

100 SUMMIT AVENUE
DEL RIO, TX 78840

00000007166200

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

FILED
Nov 27, 2017 at 08:36A
- 138489
Generosa Gracia-Ramon
County Clerk, Val Verde County, TX
By GF Deputy

1. **Date, Time, and Place of Sale.**

Date: February 06, 2018

Time: The sale will begin at 1:00PM or not later than three hours after that time.

Place: THE FRONT STEPS OF THE VAL VERDE COUNTY COURTHOUSE, PECAN STREET ENTRANCE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale.** Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated January 27, 2005 and recorded in Document VOLUME 00931, PAGE 00257 real property records of VAL VERDE County, Texas, with **JACOB DONOVAN FLORES SR AND AURORA G. FLORES**, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JACOB DONOVAN FLORES SR AND AURORA G. FLORES, securing the payment of the indebtednesses in the original principal amount of \$110,193.00, 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

Leo Gomez

BILLIE C. LEWIS, JR., BLAKE LEWIS, CALVIN SPEER, WENDY SPEER, MELODY SPEER, FRED BRITTON, JONATHAN SCHENDEL, PATRICIA SANDERS, CARY CORENBLUM OR RAYMOND PEREZ
Substitute Trustee

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

My name is Leo Gomez and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on 11/27/17 I filed at the office of the VAL VERDE County Clerk and caused to be posted at the VAL VERDE County courthouse this notice of sale.

Certificate of Posting

LEO GOMEZ

Declarant's Name
Date: 11/27/17



NOS0000007166200

00000007166200

VAL VERDE

EXHIBIT "A"

BEING ALL OF LOT TWENTY SIX 26, TWENTY SEVEN 27, TWENTY EIGHT 28, AND TWENTY NINE 29, IN BLOCK A, OF THE RIO VISTA SUBDIVISION, AN ADDITION TO THE CITY OF DEL RIO, VAL VERDE COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT RECORDED IN VOLUME 1, PAGE 113, OF THE MAP REOCRDS OF VAL VERDE COUNTY, TEXAS.



NOS00000007166200

102 CROSSWINDS WAY
DEL RIO, TX 78840

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

FILED
000000093667
On: Dec 11, 2017 at 09:57A

Assert and protect your rights as a member of the armed forces of the United States. If you are or you appear to be 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. - 138741
Gracia-Ramon
County Clerk, Val Verde County, TX

1. **Date, Time, and Place of Sale.**

Date. February 06, 2018

Time. The sale will begin at 1.00PM 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.

By _____ Deputy

2. **Terms of Sale.** Cash

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated November 13, 2014 and recorded in Document CLERKS FILE NO. 00286598 real property records of VAL VERDE County, Texas, with SILVERIO GARZA III AND OLGA GARZA, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by SILVERIO GARZA III AND OLGA GARZA, securing the payment of the indebtednesses in the original principal amount of \$137,365.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. SWBC MORTGAGE CORPORATION 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. CENLAR FSB, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CENLAR FSB
425 PHILLIPS BLVD
EWING, NJ 08618

BILLIE C. LEWIS, JR., BLAKE LEWIS, CALVIN SPEER, WENDY SPEER, MELODY SPEER, FRED BRITTON,
JONATHAN SCHENDEL, PATRICIA SANDERS, CARY CORENBLUM, RAYMOND PEREZ, 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 Leo Gomez and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I
declare under penalty of perjury that on 12/11/17 I filed at the office of the VAL VERDE County Clerk and caused to be posted at
the VAL VERDE County courthouse this notice of sale.

Certificate of Posting

LEO GOMEZ

Declarant's Name

Date 12/11/17



NOS0000007193667

0000007193667

VAL VERDE

EXHIBIT "A"

SITUATED IN VAL VERDE COUNTY, TEXAS, AND BEING LOT NINE (9), BLOCK TEN (10), CENIZA HILLS UNIT III SUBDIVISION TO THE CITY OF DEL RIO, TEXAS, ACCORDING TO THE PLAT OF RECORD IN VOLUME 4, PAGE 76, MAP RECORDS, VAL VERDE COUNTY, TEXAS.



NOS0000007193667

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

1. Date, Time, and Place of Sale.

Date: 2/6/2018

Time: Between 1pm-4pm and beginning not earlier than 1pm-4pm or not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Val Verde County, pursuant to §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.

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 06/20/2016 and recorded in the real property records of Val Verde County, TX and is recorded under Clerk's File/Instrument Number, 00296329 with **Becky Nicole Vann** (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for SFMC, LP dba Service First Mortgage Company mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Becky Nicole Vann, securing the payment of the indebtedness in the original amount of \$74,524.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. AmeriHome Mortgage Company, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. SITUATED IN VAL VERDE COUNTY, TEXAS, AND BEING LOT EIGHT (8), BLOCK "E", F.A. HUNTER SUBDIVISION TO THE CITY OF DEL RIO, TEXAS, ACCORDING TO THE PLAT OF RECORD IN VOLUME 2, PAGES 18-19, MAP RECORDS, VAL VERDE COUNTY, TEXAS.

FILED
On: Dec 11, 2017 at 10:59A

Receipt# - 138743

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

By *Yvonne Albee* Deputy



4640711

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 §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. AmeriHome Mortgage Company, LLC, as Mortgage Servicer, is representing the current Mortgagee whose address is:

Cenlar FSB
Attn: Fc 425 Phillips Blvd
Ewing, NJ 08618

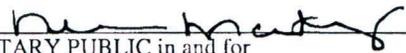

SUBSTITUTE TRUSTEE
Goury Jacobs, Esq., Jennifer A. Hooper, Esq., Billie C. Lewis, Jr., Blake Lewis, ~~Calvin Speer, Wendy Speer, Melody Speer, Chris LaFond, 1320 Greenway Drive, Suite 300 Irving, TX 75038~~ OR Billie C. Lewis, Jr., Blake Lewis, ~~Calvin Speer, Wendy Speer, Melody Speer, Joshua Sanders, Elmer Hernandez, Melody Cruz-Smith, Frederick Britton~~ whose address is 1 Mauchly, Irvine, CA 92618

STATE OF Texas
COUNTY OF Val Verde

Before me, the undersigned authority, on this day personally appeared Billie C. Lewis, Jr., as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 11th day of December, 2017.




NOTARY PUBLIC in and for
Val Verde COUNTY
My commission expires: 10-20-21
Print Name of Notary:
Nellie Martinez

CERTIFICATE OF POSTING

My name is Billie C. Lewis, Jr., and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on December 11, 2017 I filed at the office of the Val Verde County Clerk and caused to be posted at the Val Verde County courthouse this notice of sale.

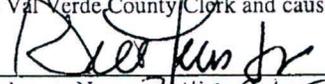

Declarants Name: Billie C. Lewis, Jr.
Date: 12-11-17

Exhibit "A"

Being all of Lot Six (6), and the East 1/2 of Lot (5), in Block "D", of the Resubdivision of Tract A, Val Verde Park Addition To the City of Del Rio, Texas, as shown by Map or Plat recorded in Volume 2, Page 66, of the Map Records of Val Verde County, Texas and being more particularly described by metes and bounds as follows:

Beginning at a 1/2" iron rod found in the North Line of Currency Dr. for the common South corner of Lots 5 and 6 Block "D" Resubdivision Tract "A", Val Verde Park Addition.

THENCE, N 87°45' W with the North Line of Currency Dr. a distance of 50.0' ft. to a 1/2" iron rod found for the Southwest Corner this Tract.

THENCE, N 02°15' E along a line parallel to and 50' ft. West of the East line of Lot 5 a distance of 180.0' ft. to a 1/2" iron rod set for the Northwest corner this Tract.

THENCE, S 87°45' W along the North line of Lots 5 And 6, passing the common North corner to Lots 5 and 6 at 50' ft. and continuing for a total distance of 150.0' ft. to a 1/2" iron rod set for the common North corner of Lots 6 and 7 and being the Northeast corner this tract.

THENCE, S 02°15' W with the common line between Lots 6 and 7 a distance of 180.0' ft. to a 1/2" iron rod set on the North line of Currency Dr. for the common South corner of Lots 6 and 7 and the Southeast corner this tract.

THENCE, N 87°45' W with the North line of Currency Drive a distance of 100.0' ft. to the PLACE OF BEGINNING.

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

1. Date, Time, and Place of Sale.

Date: 2/6/2018

Time: Between 1pm-4pm and beginning not earlier than 1pm-4pm or not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Val Verde County, pursuant to §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.

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 09/01/2005 and recorded in the real property records of Val Verde County, TX and is recorded under Clerk's File/Instrument Number, 0219902 with Juliet D. Garcia (grantor(s)) and Mortgage Electronic Registration Systems, Inc., acting solely as a nominee for Aegis Wholesale Corporation mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Juliet D. Garcia, securing the payment of the indebtedness in the original amount of \$63,995.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. BANK OF AMERICA, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. SITUATED IN VAL VERDE COUNTY, TEXAS, AND BEING LOT EIGHTEEN (18), BLOCK TWELVE (12), BLUM ADDITION TO THE CITY OF DEL RIO, TEXAS, ACCORDING TO THE PLAT OF RECORD IN VOLUME 3, PAGE 578, DEED RECORDS, VAL VERDE COUNTY, TEXAS.

FILED
On: Dec 21, 2017 at 10:38A

Receipt# - 138956

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

By: *[Signature]* Deputy



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 §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. BANK OF AMERICA, N.A., as Mortgage Servicer, is representing the current Mortgagee whose address is:

Carrington Mortgage Services
1600 South Douglass Road
Suite 200-A
Anaheim, CA 92806



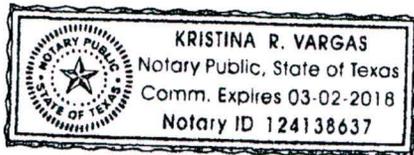
SUBSTITUTE TRUSTEE

Coury Jacocks, Esq., Jennifer A. Hooper, Esq., Billie C. Lewis, Jr., Blake Lewis, Calvin Speer, Wendy Speer, Melody Speer, Chris LaFond 1320 Greenway Drive, Suite 300, Irving, TX 75038 OR Billie C. Lewis, Jr., Blake Lewis, Calvin Speer, Wendy Speer, Melody Speer, Joshua Sanders, Elmer Hernandez, Melody Cruz-Smith, Frederick Britton whose address is 1 Mauchly, Irvine, CA 92618

STATE OF Texas
COUNTY OF Val Verde

Before me, the undersigned authority, on this day personally appeared Billie C. Lewis Jr., as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 21st day of December, 2017.




NOTARY PUBLIC in and for
Val Verde COUNTY
My commission expires: 03-02-18
Print Name of Notary:
Kristina R. Vargas

CERTIFICATE OF POSTING

My name is _____, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on _____ I filed at the office of the Val Verde County Clerk and caused to be posted at the Val Verde County courthouse this notice of sale.

Declarants Name: _____
Date: _____

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

1. **Date, Time, and Place of Sale.**

Date: February 06, 2018

Time: The sale will begin at 1:00PM 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.

FILED
On: Dec 29, 2017 at 09:26A

Receipt# - 139058

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

By Ymuel Deputy

2. **Terms of Sale.** Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated October 06, 2008 and recorded in Document VOLUME 01127, PAGE 00841, AS AFFECTED BY FHA HOME AFFORDABLE MODIFICATION AGREEMENT CLERK'S FILE NO. 00280421 AND CLERK'S FILE NO. 00295536 real property records of VAL VERDE County, Texas, with PEDRO GARCIA AND MARIBEL GARCIA, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by PEDRO GARCIA AND MARIBEL GARCIA, securing the payment of the indebtednesses in the original principal amount of \$108,567.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. JPMORGAN CHASE BANK, NATIONAL ASSOCIATION is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o JPMORGAN CHASE BANK, NATIONAL ASSOCIATION
3415 VISION DRIVE
COLUMBUS, OH 43219

Leo Gomez
BILLIE C. LEWIS, JR., BLAKE LEWIS, CALVIN SPEER, WENDY SPEER, MELODY SPEER, FRED BRITTON,
JONATHAN SCHENDEL, PATRICIA SANDERS, CARY CORENBLUM, RAYMOND PEREZ, NANCY GOMEZ, OR LEO
GOMEZ

Substitute Trustee

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

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

My name is Leo Gomez and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I
declare under penalty of perjury that on 12/29/17 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.

LEO GOMEZ
Declarant's Name:
Date: 12/29/17



NOS00000006468540

0000006468540

VAL VERDE

EXHIBIT "A"

SITUATED IN VAL VERDE COUNTY, TEXAS, AND BEING LOT NINE (9), BLOCK FIFTEEN (15), FIRST RAILROAD ADDITION TO THE CITY OF DEL RIO, TEXAS, ACCORDING TO THE PLAT OF RECORD IN VOLUME 11, PAGE 185, DEED RECORDS, VAL VERDE COUNTY, TEXAS.



NOS0000006468540

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

FILED
On: Jan 12, 2018 at 09:24A

Receipt# - 139272

1. **Date, Time, and Place of Sale.**

Date: February 06, 2018

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.

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

2. **Terms of Sale.** Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated March 05, 2007 and recorded in Document VOLUME 01042, PAGE 00359 real property records of VAL VERDE County, Texas, with **MARIA A LOPEZ AND MARCOS D LOPEZ**, grantor(s) and BANK OF AMERICA, N.A., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by MARIA A LOPEZ AND MARCOS D LOPEZ, securing the payment of the indebtednesses in the original principal amount of \$31,900.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. DITECH FINANCIAL LLC 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. DITECH FINANCIAL LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o DITECH FINANCIAL LLC
345 SAINT PETER STREET
ST. PAUL, MN 55102

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 1/12/18 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
Declarant's Name: _____
Date: 1/12/18



NOS0000007244148

0000007244148

VAL VERDE



BEING ALL OF LOT SEVEN (7), IN BLOCK SEVENTEEN (17), OF THE FIFTH RAILROAD ADDITION, AN ADDITION TO THE CITY OF DEL RIO, VAL VERDE COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT RECORDED IN VOLUME 15, PAGE 85, OF THE DEED RECORDS OF VAL VERDE COUNTY, TEXAS.



NOS0000007244148

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

1. **Date, Time, and Place of Sale.**

Date: February 06, 2018

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 August 31, 2007 and recorded in Document CLERK'S FILE NO. 00236825 AS AFFECTED BY LOAN MODIFICATION AGREEMENT IN CLERK'S FILE NO. 00261521 real property records of VAL VERDE County, Texas, with ESEQUIEL TALAMANTEZ JR AND RAQUEL R TALAMANTEZ, grantor(s) and AMERICAN GENERAL FINANCIAL SERVICES, INC., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by ESEQUIEL TALAMANTEZ JR AND RAQUEL R TALAMANTEZ, securing the payment of the indebtednesses in the original principal amount of \$140,467.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. U.S. BANK NATIONAL ASSOCIATION AS INDENTURE TRUSTEE FOR SPRINGLEAF MORTGAGE LOAN TRUST 2013-2, MORTGAGE-BACKED NOTES, SERIES 2013-2 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.

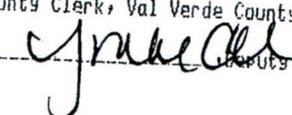
6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
8950 CYPRESS WATERS BLVD.
COPPELL, TX 75019



NANCY GOMEZ OR LEO GOMEZ
Substitute Trustee

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

FILED
On: Jan 12, 2018 at 09:24A
Receipt# - 139272
Generosa Gracia-Ramon
County Clerk, Val Verde County, TX
By 



109 E 2ND ST
DEL RIO, TX 78840

0000006564041
Date of Sale: 02/06/2018

Nancy Gomez Certificate of Posting
My name is Nancy Gomez, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas. I
declare under penalty of perjury that on 1/12/18 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: 1/12/18



SITUATED IN VAL VERDE COUNTY, TEXAS, AND BEING LOTS ELEVEN (11) AND TWELVE (12), BLOCK ELEVEN (11), FIRST RAILROAD ADDITION TO THE CITY OF DEL RIO, TEXAS, ACCORDING TO THE PLAT OF RECORD IN VOLUME 11, PAGE 185, DEED RECORDS, VAL VERDE COUNTY, TEXAS.

NANCY GOMEZ AS TRUSTEE ON BEHALF OF U.S. BANK NATIONAL ASSOCIATION AS INDENTURE TRUSTEE FOR SPRINGFIELD MORTGAGE LOAN TRUST 2013-2, MORTGAGE-BACKED NOTES, SERIES 2013-2, Plaintiff

IN THE DISTRICT COURT

RAGUEL E. TALAMANTEZ, ALEXANDRIA Z. AVILA, ESQUIVEL TALAMANTEZ, III, AND THE UNKNOWN HEIRS AT LAW OF ESQUIVEL TALAMANTEZ JR., DECEASED, Defendants

OF VAL VERDE COUNTY, TEXAS

In Re: 254 2ND ST, DEL RIO, TEXAS 78840

EAST JUDICIAL DISTRICT

SUMMARY JUDGMENT

After considering plaintiff Nancy Gomez as Trustee on behalf of U.S. Bank National Association as indenture Trustee for Springfield Mortgage Loan Trust 2013-2 Mortgage-Backed Notes, Series 2013-2, its subpoena of judges Motion for Summary Judgment, pleadings, and evidence on file the Court GRANTS the motion and finds:

1. Plaintiff properly served on defendants according to law and received on file with the Clerk of this Court for the time prescribed by law.
2. Defendant, Raguel E. Talamantez was served with process, filed an answer within the prescribed time, and a reasonable time for discovery has elapsed. The last known address for defendant, Raguel E. Talamantez is as follows: 100 Royal Way, Apt 15B, Del Rio, Texas 78840.

Summary Judgment
EJTB/ML (6-20-13)

3. Defendant, Alexander Z. Avila was served with process, filed an answer within the prescribed time, and a reasonable time for discovery has elapsed. The last known address for Defendant, Alexander Z. Avila is as follows: 1821 W. Ave H, San Antonio, Texas 78204.

4. Defendant, Esquivel Talamantes, III was served with process, filed an answer within the prescribed time, and a reasonable time for discovery has elapsed. The last known address for Defendant, Esquivel Talamantes, III is as follows: 255 East Cesar Road, San Antonio, Texas 78208.

5. None of the defendants who were personally served are in active military service.

6. David H. Martinez was appointed as attorney ad litem according to TEX. R. CIV. P. 214 for defendant, the unknown heirs-at-law of Esquivel Talamantes Jr., deceased served similar by publication.

7. The Last Agreement between Esquivel Talamantes Jr., Esquivel Talamantes, and the plaintiff is in defendant's favor and the plaintiff is the beneficiary of that agreement as the property made the basis of the lawsuit.

8. Plaintiff is entitled to succeed to Esquivel Talamantes' original position. Therefore it is:

ORDERED that

All of Esquivel Talamantes Jr.'s ("Decedent") heirs-at-law have been made defendants to this suit and were immediately vested with all of Decedent's right, title and interest in the real property and improvements commonly known as 102 E. 2nd St., Del Rio, Texas 78840 ("Property") and legally described as:

SITUATED IN VAL VERDE COUNTY, TEXAS AND BEING LOTS ELEVEN (11) AND TWELVE (12) OF BLOCK SEVEN (7) FIRST WILSON ADDITION TO THE CITY OF DEL RIO, TEXAS ACCORDING TO THE PLAT OF RECORD IN VOLUME 11, PAGE 18, DEED RECORDS, VAL VERDE COUNTY, TEXAS.

FURTHER ORDERED U.S. Bank National Association as Indenture Trustee for Springfield Mortgage Loan Trust 2013-2, Mortgage Backed Notes, Series 2013-2, a certificate and/or assignee has a valid lien on the Property by way of a First Home Equity Security Instrument

dated August 31, 2007, and filed under Clerk's File No. 00236885 as affected by Loan Modification Agreement in Clerk's File No. 00261521 of the Official Public Records of Val Verde County, Texas.

FURTHER ORDERED that this judgment serves as an Order authorizing US Bank National Association, as Indenture Trustee for Springleaf Mortgage Loan Trust 2013-2, Mortgage-Backed Notes, Series 2013-2, its successors and/or assigns, to foreclose its lien created under THE GOVT. SEC. ACT, § 50(2)(b) in compliance with the Loan Agreement and TEX. PROP. CODE, § 51.002.

FURTHER ORDERED that scope of this judgment shall be read to conform with the notice of the date, time, and place of the foreclosure sale.

FURTHER ORDERED that US Bank National Association as Indenture Trustee for Springleaf Mortgage Loan Trust 2013-2, Mortgage-Backed Notes, Series 2013-2, its successors and/or assigns, may communicate with the defendants and all third parties reasonably necessary to conduct the foreclosure sale.

FURTHER ORDERED that if defendants are represented by counsel, the notice of foreclosure sale also be mailed in counsel by certified mail.

FURTHER ORDERED that one of the effects of the non-judicial foreclosure shall be that defendants' redempted and the purchase of the Property at the non-judicial foreclosure sale is void and all title, title and interest in the Property.

FURTHER ORDERED that no personal liability or deficiency for the Loan Agreement debt shall be asserted against the defendants or the purchase price of Defendant.

FURTHER ORDERED that after the non-judicial foreclosure is held, if the property remains occupied after this judgment becomes final and the US Bank National Association as Indenture Trustee for Springleaf Mortgage Loan Trust 2013-2, Mortgage-Backed Notes, Series 2013-2, its successors and/or assigns, is the purchaser of the Property at the non-judicial foreclosure.

all claims of possession shall issue against any occupant of the Property in accordance with D.C. Code § 3-101.

FURTHER ORDERED that as part of the costs of court and payable by plaintiff, David E. Marfisi, the Attorney Ad Litem is granted the sum of \$11,700 and charged as Ad Litem in this matter.

FURTHER ORDERED that all other costs of court are paid against the party incurring same.

All costs not expressly granted is denied.

This judgment finally disposes of all parties and all claims and is appealable.

SIGNED this 19th day of December, 2017.

[Signature]
PRESIDING JUDGE

APPROVED AS TO FORM & SUBSTANCE:

[Signature]
Joseph M. Vack
State Bar No. 29030048
4004 Bell Line Road, Suite 108
Arlington, Texas 75011-4507
(772) 340-7807
6321 341-5734 (Residence)
jovack@wellspring.com

ATTORNEY FOR PLAINTIFF

Seal of the Court
ED/2017-000180

Page 4

NOTICE OF TRUSTEE'S SALE

Date: January 9, 2018

Trustee: Merry Doring, 517 Johnson Street, Del Rio, TX 78840

Mortgagee: Douglas A. Newton, Jr., P. O. Box 6312, San Antonio, Bexar County, Texas 78209

Deed of Trust:

Date: February 12, 2016

Grantor: Jorge Jasso, 305 E. Cortinas, Del Rio, TX 78840

Grantor's County: Val Verde

Beneficiary: Douglas A. Newton, Jr., P. O. Box 6312, San Antonio, Bexar County, TX 78209

Trustee: Merry Doring, 517 Johnson Street, Del Rio, TX 78840

Recording Information: Document #00296199, Official Public Records of Val Verde County, Texas

Property: Being all of Lots 3 & 4, Block 2, of the Blum Addition, to the City of Del Rio, Val Verde County, Texas

Note:

Date: February 12, 2016

Amount: Fourteen Thousand One Hundred Three and 95/100 (\$14,103.95) Dollars

Debtor: Jorge Jasso

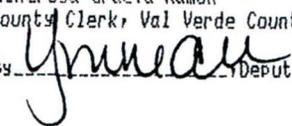
Holder: Douglas A. Newton, Jr.

Maturity Date: February 12, 2024

Terms of Payment: Monthly installments as provided in note

FILED
On: Jan 12, 2018 at 10:52A
Receipt# - 139280

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

By  Deputy

Date of Sale of Property: February 6, 2018

Earliest Time of Sale of Property: 11:00 a.m. The sale will begin at the earliest time stated or within three hours after that time.

Place of Sale of Property: At the Val Verde County Courthouse at such place as designated by the Val Verde County Commissioners' Court.

Merry Doring, is Trustee under the Deed of Trust. Mortgagee has instructed Trustee to offer the property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the property for sale at public action at the Place of Sale, to the highest bidder for cash, "AS IS, WHERE IS," pursuant to section 51.0075 of the Texas Property Code. The 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.

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 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.

Type of Sale: The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust executed by Jorge Jasso.

Default and Request to Act: Default has occurred under the deed of trust, and the beneficiary has requested me, as Trustee, to conduct this public sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the 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.


Merry Doring
Trustee

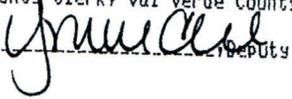
BLUMJASSOJORGE\NoticeAcceleration&NoticeSale

Notice of Foreclosure Sale

FILED
On: Jan 12, 2018 at 02:41P

Receipt# - 139292

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

By:  Deputy

January 12, 2018

Deed of Trust ("Deed of Trust"):

Dated: January 23, 2012

Grantor: IGLESIA APOSTOLICA DE LA FE EN CRISTO JESUS IN THE UNITED STATES, a Texas corporation

Trustee: RICHARD F. GUTIERREZ

Lender: FRANK G. SANCHEZ and MABLE B. SANCHEZ, husband and wife

Recorded in: Document No. 00268813 of the Official Public Records of Val Verde County, Texas.

Legal Description: Situated in Val Verde County, Texas, and being Lot Five (5), Block Sixty-One (61), Blum Addition to the City of Del Rio, Texas according to the plat of record in Volume 3, Page 578, Deed Records, Val Verde County, Texas.

Secures: Promissory Note ("Note") in the original principal amount of \$75,000.00, executed by IGLESIA APOSTOLICA DE LA FE EN CRISTO JESUS IN THE UNITED STATES, a Texas corporation ("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 above, and all rights and appurtenances thereto.

Foreclosure Sale:

Date: February 6, 2018

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: Val Verde County Courthouse
Pecan Street Entrance
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, 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.

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.



C. PAT ELLIS, Substitute Trustee
304 E. Losoya Street
Del Rio, TX 78840
Telephone (830) 778-1515
Telecopier (830) 460-3600