

TS No.: 2019-02123-TX
19-000919-673

FILED
On: Feb 27, 2020 at 01:29P

Receipt# - 153802

Generosa Gracia Ramon
County Clerk, Val Verde County, TX

Generosa Gracia Ramon
Deputy

Notice of [Substitute] Trustee Sale

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

1. Date, Time and Place of Sale.

Date: 05/05/2020

Time: The sale will begin at 10:00 AM or not later than three hours after that time

Place: 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 PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS

Property Address: 907 HOWELL STREET, DEL RIO, TX 78840

2. 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. Any conveyance of the property is subject to all matters of record affecting the property.

3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 03/31/2005 and recorded 04/01/2005 in Book 938 Page 673 Document 0215780, real property records of Val Verde County, Texas, with **JOSE CAMPOS, JR., joined herein pro forma by his wife, MARIA G. CAMPOS** grantor(s) and RESMAE MORTGAGE CORPORATION as Lender, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as Beneficiary.

4. Appointment of Substitute Trustee: In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent for the mortgage servicer has named and appointed, and by these presents does name and appoint NANCY GOMEZ, LEO GOMEZ, CALVIN SPEER, WENDY SPEER, MELODY SPEER, BARBARA SANDOVAL, MARTHA BOETA, RAMON PEREZ, GARRETT SANDERS, MARCIA CHAPA, STACEY SANDERS, AMY ORTIZ, BILLIE C. LEWIS, JR., CHRIS LAFOND OR BLAKE LEWIS, Substitute Trustee to act under and by virtue of said Deed of Trust.

5. Obligation Secured: Deed of Trust or Contract Lien executed by **JOSE CAMPOS, JR., joined herein pro forma by his wife, MARIA G. CAMPOS**, securing the payment of the indebtedness in the original principal amount of **\$57,200.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR ACE SECURITIES CORP. HOME EQUITY LOAN TRUST, SERIES 2005-RM2 ASSET BACKED PASS-THROUGH CERTIFICATES** is the current mortgagee of the note and deed of trust or contract lien.



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

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

BEING ALL OF LOT SEVEN (7), IN BLOCK "G", OF THE SKYWAYS ADDITION, AN ADDITION TO THE CITY OF DEL RIO, VAL VERDE COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT RECORDED IN VOLUME 2, PAGE 96, OF THE MAP RECORDS OF VAL VERDE COUNTY, TEXAS.

8. 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. **PHH Mortgage Corporation**, as Mortgage Servicer, is representing the current mortgagee, whose address is:

C/O PHH Mortgage Corporation

1 Mortgage Way

Mt. Laurel, NJ 08054

Phone: 877-744-2506

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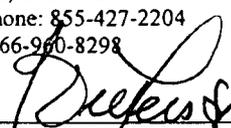
9. Limitation of Damages: If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's attorney.

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.

Date: February 26, 2020


Stephanie Spurlock, Laterrika Thompkins, Camisha Scott, Iman Walcott, Tanesha Humphrey,
Claire Buxton – Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer

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


~~NANCY GOMEZ, LEO GOMEZ, CALVIN SPEER, WENDY SPEER, MELODY SPEER,
BARBARA SANDOVAL, MARTHA BOETA, RAMON PEREZ, GARRETT SANDERS,
MARCIA CHAPA, STACEY SANDERS, AMY ORTIZ, BILLIE C. LEWIS, JR., CHRIS
LAFOND OR BLAKE LEWIS~~
- Substitute Trustee(s)

C/O AVT Title Services, LLC
5177 Richmond Avenue Suite 1230
Houston, TX 77056

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

I am Billie C. Lewis Jr Certificate of Posting
whose address is c/o AVT Title Services, LLC, AVT Title Services, LLC, 5177 Richmond
Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on Feb 27, 2020 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 SUBSTITUTE TRUSTEE SALE FILED for 19:2020 at 11:19A

Deed of Trust Date:
10/25/2005

Grantor(s)/Mortgagor(s): Receipt# - 154178
DONALD RAY LEWIS AND WIFE, RUBY F. LEWIS
generosa, Gracia, Ramon
Current Beneficiary/Mortgagee: Deutsche Bank National Trust Company, as MC Deputy
County Clerk: Val Verde County, TX
indenture trustee, on behalf of the holders of the
Accredited Mortgage Loan Trust 2005-4 Asset
Backed Notes

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE
FOR HOME FUNDS DIRECT, A DIVISION OF
ACCREDITED HOME LENDERS, INC., ITS
SUCCESSORS AND ASSIGNS

Recorded in:
Volume: 970
Page: 808
Instrument No: 0221013

Property County:
VAL VERDE

Mortgage Servicer:
Select Portfolio Servicing, Inc. is representing the
Current Beneficiary/Mortgagee under a servicing
agreement with the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
3217 S. Decker Lake Dr.,
Salt Lake City, UT 84119

Legal Description: SITUATED IN VAL VERDE COUNTY, TEXAS, AND BEING LOT NINE (9), TEN (10), ELEVEN (11), AND TWELVE (12), BLOCK TWENTY-NINE (29), FIRST RAILROAD ADDITION TO THE CITY OF DEL RIO, TEXAS, ACCORDING TO THE MAP OR PLAT RECORD IN VOLUME 11, PAGE 185, DEED RECORDS, VAL VERDE COUNTY, TEXAS

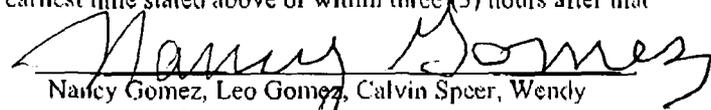
Date of Sale: 5/5/2020

Earliest Time Sale Will Begin: 10am

Place of Sale of Property: THE FRONT STEPS OF THE VAL VERDE COUNTY COURTHOUSE, 400 PECAN STREET, DEL RIO, TX, PECAN STREET ENTRANCE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

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

Notice Pursuant to Tex. Prop. Code § 51.002(i):
Assert and protect your rights as member of the armed forces of the United States. If you or your spouse are serving on active military duty, including active military duty as a member of the Texas National or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.


Nancy Gomez, Leo Gomez, Calvin Speer, Wendy Speer or Melody Speer
or Thuy Frazier
or Cindy Mendoza
or Catherine Allen-Rea
or Cole Patton, Substitute Trustee
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

MH File Number: TX-19-71161-HE
Loan Type: Conventional Residential

NOTICE OF TRUSTEE'S SALE

Date: April 13, 2020

Trustee: Jan London

Lender: Janis F. London and Charlotte A. Dolan

Note: dated August 30, 2017, in the original principal amount of \$140,000.00

Deed of Trust

Date: August 30, 2017

Grantor: Hector Ignacio Garcia

Lender: Janis F. London and Charlotte A. Dolan

FILED
On: Apr 13, 2020 at 09:52A

Receipt# - 154456

Generosa Gracia Ramon
County Clerk, Val Verde County, TX

By *Generosa Gracia Ramon*
Deputy

Recording information: Document No. 00303459, Official Public Records, Val Verde County, Texas.

Property: Situated in Val Verde County, Texas, and being Lot Four (4), Block G, of the Buena Vista 2, Unit 2, an addition to the City of Del Rio, Val Verde County, Texas., commonly known as 207 Fox Drive, Del Rio, Texas 78840.

County: Val Verde

Date of Sale (first Tuesday of month): May 5, 2020

Time of Sale: The sale shall begin no earlier than 10:00 a.m., or no later than three hours thereafter. The sale shall be completed by no later than 4:00 P.M.

Place of Sale: front steps of the Pecan Street entrance of the County Courthouse, Del Rio, Val Verde County, Texas.

Lender has instructed the 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 auction at the Place of Sale, to the highest bidder for cash, "AS IS". THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE IN THIS DISPOSITION. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.



JAN LONDON, Trustee
403 Cantu Road
Del Rio, Texas
Telephone: (830) 774-2591
Telecopier: (830) 774-2592

Duplicate copies of the above Notice of Trustee's Sale were posted at the Val Verde County Courthouse; filed with the Val Verde County Clerk; and mailed to each debtor obligated to pay said indebtedness at their last known addresses shown by the records of the holder of said indebtedness, on this the 13th day of April, 2020.



JAN LONDON