

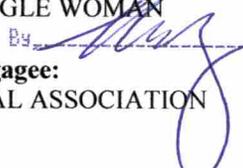
Current Borrower: MARY C. FAZ, A SINGLE WOMAN
MH File Number: TX-16-28024-FC
VA/FHA/PMI Number:
Loan Type: FHA
Property Address: 122 ALAMBRE DRIVE, DEL RIO, TX 78840

FILED
On: Aug 08, 2016 at 11:16A

NOTICE OF SUBSTITUTE TRUSTEE SALE

Receipt# - 129720

Deed of Trust Date:
8/13/2010

Grantor(s)/Mortgagor(s): Generosa Gracia-Ramon
MARY C. FAZ, A SINGLE WOMAN
County Clerk, Val Verde County, TX
By:  Deputy

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC. ("MERS") SOLELY AS A
NOMINEE FOR INTRUST MORTGAGE , ITS
SUCCESSORS AND ASSIGNS

Current Beneficiary/Mortgagee:
U.S. BANK NATIONAL ASSOCIATION

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 00259580

Property County:
VAL VERDE

Mortgage Servicer:
U.S. Bank National Association is representing the
Current Beneficiary/Mortgagee under a servicing
agreement with the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
4801 Frederica Street, Owensboro, KY 42301

Legal Description: BEING LOT TWELVE (12), IN BLOCK SIX (6), OF THE ALTA VISTA UNIT VII 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 2, OF THE MAP RECORDS OF VAL VERDE COUNTY, TEXAS.

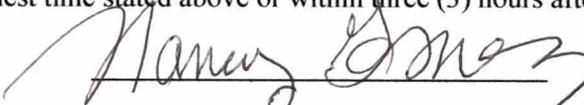
Date of Sale: 10/4/2016

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

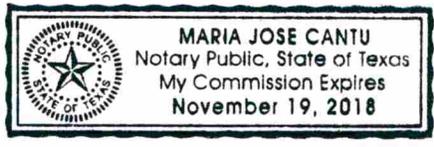
STATE OF TEXAS
COUNTY OF Valverde §

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 Nancy Gomez, 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 8 day of August, 2016.



Notary Public
Signature



Notice of Foreclosure Sale

September 9, 2016

FILED
On: Sep 12, 2016 at 03:54P

Receipt# - 130385

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

By Maria Fuentes Deputy

Deed of Trust ("Deed of Trust"):

Dated: May 26, 2011

Grantor: Javier Perez, Jr. and Cynthia Perez

Trustee: Gary Glick

Lender: Lake Ridge Ranch, LP

Recorded in: Instrument No. 00265007 of the real property records of Val Verde County, Texas

Secures: Real Estate Lien Note ("Note") in the original principal amount of \$25,000.00, executed by Javier Perez, Jr. and Cynthia Perez ("Borrower") and payable to the order of Lender

[Original] Property: Lot 264 containing 1.002 acres of land, more or less Phase 3C, Lake Ridge Ranch Subdivision, according to the plat thereof recorded in Slide #440A and #440B of the Map Records of Val Verde County, Texas, together with all improvements, fixtures, and appurtenances thereto and mortgaged in the Deed of Trust and all rights and appurtenances thereto

Substitute Trustee: Gary Glick or Jane Whaley

[Substitute] Trustee's

Address: 1301 S. Capital of Texas Hwy. #A234, Austin, TX 78746

Mortgage Servicer: Lone Star Land Company

Mortgage Servicer's

Address: P.O. Box 4688; Horseshoe Bay, TX 78657

Foreclosure Sale:

Date: Tuesday, October 4, 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.**

Place: 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.

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/Beneficiary, 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/Beneficiary'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/Beneficiary'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/Beneficiary in connection with the loan evidenced by the Note and secured by the Deed of Trust under a servicing agreement with Lender/Beneficiary. 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.

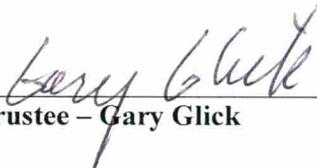
If Lender/Beneficiary passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

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/Beneficiary]. 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

Our File Number: 15-13708

Name: HAROLD DEAN PURDY, A MARRIED PERSON JOINED HEREIN BY MIN NJU

NOTICE OF TRUSTEE'S SALE

WHEREAS, on August 11, 2014, HAROLD DEAN PURDY, A MARRIED PERSON JOINED HEREIN BY MIN NIU, executed a Deed of Trust/Security Instrument conveying to BEN COWEN, as Trustee, the Real Estate hereinafter described, to BOKF, NA DBA BANK OF TEXAS, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 00285189, in the DEED OF TRUST OR REAL PROPERTY records of VAL VERDE COUNTY, TEXAS; and

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 the contingency and in the manner authorized by said Deed of Trust/Security Instrument; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, OCTOBER 4, 2016**, between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, I will sell said Real Estate at the County Courthouse in VAL VERDE COUNTY, TEXAS to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said 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 was posted.

Said Real Estate is described as follows:

LOT SIX (6), OF OF THE ENCINO VIEW SUBDIVISION, IN ADDITION TO THE CITY OF DEL RIO, VAL VERDE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SIDE 127, SIDE A, OF THE MAP OR PLAT RECORDS OF VAL VERDE COUNTY, TEXAS.

Property Address: 111 ENCINO DRIVE
DEL RIO, TX 78840

Mortgage Servicer: BANK OF OKLAHOMA

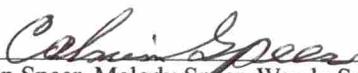
Noteholder: BOKF, N.A., A NATIONAL BANKING ASSOCIATION D/B/A BANK OF OKLAHOMA, A SUCCESSOR IN INTEREST BY MERGER TO BANK OF TEXAS, N.A.
7060 SOUTH YALE AVENUE, #200
TULSA, OK 74136

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.

ACTIVE MILITARY SERVICE NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you 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.

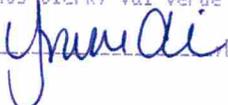
WITNESS MY HAND this 13th day of September, 2016.


Calvin Speer, Melody Speer, Wendy Speer, Billie C. Lewis, Jr., Blake Lewis, Chris LaFond,
Substitute Trustees

Marinosci & Law Group
14643 Dallas Parkway, Suite 750
Dallas, Texas 75254
(972) 331-2300

FILED
On: Sep 13, 2016 at 10:30A
Receipt# - 130394

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

By  Deputy