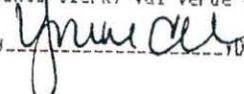


Receipt# - 139246

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 APRIL 3, 2018.

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: April 3, 2018.

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: January 11 2018



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

Receipt# - 139246

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

By Yvonne Allen 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 APRIL 3, 2018.

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: April 3, 2018.

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: January 11, 2018


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 SUBSTITUTE TRUSTEE'S SALE

FILED
On: Jan 25, 2018 at 09:01A

Receipt# - 139483

VAL VERDE County
Deed of Trust Dated: March 19, 2003
Amount: \$67,140.00
Grantor(s): ADAM DAVID CHAVEZ and SANDRA CHAVEZ

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

Original Mortgagee: LONG BEACH MORTGAGE COMPANY
Current Mortgagee: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR REGISTERED HOLDERS OF LONG BEACH MORTGAGE LOAN TRUST 2003-3, ASSET-BACKED CERTIFICATES, SERIES 2003-3

Y. M. H. C.
Deputy

Mortgagee Servicer and Address: c/o SELECT PORTFOLIO SERVICING, INC., 3217 South Decker Lake Drive, Salt Lake City, UT 84119
Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property

Recording Information: Document No. 0199322

Legal Description: SEE EXHIBIT "A" ATTACHED HERETO.

Date of Sale: April 3, 2018 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.

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

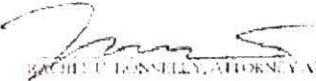
The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

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 OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGEE'S ATTORNEY.


MICHELLE E. DONNELLY, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2016-014068

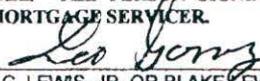

BILLIE C. LEWIS, JR. OR BLAKE LEWIS, CALVIN SPEER, WENDY SPEER, MELODY SPEER, FRED BRITTON, JONATHAN SCHENDEL, PATRICIA SANDERS, CARY CORENBLUM, RAYMOND PEREZ, NANCY GOMEZ, LEO GOMEZ OR CHRIS LAFOND
c/o Tejas Trustee Services
14800 Landmark Blvd, Suite 850
Addison, TX 75254

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: April 03, 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: Jan 29, 2018 at 09:31A

Generosa Gracia-Ramon
County Clerk Val Verde County, TX
By *J. M. ...* 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 December 01, 2003 and recorded in Document CLERK'S FILE NO. 0204985 real property records of VAL VERDE County, Texas, with MARIA T. VALADEZ AND RAYMON VALADEZ, grantor(s) and AUSTINLOAN.COM, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by MARIA T. VALADEZ AND RAYMON VALADEZ, securing the payment of the indebtedness in the original principal amount of \$40,397.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. JPMORGAN CHASE BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. JPMORGAN CHASE BANK, 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 *1/29/18* 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 *1/29/18*

Declarant's Name: *LEO GOMEZ*
Date: *1/29/18*



NOS0000007147614

EXHIBIT "A"

SITUATED IN VAL VERDE COUNTY, TEXAS, AND BEING LOT EIGHT (8), BLOCK TWELVE J (12J), SECOND RAILROAD ADDITION TO THE CITY OF DEL RIO, TEXAS, ACCORDING TO THE PLAT OF RECORD IN VOLUME 1, PAGE 32, MAP RECORDS, VAL VERDE COUNTY, TEXAS



NOS0000007147614

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 12/15/2011
Grantor(s): GERALD J. ACEVEDO, A SINGLE PERSON
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR 4TRUST MORTGAGE, INC., ITS SUCCESSORS AND ASSIGNS
Original Principal: \$98,424.00
Recording Information: Instrument 00268215
Property County: Val Verde
Property:

FILED
On: Feb 08, 2018 at 09:31A

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

SITUATED IN VAL VERDE COUNTY, TEXAS, AND BEING LOT EIGHT (8), BLOCK FOUR (4), KINGS COURT SUBDIVISION TO THE CITY OF DEL RIO, TEXAS, ACCORDING TO THE PLAT OF RECORD IN VOLUME 4, PAGE 50, MAP RECORDS, VAL VERDE COUNTY, TEXAS.

Reported Address: 100 KING JOHNS PLACE, 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: JPMorgan Chase Bank, National Association
Mortgage Servicer: JPMorgan Chase Bank, N.A.
Current Beneficiary: JPMorgan Chase Bank, National Association
Mortgage Servicer Address: PO Box 1015238, Columbus, OH 43219

SALE INFORMATION:

Date of Sale: Tuesday, the 3rd day of April, 2018
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, Fred Britton, Jonathan Schendel, Patricia Sanders, Cary Corenblum, Raymond Perez, Nancy Gomez, Leo Gomez, Michael Burns, Elizabeth Hayes, Michael Hupf, Marilyn Jones, Suzanne Suarez, or Alexander Wolfe, 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, Fred Britton, Jonathan Schendel, Patricia Sanders, Cary Corenblum, Raymond Perez, Nancy Gomez, Leo Gomez, Michael Burns, Elizabeth Hayes, Michael Hupf, Marilyn Jones, Suzanne Suarez, or Alexander Wolfe, 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, Fred Britton, Jonathan Schendel, Patricia Sanders, Cary Corenblum, Raymond Perez, Nancy Gomez, Leo Gomez, Michael Burns, Elizabeth Hayes, Michael Hupf, Marilyn Jones, Suzanne Suarez, or Alexander Wolfe, 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,

Bonial & Associates, P.C.

NOTICE OF FORECLOSURE SALE

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OR ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

1. Property to Be Sold. The property to be sold is described as follows: SITUATED IN VAL VERDE COUNTY, TEXAS, AND BEING LOT ONE (1), SANTA ROSA ADDITION TO THE CITY OF DEL RIO, TEXAS, ACCORDING TO THE PLAT OF RECORD IN VOLUME 2, PAGE 21, MAP RECORDS, VAL VERDE COUNTY, TEXAS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 09/18/2012 and recorded in Document 00273441 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: 04/03/2018

Time: 01:00 PM

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

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

5. Obligations Secured. The Deed of Trust executed by AMELIA VALADEZ VALDEZ, provides that it secures the payment of the indebtedness in the original principal amount of \$132,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY is the current mortgagee of the note and deed of trust and CHAMPION MORTGAGE COMPANY is mortgage servicer. A servicing agreement between the mortgagee, whose address is NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY c/o CHAMPION MORTGAGE COMPANY, 8950 Cypress Waters Blvd, Coppell, TX 75019 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

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

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

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

Handwritten signature of Billie C. Lewis, Jr.
BILLIE C. LEWIS, JR. CALVIN SPEER, WENDY SPEER,
CHRIS LAFOND, MELODY SPEER OR BLAKE LEWIS
c/o AVT Title Services, LLC
1101 Ridge Rd, Suite 222
Rockwall, TX 75087

FILED
On: Feb 28, 2018 at 11:39A
Receipt# - 140169
Generosa Gracia-Ramon
County Clerk, Val Verde County, TX
By: [Handwritten Signature] Deputy

Certificate of Posting
I am, whose address is 1101 Ridge Rd, Suite 222, Rockwall, TX
75087, I declare under penalty of perjury that on [Date] I filed this Notice of Foreclosure Sale at the office of the Val

Vertical text on the left side of the page, possibly a stamp or reference code.

File # _____

Certificate of Posting

I am Billie C. Lewis, Jr. whose address is c/o AVT Title Services, LLC, 1101 Ridge Rd., Suite 222, Rockwall, TX 75087. I declare under penalty of perjury that on Feb. 28, 2018 I filed this Notice of Foreclosure Sale at the office of the Val Verde County Clerk and caused it to be posted at the location directed by the Val Verde County Commissioners Court.

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 03/18/2005
Grantor(s): Nora Hernandez Padilla
Original Mortgagee: AMERICA'S MONEYLINE INC.
Original Principal: \$68,000.00
Recording Information: Book 937 Page 637 Instrument 0215596
Property County: Val Verde
Property:

FILED
On: Mar 08, 2018 at 01:55P
Recorder: JAG345
Genevieve Gracie Roman
County Clerk, Val Verde County, TX

SITUATED IN VAL VERDE COUNTY, TEXAS AND BEING NORTH PART OF THE WEST HALF (1/2) OF BLOCK 4, RANGE 5, NORTH DEL RIO ADDITION TO THE CITY OF DEL RIO, TEXAS, MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING AT A METAL FENCE CORNER POST IN THE NORTHEAST LINE OF PULLIAM STREET, FOR THE WEST CORNER OF BLOCK 4, A CORNER OF BLOCK 5 OF SAID RANGE 5, NORTH DEL RIO ADDITION AND FOR THE WEST CORNER OF THIS TRACT.

THENCE N. 55 DEGREE 00' E, 225.6 FT., WITH FENCE ON LINE BETWEEN BLOCKS 4 AND 5, TO A 4-WAY LINE BETWEEN BLOCKS 4 AND 5, TO A 4-WAY METAL POST FOR THE NORTH CORNER OF THIS TRACT;

THENCE S. 35 DEGREE 00' E, 100.0 FT., WITH FENCE TO A 1/2 INCH IRON STAKE SET FOR THE EAST CORNER OF THIS TRACT;

THENCE S 55 DEGREES 00' W, 225.6 FT., TO A "X" SET IN INTERSECTION WITH THE NORTHEAST LINE OF PULLIAM STREET, FOR THE SOUTH CORNER OF THIS TRACT;

THENCE N 35 DEGREES 00' W, 100.0 FT., WITH THE NORTHEAST LINE OF PULLIAM STREET, TO THE PLACE OF BEGINNING. AND BEING THE SAME LANDS AS CONVEYED BY DEED DATED MAY 19, 1993 RECORDED IN VOLUME 578, PAGES 125-126, OFFICIAL PUBLIC RECORDS, VAL VERDE COUNTY, TEXAS

Reported Address: 308 PULLIAM STREET, DEL RIO, TX 78840

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: DEUTSCHE BANK TRUST COMPANY AMERICAS, as indenture trustee for the registered holders of SAXON ASSET SECURITIES TRUST 2005-2 MORTGAGE LOAN ASSET BACKED NOTES, SERIES 2005-2

Mortgage Servicer: Ocwen Loan Servicing, LLC

Current Beneficiary: DEUTSCHE BANK TRUST COMPANY AMERICAS, as indenture trustee for the registered holders of SAXON ASSET SECURITIES TRUST 2005-2 MORTGAGE LOAN ASSET BACKED NOTES, SERIES 2005-2

Mortgage Servicer Address: 1661 Worthington Rd, Suite 100, West Palm Beach, FL 33409

SALE INFORMATION:

Date of Sale: Tuesday, the 3rd day of April, 2018

Time of Sale: 10:00AM or within three hours thereafter

Place of Sale: AT THE FRONT STEPS OF THE COURTHOUSE, BEING THE FRONT ENTRANCE in Val Verde County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Val Verde County Commissioner's Court.

Substitute Trustee(s): Nancy Gomez, Leo Gomez, Calvin Speer, Wendy Speer, Melody Speer, Michael Burns, Elizabeth Hayes, Michael Hupf, Marilyn Jones, Suzanne Suarez, or Alexander Wolfe, any to act

Substitute Trustee Address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured, and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Nancy Gomez, Leo Gomez, Calvin Speer, Wendy Speer, Melody Speer, Michael Burns, Elizabeth Hayes, Michael Hupf, Marilyn Jones, Suzanne Suarez, or Alexander Wolfe, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

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

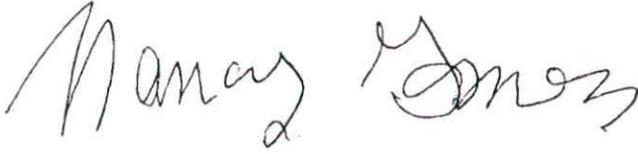
- 1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Nancy Gomez, Leo Gomez, Calvin Speer, Wendy Speer, Melody Speer, Michael Burns, Elizabeth Hayes, Michael Hupf, Marilyn Jones, Suzanne Suarez, or Alexander Wolfe, 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.

Handwritten signature: ymull

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,

Bonial & Associates, P.C.

A handwritten signature in black ink, appearing to read "Nancy Jones". The signature is written in a cursive style with a large initial "N" and "J".

CAUSE NO. 33513

**IN RE: ORDER FOR FORECLOSURE
CONCERNING 308 PULLIAM ST, DEL
RIO, TX 78840 UNDER TEX. R. CIV.
PROC. 736**

IN THE DISTRICT COURT

PETITIONER:

**OCWEN LOAN SERVICING, LLC AS
SERVICING AGENT FOR DEUTSCHE
BANK TRUST COMPANY AMERICAS,
AS INDENTURE TRUSTEE FOR THE
REGISTERED HOLDERS OF SAXON
ASSET SECURITIES TRUST 2005-2
MORTGAGE LOAN ASSET BACKED
NOTES, SERIES 2005-2**

VAL VERDE COUNTY, TEXAS

RESPONDENT(S):

NORA HERNANDEZ PADILLA

63RD DISTRICT COURT

DEFAULT ORDER ALLOWING FORECLOSURE

1. On this day, the Court considered Petitioner's motion for a default order granting its application for an expedited order under Rule 736. Petitioner's application complies with the requirements of Texas Rule of Civil Procedure 736.1.
2. The name and last known address of each Respondent subject to this order is Nora Hernandez Padilla, whose last known address is 308 Pulliam St, Del Rio, TX 78840. Each Respondent was properly served with the citation, but none filed a response within the time required by law. The return of service for each Respondent has been on file with the court for at least ten days.
3. The property that is the subject of this foreclosure proceeding is commonly known as 308 Pulliam St, Del Rio, TX 78840 with the following legal description:

SITUATED IN VAL VERDE COUNTY, TEXAS AND BEING NORTH PART OF THE WEST HALF (1/2) OF BLOCK 4, RANGE 5, NORTH DEL RIO ADDITION TO THE CITY OF DEL RIO, TEXAS, MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A METAL FENCE CORNER POST IN THE NORTHEAST LINE OF PULLIAM STREET, FOR THE WEST CORNER OF BLOCK 4, A CORNER OF BLOCK 5 OF SAID RANGE 5, NORTH DEL RIO ADDITION AND FOR THE WEST CORNER OF THIS TRACT;

THENCE N. 55 DEGREE 00' E, 225.6 FT., WITH FENCE ON LINE BETWEEN BLOCKS 4 AND 5, TO A 4-WAY LINE BETWEEN BLOCKS 4 AND 5, TO A 4-WAY METAL POST FOR THE NORTH CORNER OF THIS TRACT;

THENCE S. 35 DEGREE 00' E, 100.0 FT., WITH FENCE TO A 1/2 INCH IRON STAKE SET FOR THE EAST CORNER OF THIS TRACT;

THENCE S 55 DEGREES 00' W. 225.6 FT., TO A "X" SET IN INTERSECTION WITH THE NORTHEAST LINE OF PULLIMAN STREET, FOR THE SOUTH CORNER OF THIS TRACT;

THENCE N 35 DEGREES 00' W. 100.0 FT., WITH THE NORTHEAST LINE OF PULLIAM STREET, TO THE PLACE OF BEGINNING.

AND BEING THE SAME LANDS AS CONVEYED BY DEED DATED MAY 19, 1993 RECORDED IN VOLUME 578, PAGES 125-126, OFFICIAL PUBLIC RECORDS, VAL VERDE COUNTY, TEXAS

4. The lien to be foreclosed is indexed or recorded at Volume: 937, Page: 637, Instrument Number: 0215596 and recorded in the real property records of Val Verde County, Texas.
5. The material facts establishing Respondent's default are alleged in Petitioner's application and the supporting affidavit. Those facts are adopted by the court and incorporated by reference in this order.
6. Based on the affidavit of Petitioner, no Respondent subject to this order is protected from foreclosure by the Servicemembers Civil Relief Act, 50 U.S.C. App. § 501 et seq.
7. Therefore, the Court grants Petitioner's motion for a default order under Texas Rules of

Civil Procedure 736.7 and 736.8. Petitioner may proceed with foreclosure of the property described above in accordance with applicable law and the loan agreement, contract, or lien sought to be foreclosed.

8. This order is not subject to a motion for rehearing, a new trial, a bill of review, or an appeal. Any challenge to this order must be made in a separate, original proceeding filed in accordance with Texas Rule of Civil Procedure 736.11.

SIGNED this 27th day of February, 2018.



JUDGE PRESIDING

Return to : 972-499-8807

NOTICE OF TRUSTEE'S SALE

Date: February 24, 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

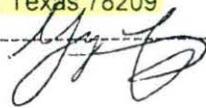
Deed of Trust:

- 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

FILED
On: Mar 08, 2018 at 02:07P

Receipt# - 140349

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

By  Deputy

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

Date of Sale of Property: April 3, 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

By *Mary Aguirre*

Notice of Substitute Trustee's Sale

Date: _____

Substitute Trustee: Cristina Covarubbias

Substitute Trustee's Address: 2211 N. Bedell, Del Rio, Texas 78840

Mortgagee: BORDER FEDERAL CREDIT UNION

Note: Note dated October 5, 2012 in the amount of \$18,500.00

Deed of Trust

Date: October 5, 2012

Grantor: JUAN JOSE VASQUEZ AND DIVA MAIRA VASQUEZ

Mortgagee: BORDER FEDERAL CREDIT UNION

Recording information: Document No. 00273632 of the Official Public Records of Val Verde County, Texas

Property:

Situated in Val Verde County, Texas, and being Lot Six (6), Block Thirty-five (35), North Heights Addition to the City of Del Rio, Texas, according to the plat of record in Volume 1, Page 40, Map Records, Val Verde County, Texas.

County: Val Verde

Date of Sale (first Tuesday of month): April 3, 2018

Time of Sale: 10:00 a.m. or within three hours thereafter.

Place of Sale: Val Verde County Courthouse, Texas at the front steps of the Val Verde County Courthouse, 400 Pecan Street, Del Rio, Texas, Pecan Street Entrance, or at such other area as designated for the conduct of foreclosure sales by the Commissioners of said county.

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.

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, BORDER FEDERAL CREDIT UNION, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

Mortgagee has appointed CRISTINA COVARRUBIAS as Substitute Trustee under the Deed of Trust. Mortgagee has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". The sale will begin at the Time of Sale or not later than three hours thereafter.

Pursuant to section 51.0075(a) of the Texas Property Code, 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 Trustee.

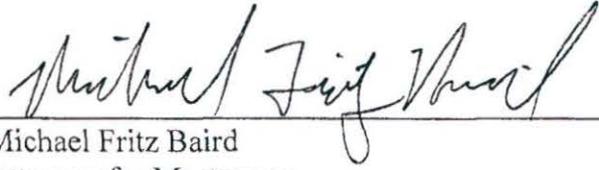
If BORDER FEDERAL CREDIT UNION passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

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 BORDER FEDERAL CREDIT UNION. 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.

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.

A handwritten signature in cursive script, reading "Michael Fritz Baird", written over a horizontal line.

Michael Fritz Baird
Attorney for Mortgagee
State Bar No.: 24087134
242 W. Sunset, Ste. 201
San Antonio, TX 78209
210-828-5844
michaelbaird@bairdlaw.com

Notice of Foreclosure Sale

March 9, 2018

FILED
On: Mar 09, 2018 at 01:46P
Receipt# - 140387

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

Deed of Trust ("Deed of Trust"):

Dated: October 21, 2014

Grantor: GENEVA M. MORALES and OSCAR GENERA

Trustee: C.PAT ELLIS

Lender: JUSTIN BURK

Recorded in: Document No. 00286339 of the Official Public Records of Val Verde County, Texas

Legal Description: Being Lot Thirty-Eight (38), in Block "B", of the Falcon Terrace Subdivision, near the City of Del Rio, Val Verde County, Texas, as shown by the Map or Plat recorded in Slide 361, Side B, of the Map Records of Val Verde County, Texas

Secures: Promissory Note ("Note") in the original principal amount of \$116,500.00, executed by GENEVA M. MORALES and OSCAR GENERA ("Borrower") and payable to the order of Lender

Foreclosure Sale:

Date: Tuesday, April 3, 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. and not later than three hours thereafter.

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 JUSTIN BURK'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, JUSTIN BURK, the owner and holder of the Note, has requested Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of JUSTIN BURK's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with JUSTIN BURK'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, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If JUSTIN BURK 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 JUSTIN BURK. 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, 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 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, Trustee
304 E. Losoya Street
Del Rio, Texas 78840
Telephone (830) 778-1515
Telecopier (830) 460-3600

Notice of Foreclosure Sale

March 9, 2018

FILED
On: Mar 09, 2018 at 01:46P
Receipt# - 140397

Deed of Trust ("Deed of Trust"):

Dated: May 21, 2010

Generosa Gracia-Rodriguez
County Clerk, Val Verde County, TX
By *[Signature]* Deputy

Grantor: CARLOS QUIROZ and ELVIA ESTRADA QUIROZ

Trustee: C.PAT ELLIS

Lender: JUSTIN BURK

Recorded in: Document No. 00258011 of the Official Public Records of Val Verde County, Texas

Legal Description: Being Lot Seventeen (17), in Block "C", of the Falcon Terrace Subdivision, an addition to the City of Del Rio, Val Verde County, Texas, as shown by the Map or Plat recorded in Slide 361, Side B, of the Map Records of Val Verde County, Texas.

Secures: Promissory Note ("Note") in the original principal amount of \$91,500.00, executed by CARLOS QUIROZ and ELVIA ESTRADA QUIROZ ("Borrower") and payable to the order of Lender

Foreclosure Sale:

Date: Tuesday, April 3, 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. and not later than three hours thereafter.

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 JUSTIN BURK'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, JUSTIN BURK, the owner and holder of the Note, has requested Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of JUSTIN BURK's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with JUSTIN BURK'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, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If JUSTIN BURK 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 JUSTIN BURK. 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, 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 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, Trustee
304 E. Losoya Street
Del Rio, Texas 78840
Telephone (830) 778-1515
Telecopier (830) 460-3600

FILED
On: Mar 12, 2018 at 01:20P

Receipt# - 140411

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

By *John A. [Signature]* Deputy

C&S No. 44-16-3277 / FHA / Yes
RoundPoint Mortgage Servicing Corporation

NOTICE OF 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. Sender is: Codilis & Stawiariski, PC, 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060

Date of Security Instrument: December 05, 2014

Grantor(s): Juan J. Garcia Oviedo, joined herein pro forma by his wife, Aydee N. Garcia

Original Trustee: Jeff Dennes

Original Mortgagee: Compass Bank

Recording Information: Clerk's File No. 00286913, in the Official Public Records of VAL VERDE County, Texas.

Current Mortgagee: Compass Bank

Mortgage Servicer: RoundPoint Mortgage Servicing Corporation, whose address is C/O 5016 Parkway Plaza Blvd., Suite 200, Charlotte, NC 28217 Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property.

Legal Description: BEING LOT NINE (9), OF THE SAN FELIPE GARDENS SUBDIVISION, AN ADDITION TO THE CITY OF DEL RIO, VAL VERDE COUNTY, TEXAS, OUT OF THE RE-PLAT OF TRACT "D" OF THE SPEER PROPERTY, AS SHOWN BY THE MAP OR PLAT RECORDED IN SLIDE 256. SIDE A, OF THE MAP RECORDS OF VAL VERDE COUNTY, TEXAS.

Date of Sale: 04/03/2018 Earliest Time Sale Will Begin: 1:00 PM

APPOINTMENT OF SUBSTITUTE TRUSTEE

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.

WHEREAS, the undersigned hereby APPOINTS AND DESIGNATES Billie Lewis as Substitute Trustee, Blake Lewis as Successor Substitute Trustee, Calvin Speer as Successor Substitute Trustee, Wendy Speer as Successor Substitute Trustee, Melody Speer as Successor Substitute Trustee, Frederick Britton as Successor Substitute Trustee, Mary C. (Chris) LaFond as Successor Substitute Trustee, Billie C. Lewis, Jr. as Successor Substitute Trustee, Cary Corenblum as Successor Substitute Trustee, Jonathan Schendel as Successor Substitute Trustee, Patricia Sanders as Successor Substitute Trustee, Raymond Perez as Successor Substitute Trustee, or Thomas Delaney as Successor Substitute Trustee or Lisa Cockrell as Successor Substitute Trustee

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.



Place of Sale of Property: The foreclosure sale will be conducted 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 the 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.

Executed on this the 7th day of March, 2018.

For Information:

"Auction.com
I Mauchly
Irvine, CA 92618

Annarose Harding - Butler Jr
Annarose Harding, Attorney at Law
Codilis & Stawiariski, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

STATE OF TEXAS

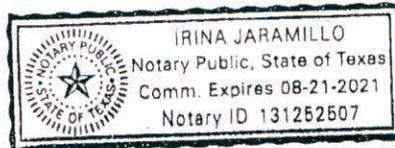
COUNTY OF HARRIS

Before me, the undersigned Notary Public, on this day personally appeared Annarose Harding as Attorney for the Mortgagee and/or Mortgage Servicer known to me or proved to me through a valid State driver's license or other official identification described as *Personal Knowledge*, to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he/she executed the same for the purposes and consideration therein expressed.

Executed on this the 7th day of March, 2018.

Irina Jaramillo
Notary Public
Signature

Butler Jr.



Posted and filed by: _____

Printed Name: Billie C. Lewis, Jr.

C&S No. 44-16-3277 / FHA / Yes
RoundPoint Mortgage Servicing Corporation