot 5, Block 2, Range No. 1, City of Del Rio, Val Verde County, Texas, and being the same property more particularly described in that certain Deed of record in Volume 373, Page 127, Val Verde County Deed Records, Val Verde County, Texas; more commonly known as 122 West Greenwood Street, Del Rio, Texas 78840.

2. *Instrument to be Foreclosed.* The instruments to be foreclosed are the Property Tax Lien Deed of Trust (Deed of Trust) recorded in Document No. 00255194 of the real property records of Val Verde County, Texas and the Transferred Tax Lien recorded in Document Nos. 00255436 and 00280382 of the 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: September 6, 2016.

Time: The sale will begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale will be completed by no later than 4:00 p.m.

Place: Front steps of Val Verde County courthouse or as otherwise designated by County Commissioner.

4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. The sale shall not cover any part of the property that has been released of public record from the lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine

the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

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

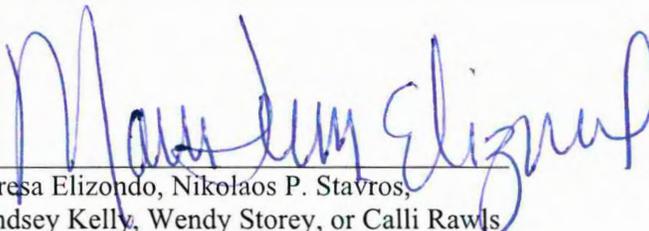
5. *Type of Sale.* The sale is an expedited foreclosure sale of a Transferred Tax Lien created pursuant to Sections 32.06 and 32.065, Texas Tax Code, Section 51.002, Texas Property Code and the power of sale granted by the Deed of Trust executed by Jeffrey O. Kemp.

6. *Obligations Secured.* The Deed of Trust provides that it secures the payment of the indebtednesses and obligations therein described (collectively, the "Obligations") including but not limited to (a) the Note in the original principal amount of \$9,445.16, executed by Jeffrey O. Kemp, and payable to the order of Hunter-Kelsey I, LLC; (b) all renewals and extensions of the Note; and (c) any and all present and future indebtednesses of Jeffrey O. Kemp to Hunter-Kelsey I, LLC. Hunter-Kelsey I, LLC is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

Questions concerning the sale may be directed to Nikolaos P. Stavros, Lindsey Kelly, or Wendy Storey at 3624 N. Hills Drive, Suite B-100, Austin, Texas 78731.

7. *Default and Request to Act.* Default has occurred under the Deed of Trust, and the beneficiary has requested me, as substitute trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

Dated: 7/8 2016

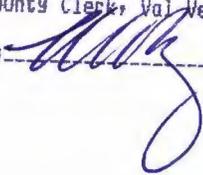

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AFTER POSTING RETURN TO:
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3624 North Hills Dr., Suite B-100
Austin, TX 78731
Tel: (512) 346-6011
Fax: (512) 346-6005

FILED
On: Jul 11, 2016 at 03:46P

Receipt# - 129237

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: September 6, 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. §§ 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 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;

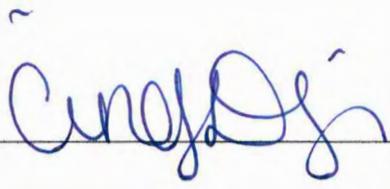
Thence, N. 45° 00' 00" E. at 40.0 feet crossing the division line of Lots Four (4) and Five (5), and continuing along Alley a total of 50.0 feet to an "X" on concrete found for a corner of this tract;

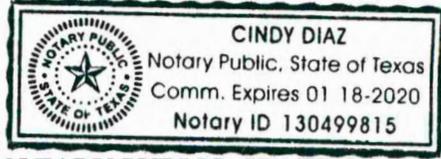
Thence, crossing Lot Five (5), S. 45° 00' 00" E. 165.0 feet to the Place of Beginning and being a Lot made with the southwest 10.0 feet of Lot Five (5), and the northeast 40.0 feet of Lot Four(4).

STATE OF TEXAS

COUNTY OF VAL VERDE

Before me, the undersigned authority, on this 14th day of July 2010, personally appeared Nancy Gomez, known to me to be the person(s) whose name is/are subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.





NOTARY PUBLIC, STATE OF

TEXAS

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

508 WEST 15TH STREET
DEL RIO, TX 78840

Receipt# - 129463

Generosa Gracia-Ramon
County Clerk, Val Verde County, TX
0000006156434

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE By LM, Deputy

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: September 06, 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 May 26, 2005 and recorded in Document VOLUME 00947, PAGE 00760 real property records of VAL VERDE County, Texas, with GABRIEL SORIANO AND TERESA SORIANO, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by GABRIEL SORIANO AND TERESA SORIANO, securing the payment of the indebtednesses in the original principal amount of \$83,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** 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

Nancy Gomez
NANCY GOMEZ OR LEO GOMEZ

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

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 7/25/16 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.

NANCY GOMEZ
Declarants Name:
Date: 7/25/16



EXHIBIT "A"

LOCATED IN VAL VERDE COUNTY, TEXAS AND BEING THE EAST 40.00 FT. OF LOT 8 AND THE WEST 25.00 FT. OF LOT 9, BLOCK A, OF HOLT ADDITION SHOWN IN PLAT OF RECORD RECORDED IN VOL. 2, PG. 37, OF THE VERDE COUNTY MAP RECORDS, AND BEING THE SAME TRACT OF LAND DESCRIBED IN VOL. 784, PG. 38 OF THE VAL VERDE COUNTY OFFICIAL PUBLIC RECORDS, AND THIS 0.18 ACRE TRACT MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND THE SOUTHEAST RIGHT-OF-WAY LINE OF 15TH STREET FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT AND SAME BEING THE POINT OF BEGINNING (P.O.B.) OF THIS 0.18 ACRE TRACT, FROM WHICH POINT THE NORTH CORNER OF THIS AFOREMENTIONED LOT 9 BRG. N 68° 43' 00" E, 45.00 FT.

THENCE, DEPARTING SAID SOUTHEAST RIGHT-OF-WAY LINE OF 15TH STREET, S 21° 17' 00" E, 120.00 FT TO A 1/2" IRON ROD FOUND ON THE NORTHWEST RIGHT-OF-WAY LINE OF A 20 FT. ALLEY FOR THE EAST CORNER OF THIS TRACT;

THENCE, ALONG THE SAID NORTHWEST RIGHT-OF-WAY LINE OF A 20 FT. ALLEY, S 68° 43' 00" W, AT 25.00 FT. PASSING THE SOUTH CORNER OF SAID LOT 9, SAME BEING THE EAST CORNER OF THE AFOREMENTIONED LOT 8, THEN CONTINUING 40.00 FT. FOR A TOTAL OF 65.00 FT. TO A POST IN CONCRETE FOR THE SOUTH CORNER OF THIS TRACT;

THENCE, DEPARTING SAID NORTHWEST RIGHT-OF-WAY LINE OF A 20 FT. ALLEY, N 21° 17' 00" W, 120.00 FT. TO A 1/2" IRON ROD FOUND ON THE SOUTHEAST RIGHT-OF-WAY LINE OF 15TH STREET FOR THE WEST CORNER OF THIS TRACT;

THENCE, ALONG THE SOUTHEAST RIGHT-OF-WAY LINE OF 15TH STREET, N 68° 43' 00" E, AT 40.00 FT. PASSING THE NORTH CORNER OF SAID LOT 8, SAME BEING THE WEST CORNER OF SAID LOT 9, THEN CONTINUING 25.00 FT. FOR A TOTAL OF 65.00 FT. TO THE POINT OF BEGINNING AND CONTAINING 0.18 ACRES OF LAND MORE OR LESS.



Receipt# - 129546

SELECT PORTFOLIO SERVICING, INC. (SPS)
REYNA, TEODORO AND ELETICIA VARA
1100 LAS VACAS STREET, DEL RIO, TX 78840

CONVENTIONAL
Our File Number: 13-012797

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

By Amuel Diaz, Deputy

NOTICE OF TRUSTEE'S SALE

WHEREAS, on September 27, 2004, TEODORO REYNA AND WIFE, ELETICIA VARA, as Grantor(s), executed a Deed of Trust conveying to TROY GOTSCHALL, as Trustee, the Real Estate hereinafter described, to LONG BEACH MORTGAGE COMPANY, A CORPORATION in payment of a debt therein described. The Deed of Trust was filed in the real property records of VAL VERDE COUNTY, TX and is recorded under Clerk's File/Instrument Number 0211625, to which reference is herein made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, September 6, 2016** between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 A.M. or not later than three hours thereafter, I will sell said Real Estate in the area designated by the Commissioners Court, of Val Verde county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Val Verde, State of Texas:

BEING A PART AND OUT OF TRACT FIVE (5), OF THE ABRAHAM DE LEON SUBDIVISION OF SECTION 3, DIVISION N OF THE S.F.A.M. & I. COMPANY'S SUBDIVISION OF THE ORIGINAL SURVEY NO. 161, FRANCUSCO PONSA IN VAL VERDE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

Property Address: 1100 LAS VACAS STREET
DEL RIO, TX 78840
Mortgage Servicer: SELECT PORTFOLIO SERVICING, INC.
Noteholder: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR REGISTERED HOLDERS OF LONG BEACH MORTGAGE LOAN TRUST 2005-1, ASSET-BACKED CERTIFICATES, SERIES 2005-1
3217 S. DECKER LAKE DR.
SALT LAKE CITY, UTAH 84119

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. 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.

Nancy Gomez
SUBSTITUTE TRUSTEE
NANCY GOMEZ OR LEO GOMEZ OR CALVIN SPEER
OR WENDY SPEER OR MELODY SPEER OR BILLIE
C. LEWIS, JR. OR BLAKE LEWIS OR FREDERICK
BRITTON OR JACK BURNS II OR EVAN PRESS OR
JUDY POST OR PAMELA THOMAS OR PATRICIA
SANDERS OR KRISTOPHER HOLUB OR PATRICK
ZWIER OR KELLEY BURNS OR TANYA GRAHAM
OR DANIEL WILLSIE
c/o Shapiro Schwartz, LLP
13105 Northwest Freeway, Suite 1200
Houston, TX 77040
(713)462-2565

THE STATE OF Texas
COUNTY OF Val Verde

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Nancy Gomez, Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 28 day of July, 2016.

Maria Jose Cantu
MARIA JOSE CANTU
Notary Public, State of Texas
My Commission Expires
November 19, 2018

EXHIBIT "A"

Being a part and out of Tract Five (5), of the Abraham De Leon Subdivision of Section 3, Division N of the S.F.A.M. & I. Company's Subdivision of the original Survey No. 161, Francisco Ponsa in Val Verde County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a fence corner found in the Southerly line of Las Vacas Street for the Northeasterly corner of this tract and of Tract 5 and the Northwesterly corner of Tract No. 6 of the Abraham De Leon Subdivision of Section 3, Division N of the S.F.A.M. & I. Company's Subdivision of the original Survey No. 161, Francisco Ponsa.

THENCE S 45°00' E, a distance of 95.0 feet with fence along the division line between tracts No. 5 and No. 6 to a fence corner for the Southeast corner of this tract.

THENCE S 45°00' W, a distance of 45.0 feet with fence to a fence corner for the Southwest corner of this tract.

THENCE N 45°00' W, a distance of 95.0 feet with fence to a fence corner in the South line of Las Vacas Street for the Northwest corner of this tract.

THENCE N 45°00' E, a distance of 45.0 feet along the South line of Las Vacas Street to PLACE OF BEGINNING.

GF# 040349

T.A. EV

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 08/31/2006
Grantor(s): CESAR CADENA AND JO ELDA CADENA, HUSBAND AND WIFE
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR FRANKLIN AMERICAN MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$131,929.00
Recording Information: Book 1016 Page 530 Instrument 0228302 ; re-recorded under Book 1018 Page 448 Instrument 0228622
Property County: Val Verde
Property: SITUATED IN VAL VERDE COUNTY, TEXAS, AND BEING LOT ONE (1), BLOCK ONE (1), CHULA VISTA NO. 1 UNIT 1 SUBDIVISION TO THE CITY OF DEL RIO, TEXAS ACCORDING TO THE PLAT RECORD IN VOLUME 4, PAGE 135, MAP RECORDS, VAL VERDE COUNTY, TEXAS.
Reported Address: 135 KIM DRIVE, 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: Wells Fargo Bank, NA
Mortgage Servicer: Wells Fargo Bank, N. A.
Current Beneficiary: Wells Fargo Bank, NA
Mortgage Servicer Address: 3476 Stateview Boulevard, Fort Mill, SC 29715

FILED
 On: Jul 28, 2016 at 10:10A
 Receipt# - 129545
 Generosa Gracia-Ramon
 County Clerk, Val Verde County, TX
 By: *Yvonne Allen* Deputy

SALE INFORMATION:

Date of Sale: Tuesday, the 6th day of September, 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): Billie C. Lewis, Jr., Blake Lewis, Calvin Speer, Wendy Speer, Melody Speer, Frederick Britton, Jack Burns II, Evan Press, Judy Post, Pamela Thomas, Patricia Sanders, Kristoper Holub, Patrick Zwiars, Kelley Burns, Tanya Graham, Daniel Willsie, 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 Billie C. Lewis, Jr., Blake Lewis, Calvin Speer, Wendy Speer, Melody Speer, Frederick Britton, Jack Burns II, Evan Press, Judy Post, Pamela Thomas, Patricia Sanders, Kristoper Holub, Patrick Zwiars, Kelley Burns, Tanya Graham, Daniel Willsie, 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;

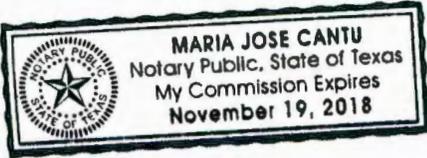
NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

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. Billie C. Lewis, Jr., Blake Lewis, Calvin Speer, Wendy Speer, Melody Speer, Frederick Britton, Jack Burns II, Evan Press, Judy Post, Pamela Thomas, Patricia Sanders, Kristoper Holub, Patrick Zwiars, Kelley Burns, Tanya Graham, Daniel Willsie, 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.

Mary Jones



[Signature]
NOTARY PUBLIC in and for
Val Verde COUNTY,
My commission expires: November 19, 2018
Type or Print Name of Notary
Maria Jose Cantu

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

Notice of Foreclosure Sale

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

PURSUANT TO TEXAS TAX CODE SECTION 32.06, THE FORECLOSURE SALE REFERRED TO IN THIS DOCUMENT IS A SUPERIOR TRANSFER TAX LIEN SUBJECT TO THE RIGHT OF REDEMPTION UNDER CERTAIN CONDITIONS. THE FORECLOSURE IS SCHEDULED TO OCCUR ON SEPTEMBER 6, 2016.

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. *Property to Be Sold.* The property to be sold is described as follows:

BLUM BLOCK 17 LOT 9; also described as Lot 9, Block 17, Blum Addition, an addition in Del Rio, Val Verde County, Texas; more commonly known as 917 East Bean Street, Del Rio, Texas 78840.

2. *Instrument to be Foreclosed.* The instruments to be foreclosed are the Property Tax Lien Deed of Trust (Deed of Trust) recorded in Document No. 00276959 of the real property records of Val Verde County, Texas and the Transferred Tax Lien recorded in Document No. 00277207 of the 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: September 6, 2016.

Time: The sale will begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale will be completed by no later than 4:00 p.m.

Place: Front steps of Val Verde County courthouse or as otherwise designated by County Commissioner.

4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. The sale shall not cover any part of the property that has been released of public record from the lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

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

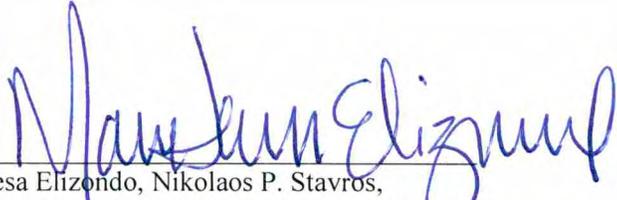
5. *Type of Sale.* The sale is an expedited foreclosure sale of a Transferred Tax Lien created pursuant to Sections 32.06 and 32.065, Texas Tax Code, Section 51.002, Texas Property Code and the power of sale granted by the Deed of Trust executed by Roxanne Padilla.

6. *Obligations Secured.* The Deed of Trust provides that it secures the payment of the indebtednesses and obligations therein described (collectively, the "Obligations") including but not limited to (a) the Note in the original principal amount of \$6,728.16, executed by Roxanne Padilla, and payable to the order of Hunter-Kelsey II, LLC; (b) all renewals and extensions of the Note; and (c) any and all present and future indebtednesses of Roxanne Padilla to Hunter-Kelsey II, LLC. Hunter-Kelsey II, LLC is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

Questions concerning the sale may be directed to Nikolaos P. Stavros, Lindsey Kelly, or Wendy Storey at 3624 N. Hills Drive, Suite B-100, Austin, Texas 78731.

7. *Default and Request to Act.* Default has occurred under the Deed of Trust, and the beneficiary has requested me, as substitute trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

Dated: August 8, 2016


Teresa Elizondo, Nikolaos P. Stavros,
Lindsey Kelly, Wendy Storey, or Calli Rawls
3624 North Hills Dr., Suite B-100
Austin, TX 78731
Telephone: (512) 346-6011
Fax: (512) 346-6005

AFTER POSTING RETURN TO:
Stavros & Kelly, PLLC
3624 North Hills Dr., Suite B-100
Austin, TX 78731
Tel: (512) 346-6011
Fax: (512) 346-6005

COPY

FILED
On: Aug 15, 2016 at 04:17P

Receipt# - 129885

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



NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS pursuant to that one certain Deed of Trust (With Security Agreement and Assignment of Rents) dated April 26, 2006 ("Deed of Trust") executed by Sergio Galindo, as President for Galindo Custom House Brokers, Inc., as grantor (whether one or more, the "Grantor") Grantor conveyed and/or pledged, certain real and personal property including the real property situated in Val Verde County, Texas and described in the attached Exhibit "A," and all other property described in the Deed of Trust and Security Agreement (together, such real and personal property being described herein as the "Property"), to secure the payment of that certain Promissory Note of even date therewith and therein described in the original principal amount of \$3,500,000.00 (the "Note"), payable to the order of BLX Capital, LLC and any and all other indebtedness secured by the Deed of Trust and Security Agreement; and

WHEREAS the Deed of Trust was filed in the Official Real Property Records of Val Verde County, Texas under Instrument No. 0225259, Vol. 996, Pgs. 499-519; and

WHEREAS Grantor executed and delivered that certain Security Agreement (and Assignment of Rents) (the "Security Agreement") to BLX Capital, LLC to secure Grantor's obligations under the Note; and

WHEREAS Financing Statements and continuations describing the personal property conveyed as collateral under the Security Agreement and Deed of Trust were recorded under Filing Nos. 060014559616 and 11-00098872 (with the Texas Secretary of State); and

WHEREAS HSBC Bank USA, National Association, not in its individual capacity but solely as Indenture Trustee, under that certain Indenture dated June 1, 2007, as the same may be amended from time to time, for the benefit of the Indenture Trustee and holders of the Business Loan Express Business Loan-Backed Notes, Series 2007-A, as their interests may appear (the "Beneficiary"), as assignee, is the current owner and holder of the Note, secured party under the Deed of Trust and Security Agreement, and Beneficiary under the Deed of Trust; and

WHEREAS, default has been made in the payment of the Note; the indebtedness under the Note has been accelerated; and Beneficiary desires to have the power of sale provided for in the Deed of Trust with respect to the Property exercised, and to have the liens described in the Deed of Trust and Security Agreement foreclosed; and

WHEREAS Howard Marc Spector (the "Substitute Trustee") has succeeded to all rights and interest of the previously-appointed trustee under the Deed of Trust; and

WHEREAS the Beneficiary has directed the Substitute Trustee to enforce the power of sale granted under the Deed of Trust, to foreclose liens granted in the Security Agreement and for the purpose of collecting the indebtedness secured under it, after the giving of at least twenty-one (21) consecutive days' notice and recording of notice in the

Val Verde County Clerk's office giving the time, place and terms of said sale, and description of the property to be sold, pursuant to the Deed of Trust, and the other laws of the State of Texas.

Therefore, Howard Marc Spector, Substitute Trustee, having an address of 12770 Coit Road, Suite 1100, Dallas, TX 75251 hereby gives notice, that, after due posting, publication, and filing of this Notice, and after having given written notice of at least twenty-one (21) consecutive days by certified mail, return receipt, to each debtor who, according to the records of the Beneficiary, is obligated to pay the debts owed to the Beneficiary which are secured by the Property, I will sell the Property at public auction on **TUESDAY, SEPTEMBER 6, 2016**, to the highest bidder or bidders at the area that has been designated as the general area where foreclosure sales are conducted, which is located at the Front Steps of the Val Verde County Courthouse, 400 Pecan Street, Del Rio, Texas, Pecan Street Entrance, or as the Val Verde County Commissioner's Office may designate.

The Deed of Trust and Security Agreement encumber both real and personal property. Formal notice is hereby given of Beneficiary's election to proceed against and sell both the real property and any personal property described in the Deed of Trust and Security Agreement in accordance with Beneficiary's rights and remedies under the Deed of Trust, Security Agreement and Section 9.604(a) of the Texas Business and Commerce Code.

Pursuant to Section 51.002 of the Texas Property Code, **the foreclosure sale will begin no earlier than 1:00 p.m. and no later than three hours after that time.**

The sale will be conducted as a public auction to the highest bidder for cash, subject to the right of the Beneficiary to have its bid credited to the Note up to the amount of the unpaid debt secured by the Property. Other than the Beneficiary, those desiring to purchase the Property will need to demonstrate their ability to pay cash on the day the Property is sold.

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 AND AT PURCHASER'S OWN RISK.**

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

The sale conducted pursuant to this Notice will be made subject to any valid and existing liens and any other title encumbrances affecting title to the Property or any part

of the Property that are proved superior to the liens and other rights of Beneficiary under its security instrument(s) or other recorded instruments.

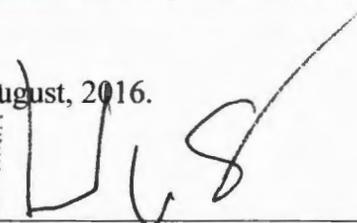
A description of the real property to be sold is described on the attached Exhibit "A" which is incorporated by this reference for all purposes as if fully set forth herein.

The instrument to be foreclosed is the Deed of Trust and Security Agreement.

The Beneficiary may postpone, withdraw, or reschedule the sale for another day. In that case, the Substitute Trustee may not appear at the date, time, and place of the scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiled may be after the date originally scheduled for this sale.

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

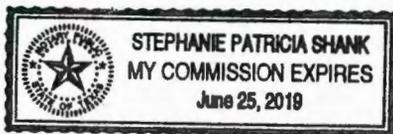
Witness my hand the 12th day of August, 2016.

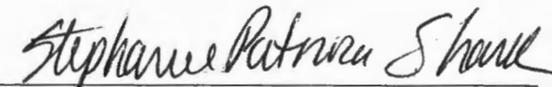


Howard Marc Spector
Substitute Trustee

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 12th day of August, 2016, by Howard Marc Spector, Substitute Trustee.





Notary Public in and for the State of Texas
My Commission Expires: 6-25-2019

EXHIBIT "A"

Being all of Lots Fourteen (14), Fifteen (15) and Sixteen (16), of "Los Ranchitos" Subdivision, an addition to Val Verde County, Texas, according to the map or plat recorded in Slide 62, Side 124; Slide 63, Sides 125 and 126; Slide 64, Sides 127 and 128, of the Map Records of Val Verde County Texas.

Handwritten notes:
George Parker
George Parker
George Parker

Notice of Foreclosure Sale

August 15, 2016

Deed of Trust to Secure Assumption:

Dated: August 3, 2010

Grantor: Erika Del Rio

Trustee: Gary Glick

Lender: Lake Ridge Ranch, LP

Recorded in: Instrument No. 00260145 of the real property records of Val Verde County, Texas

Secures: Real Estate Lien Note ("Note") dated June 15, 2010 in the original principal amount of \$16,000.00, executed by Richard R. Jimenez ("Borrower") and payable to the order of Lender and assumed from Richard R. Jimenez by Erika Del Rio on August 3, 2010.

Property: Lot 143 containing 1.70 acres of land, more or less Phase 3B, Lake Ridge Ranch Subdivision, according to the plat thereof recorded in Slide #385A and #385B of the Map Records of Val Verde County, Texas, together with all improvements, fixtures, and appurtenances thereto

Substitute Trustee: Gary Glick or Jane Whaley

Substitute Trustee's Address: 1301 S. Capital of Texas Highway, Suite A234; Austin, Texas 78746

Mortgage Servicer: Lone Star Land Company

Mortgage Servicer's Address: P.O. Box 4688; Horseshoe Bay, Texas 78657

Foreclosure Sale:

Date: Tuesday, September 6, 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 1:00 P.M.**

Place: Front steps of the Val Verde County Courthouse located at 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 Lender's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

FILED
On: Aug 16, 2016 at 12:51P
Receipt# - 129892
Generosa Gracia-Ramon
County Clerk, Val Verde County, TX
By *[Signature]* Deputy

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, Lender, 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 Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Lender's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Mortgage Servicer is representing Lender in connection with the loan evidenced by the Note and secured by the Deed of Trust under a servicing agreement with Lender. The address of Mortgage Servicer is set forth above.

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 Lender 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 Lender. 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.


Trustee - Gary Glick