

**NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE**

**DEED OF TRUST INFORMATION:**

**Date:** 10/21/2003  
**Grantor(s):** PATRICIA KNOLL, AS A SINGLE WOMAN  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR TAYLOR, BEAN & WHITAKER MORTGAGE CORP., ITS SUCCESSORS AND ASSIGNS  
**Original Principal:** \$55,368.00  
**Recording Information:** Book 871 Page 233 Instrument 0204123  
**Property County:** Val Verde  
**Property:** SITUATED IN VAL VERDE COUNTY, TEXAS, AND BEING LOT SIX (6), BLOCK FOUR (4), 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.  
**Reported Address:** 700 AVENUE S, DEL RIO, TX 78840

**MORTGAGE SERVICING INFORMATION:**

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

**Current Mortgagee:** Wells Fargo Bank, N.A.  
**Mortgage Servicer:** Wells Fargo Bank, N.A.  
**Current Beneficiary:** Wells Fargo Bank, N.A.  
**Mortgage Servicer Address:** 3476 Stateview Boulevard, Fort Mill, SC 29715

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 3rd day of November, 2015  
**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, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act  
**Substitute Trustee Address:** 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

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

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

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Nancy Gomez, Leo Gomez, Calvin Speer, Wendy Speer, Melody Speer, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

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

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

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Nancy Gomez, Leo Gomez, Calvin Speer, Wendy Speer, Melody Speer, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Very truly yours,

Buckley Madole, P.C.

FILED  
On: Sep 28, 2015 at 08:36A

Receipt# - 123648

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

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: November 03, 2015

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 December 19, 2008 and recorded in Document VOLUME 01136. PAGE 00327 real property records of VAL VERDE County, Texas, with JEFFERY D CHATMAN AND LATAYSHIA A CHATMAN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JEFFERY D CHATMAN AND LATAYSHIA A CHATMAN, securing the payment of the indebtednesses in the original principal amount of \$88,511.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. PENNYMAC LOAN SERVICES, 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. PENNYMAC LOAN SERVICES, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o PENNYMAC LOAN SERVICES, LLC  
6101 CONDOR DRIVE  
MOORPARK, CA 93021

*Nancy Gomez*  
\_\_\_\_\_

NANCY GOMEZ OR LEO GOMEZ

Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
15000 Surveyor Boulevard, Suite 100  
Addison, Texas 75001

Certificate of Posting

My name is *Nancy Gomez* and my address is c/o 15000 Surveyor Boulevard, Suite 100, Addison, Texas 75001.

I declare under penalty of perjury that on 9/28/15 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: 9/28/15

FILED

On: Sep 28, 2015 at 08:38A

Receipt# - 123649

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

By *[Signature]*, Deputy



NOS0000005477070

**NOTICE OF TRUSTEE'S SALE**

**Date:** October 1, 2015

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

**Mortgagee:** Douglas A. Newton, Jr., P. O. Box 290547, San Antonio, Bexar County, Texas 78280

**Deed of Trust:**

Date: February 22, 1996

Grantor: Fernando Jasso and wife, Herlinda Jasso, 205 W. Chapoy, Del Rio, TX 78840

Grantor's County: Val Verde

Beneficiary: Douglas A. Newton, Jr., P. O. Box 290547, San Antonio, Bexar County, TX 78280

Trustee: Merry Dixon, 1310 Avenue C, Del Rio, TX 78840

Recording Information: Document #160589, Volume 655, Page 798, 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 22, 1996

Amount: Thirteen Thousand and no/100 (\$13,000.00) Dollars

Debtor: Fernando Jasso and wife, Herlinda Jasso

Holder: Douglas A. Newton, Jr.

Maturity Date: November 15, 2017

Terms of Payment: Monthly installments as provided in note

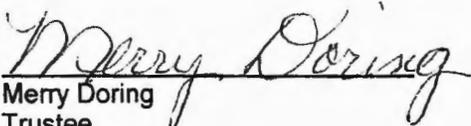
**Date of Sale of Property:** November 3, 2015

**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 Dixon, aka 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.

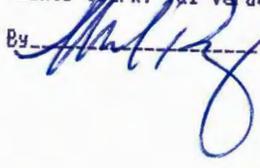
Notice is given that on the Date of Sale, Trustee will offer the property for sale at public action at the Place of Sale, to the highest bidder for cash, "AS IS."

  
Merry Doring  
Trustee

FILED  
On: Oct 13, 2015 at 09:53A

Receipt# - 123943

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

By:  Deputy

[RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:]

Carrington Foreclosure Services, LLC  
P.O. Box 3309  
Anaheim, California 92803  
For Sale Information: (888) 313-1969  
For Reinstatement / Pay Off Requests: (888) 313-1969

TS#: 15-14717

### NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**WHEREAS**, on 4/21/2014, SALVADOR RAYAS, JR., A SINGLE MAN, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of MICHAEL L. RIDDLE, as Trustee, Mortgage Electronic Registration Systems, Inc. solely as nominee for CARRINGTON MORTGAGE SERVICES, LLC, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$103,171.00, payable to the order of Mortgage Electronic Registration Systems, Inc. solely as nominee for CARRINGTON MORTGAGE SERVICES, LLC, which Deed of Trust is Recorded on 4/22/2014 as Volume 00283144, Book , Page , in Val Verde County, Texas, Deed of Trust covers all of the real property, personal property, and fixtures described therein, including , but not limited to, all the following described property, rights and interests (the "Property"), to-wit;

**SITUATED IN VAL VERDE COUNTY, TEXAS, AND BEING LOT NINE (9), BLOCK H, SKYWAYS ADDITION TO THE CITY OF DEL RIO, TEXAS, ACCORDING TO THE PLAT OF RECORD IN VOLUME 2, PAGE 96, MAP RECORDS, VAL VERDE COUNTY, TEXAS.**

Commonly known as: **1200 AVENUE U, DEL RIO, TX 78840**

**WHEREAS**, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Billie C. Lewis, Jr., Blake Lewis, Calvin Speer, Wendy Speer, Melody Speer**, or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust: and

**WHEREAS**, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Carrington Mortgage Services, LLC whose address is 1600 Douglass Road, Suite 200 A, Anaheim, CA 92806 is acting as the mortgage servicer for **J.P. Morgan Mortgage Acquisition Corp.**, which is the mortgagee of the Note and Deed of Trust or mortgage and the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust. Carrington Mortgage Services, LLC is authorized to represent the mortgagee by virtue of a written servicing agreement with the mortgagee. Pursuant to that agreement and Texas Property Code Section 51.0025, Carrington Mortgage Services, LLC is authorized to administer the foreclosure referenced herein.



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NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on **TUESDAY, 11/3/2015 at 10:00 AM,** or no later than three (3) hours after such time, being the first Tuesday of such month, of Val Verde County, Texas, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: **The front steps of the Courthouse, being the front entrance**

NOTICE IS FURTHER GIVEN that , except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied.

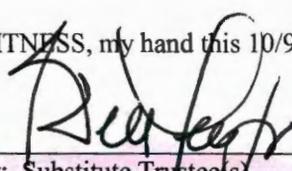
If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

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

**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.**

**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.**

WITNESS, my hand this 10/9/2015

  
By: Substitute Trustee(s)  
Billie C. Lewis, Jr., Blake Lewis, Calvin Speer, Wendy Speer, Melody Speer,  
C/O Carrington Foreclosure Services, LLC  
1610 E. Saint Andrew Place, Suite 150F  
Santa Ana, CA 92705

***THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.***

C&S No. 44-09-3324 / Home Equity / No  
HSBC Consumer & Mortgage Lending

## NOTICE OF TRUSTEE'S SALE

FILED  
On: Oct 13, 2015 at 09:53A  
Receipt# - 123943  
Generosa Gracia-Ramon  
County Clerk, Val Verde County, TX  
By: *[Signature]* Deputy

**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Sender is: Codilis & Stawiarski, PC, 650 North Sam Houston Parkway East, Suite 450, Houston, Texas 77060**

**Date of Security Instrument:** March 23, 2007

**Grantor(s):** Oscar J. Rodarte and Martha Rodarte

**Original Trustee:** Michael S. Crutcher

**Original Mortgagee:** Beneficial Texas, Inc.

**Recording Information:** Vol. 1045, Page 706, or Clerk's File No. 00232966, in the Official Public Records of VAL VERDE County, Texas.

**Current Mortgagee:** Beneficial Financial I Inc.

**Mortgage Servicer:** HSBC Consumer & Mortgage Lending, whose address is C/O 636 GRAND REGENCY BLVD BRANDON, FL 33510 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.

**Date of Sale:** 11/03/2015      **Earliest Time Sale Will Begin:** 1:00 PM

**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.**

**Legal Description:**

**LOT SIXTEEN (16), BLOCK TWENTY-SEVEN (27), 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**

**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.

**For Information:**

Codilis & Stawiarski, P.C.  
650 N. Sam Houston Parkway East  
Suite 450  
Houston, TX 77060  
(281) 925-5200

*[Signature]*  
Billie C. 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, or Mary M. Speidel as Successor Substitute Trustee  
c/o Servicelink Default Abstract Solutions  
7301 N. State Hwy 161, Ste 305.  
Irving, TX 75039



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