

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED
On: Apr 29, 2016 at 08:38A
Receipt# - 127724

Matter No.: 040874-TX

Date: April 28, 2016

County where Real Property is Located: Val Verde

Generosa Gracia-Ramon
County Clerk, Val Verde County, TX
By *Yvonne Cleo* Deputy

ORIGINAL MORTGAGOR: BENITA BAGGETT

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., SOLELY AS NOMINEE FOR QUICKEN LOANS INC., ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: QUICKEN LOANS INC.

MORTGAGE SERVICER: QUICKEN LOANS INC.

DEED OF TRUST DATED 1/15/2015, RECORDING INFORMATION: Recorded on 1/16/2015, as Instrument No. 00287429,

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): BEING A 0.790 ACRE TRACT OF LAND, MORE COMPLETELY DESCRIBED IN ATTACHED EXHIBIT "A"

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 6/7/2016, the foreclosure sale will be conducted in Val Verde County in the area of the courthouse designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 1:00 PM, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

QUICKEN LOANS INC. is acting as the Mortgage Servicer for QUICKEN LOANS INC. who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. QUICKEN LOANS INC., as Mortgage Servicer, is representing the Mortgagee, whose address is:

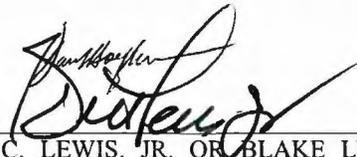
QUICKEN LOANS INC.
1050 Woodard Ave
Detroit, MI 48226-1906

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 property securing the above referenced loan.



Matter No.: 040874-TX

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.

By:  Substitute Trustee
BILLIE C. LEWIS, JR. OR BLAKE LEWIS OR CALVIN
SPEER OR WENDY SPEER OR MELODY SPEER OR PAUL
A. HOEFKER OR ROBERT L. NEGRIN

Return to:
ALDRIDGE PITE, LLP
4375 JUTLAND DR., SUITE 200
P.O. BOX 17935
SAN DIEGO, CA 92177-0935
FAX #: 619-590-1385
866-931-0036

EXHIBIT A – LEGAL DESCRIPTION

Being a 0.790 acre tract of land, (called 0.784), out of and part of Lot Eight (8), Block "A", Garden Division D of the S.F.A.M. & L Co. Subdivision of Survey No. 183, James Mitchell, and part of Tract No. 2, as described in Deed from T. H. Graham to Jodie Graham of record in Volume 49, Pages 395-396, of the Deed Records of Val Verde County, Texas, and being more particularly described by metes and bounds as follows, to-wit:

Beginning at an iron stake in the Southeast line of said Tract No. 2, same being the Northwest line of Garden Park Estates for the South corner of a 0.217 acre tract of land as described in Deed from Lenora H. Graham to Ricardo A. Molina et. ux. of record in Volume 405, Page 75, of said Deed Records and for the East corner of this tract.

Thence S 46° 30' W a distance of 373.33' ft with the Northwest line of Garden Park Estates to a concrete fence post found for the East corner of tract of land as described in Deed from Thomas Graham, Jr. et. ux. To Thomas Graham, III et. ux., of record in Volume 124, Page 369, of said Deed Records and for the South corner of this tract.

Thence N 43° 15' 30" W a distance of 92.3' ft with the Northeast line of said Thomas Graham III, tract to ½" iron rod found for the West corner of this tract.

Thence N 46° 30' 25" E a distance of 372.48' ft to ½" iron rod found for the West corner of said Molina tract and for the North corner of this tract.

Thence S 43° 47' 20" E a distance of 92.17' ft with the Southwest line of said Molina tract to the Place of Beginning.

Thence N 80°59'14" W with the center of Irrigation Ditch, a distance of 118.25' to a point in the Northwesterly line of 0.217 acre tract for the west corner this tract.

Thence, N 38°16'18" E with the Northwesterly line of 0.217 acre tract, a distance of 26.0' ft. to a ½" iron rod found in the Southwesterly line of River Road for the North corner of said 0.217 acre tract same being the North corner this tract.

Thence, S 73°33'41" W, with the Southwesterly line of River Road a distance of 112.24' ft. to the Place of Beginning and containing 0.042 acres of land.

SAVE AND EXCEPT for that certain Easement Right and Reserved unto Leonora Grahah, her heirs, executors and assigns for roadway purposes across the South corner of the above described 0.217 acre tract, said Easement right being described as follows, to-wit:

Beginning at an iron stake for the South corner of above described 0.217 acre tract of land for the South corner of this tract.

Thence N 43° 47' 20" W a distance of 27.0' ft for the West corner of this tract.

Thence S 68° 02' 30" E a distance of 29.2' ft for the East corner of this tract.

Thence S 44° 09' 29" W a distance of 12.0' ft to the Place of Beginning.

Being a 0.217 acre tract of land out of and part of Survey No. 183, James Mitchell, and out of and part of Tract No. 2, as described in Deed from T. H. Graham to Jodie Graham of record in Volume 49, Pages 395-396, of the Deed Records of Val Verde County, Texas, in Garden Division D, of S.F.A.M. & I. Co. Subdivision of Survey 183, James Mitchell, being same tract of land as described in Deed from Lenora H. Graham to Ricardo Molina et ux of record in Volume 124, Page 369, of the Deed 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 for the Southeast line of said Tract No. 2, same being the Northwest line of Garden Park Estates from which point the South corner of said Tract No. 2 bears S 46° 30' W a distance of 862.47'ft, and the North corner of Lot Nineteen (19), Block One (1), Garden Park Estates bears S 46° 30' W a distance of 23.7'ft, for the South corner of this tract.

Thence N 43° 47' 20" W a distance of 92.17'ft to 1/2" iron rod found for the West corner this tract.

Thence N 38° 16' 18" E a distance of 70.8'ft (called N 40° 43' E 70.8'ft) at 43.8'ft cross center line of irrigation ditch to a 1/2" iron rod found on the South line of River Street for the North corner of this tract.

Thence S 73° 33' 41" E a distance of 112.24'ft (called S 70° 58' 53" E 112.03'ft) on South line of River Street to a post found in concrete for the East corner of this tract.

Thence S 44° 09' 29" W a distance of 125.79'ft (called S 46° 30' W 125.03'ft) crossing irrigation ditch to the Place of Beginning.

SAVE AND EXCEPT that portion of land between Irrigation Canal and River St, which is not guaranteed title and described to-wit.

Beginning at fence post in concrete found in the Southwesterly line of River Road for the East corner of aforementioned 0.217 ac tract same being the East corner this tract.

Thence, S 44°09'29" W with Southeast line of 0.217 Ac. Tract, a distance of 10.0ft. to center of Irrigation Canal for the South corner this tract.

Receipt# - 127905

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

By Yvonne All Deputy

NOTICE OF TRUSTEE'S SALE

Date: May 4, 2016

Trustee: ROBERT J. PARMLEY

Mortgagee: RANCH ENTERPRISES, LTD., A Texas Limited Partnership

Note Amount: NINETY-ONE THOUSAND TWO HUNDRED FORTY-FOUR AND 41/100
(\$91,244.41) DOLLARS

SECOND AND INFERIOR DEED OF TRUST

Date: August 21, 2012

Grantor: LA VENTANA DE LOS FORTUNAS INVESTMENTS, LLC

Mortgagee: RANCH ENTERPRISES, LTD., A Texas Limited Partnership

Recording Information: Second And Inferior Deed Of Trust filed of record in Clerk's File Number 279387, of the Official Property Records of Val Verde County, Texas.

Property: The surface estate only of all those certain tracts or parcels of land, being all of Tract 42 (Forty-Two), of Loma Alta Ranch, a subdivision filed of record in Slide 420, Pages 1-3 of the Map Records of Val Verde County, Texas, to which instrument reference is here made for all purposes.

County: Del Rio, Val Verde County, Texas

Date of Sale (first Tuesday of month): June 7, 2016

Time of Sale: 1:00 o'clock p.m.

Place of Sale:

At the steps of the Val Verde County Courthouse, 400 Pecan Street, Del Rio, Texas, at the Pecan Street entrance (said Pecan Street entrance being designated by the Commissioners Court of Val Verde County, Texas, in the Commissioners Court Minutes of Val Verde County, Texas, to which instrument reference is here made for all purposes).

ROBERT J. PARMLEY is Trustee under the Second And Inferior 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 auction at the Place of Sale, to the highest bidder for cash, "AS IS." The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

Robert J. Parmley, Trustee
ROBERT J. PARMLEY, TRUSTEE

222 Sidney Baker South, Suite 615
Kerrville, Texas 78028

Notice of Foreclosure Sale

May 9, 2016

FILED
On: May 11, 2016 at 11:49A

Receipt# - 128002

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

By  Deputy

Deed of Trust ("Deed of Trust"):

Dated: August 22, 2014
Grantor: Michael C. Riemann
Trustee: Gary Glick
Lender: Lake Ridge Ranch, LP
Recorded in: Instrument No. 00285689 of the real property records of Val Verde County, Texas
Secures: Real Estate Lien Note ("Note") in the original principal amount of \$24,500.00, executed by Michael C. Riemann ("Borrower") and payable to the order of Lender

[Original] Property: Lot 309 containing 1.002 acres of land, more or less Phase 3E, Lake Ridge Ranch Subdivision, according to the plat thereof recorded in Slide #464 of the Map Records of Val Verde County, Texas, together with all improvements, fixtures, and appurtenances thereto and mortgaged in the Deed of Trust and all rights and appurtenances thereto

Substitute Trustee: Gary Glick or Jane Whaley

[Substitute] Trustee's
Address: 1301 S. Capital of Texas Hwy. #A234, Austin, TX 78746

Mortgage Servicer: Lone Star Land Company

Mortgage Servicer's
Address: P.O. Box 4688; Horseshoe Bay, TX 78657

Foreclosure Sale:

Date: Tuesday, June 7, 2016

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; **the earliest time at which the Foreclosure Sale will begin is 1:00.**

Place: Val Verde County Courthouse located at 400 Pecan Street, Del Rio, Texas 78840

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Lender's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Lender/Beneficiary, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Lender/Beneficiary's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Lender/Beneficiary's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Mortgage Servicer is representing Lender/Beneficiary in connection with the loan evidenced by the Note and secured by the Deed of Trust under a servicing agreement with Lender/Beneficiary. The address of Mortgage Servicer is set forth above.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

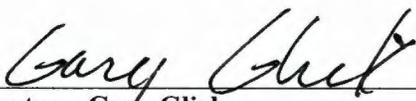
If Lender/Beneficiary passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by [Lender/Beneficiary]. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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



Trustee - Gary Glick

Notice of Foreclosure Sale

May 9, 2016

FILED
On: May 11, 2016 at 11:49A
Receipt# - 128002
Generosa Gracia-Ramon
County Clerk, Val Verde County, TX
By *MUR*, Deputy

Deed of Trust ("Deed of Trust"):

Dated: April 27, 2007

Grantor: Jessica Villegas

Trustee: Gary Glick

Lender: Lake Ridge Ranch, LP

Recorded in: Instrument No. 00234437 of the real property records of Val Verde County, Texas

Secures: Real Estate Lien Note ("Note") in the original principal amount of \$33,000.00, executed by Jessica Villegas ("Borrower") and payable to the order of Lender

[Original] Property: Lot 77 containing 5.001 acres of land, more or less Phase 3A, Lake Ridge Ranch Subdivision, according to the plat thereof recorded in Slide #366A of the Map Records of Val Verde County, Texas and being replatted as Phase 3A Replat according to the plat thereof recorded in Slides #384 A&B of the Map Records of Val Verde County, Texas, together with all improvements, fixtures, and appurtenances thereto and mortgaged in the Deed of Trust and all rights and appurtenances thereto

Substitute Trustee: Gary Glick or Jane Whaley

[Substitute] Trustee's Address: 1301 S. Capital of Texas Hwy. #A234, Austin, TX 78746

Mortgage Servicer: Lone Star Land Company

Mortgage Servicer's Address: P.O. Box 4688; Horseshoe Bay, TX 78657

Foreclosure Sale:

Date: Tuesday, June 7, 2016

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; **the earliest time at which the Foreclosure Sale will begin is 1:00.**

Place: Val Verde County Courthouse located at 400 Pecan Street, Del Rio, Texas 78840

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Lender's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Lender/Beneficiary, the owner and holder of the Note, has requested

Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Lender/Beneficiary's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Lender/Beneficiary's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Mortgage Servicer is representing Lender/Beneficiary in connection with the loan evidenced by the Note and secured by the Deed of Trust under a servicing agreement with Lender/Beneficiary. The address of Mortgage Servicer is set forth above.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

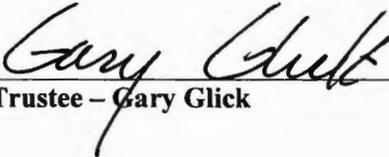
If Lender/Beneficiary passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by [Lender/Beneficiary]. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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


Trustee - Gary Glick

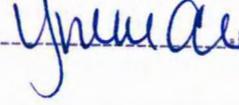
Notice of Foreclosure Sale

May 16, 2016

FILED
On: May 16, 2016 at 03:22P

Receipt# - 128123

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

By  Deputy

Deed of Trust ("Deed of Trust"):

Dated: November 21, 2008

Grantor: M&C, LLC

Trustee: ANTONIO HERNANDEZ

Lender: AMISTAD BANK

Recorded in: Document No. 00247533 of the Official Public Records of Val Verde County, Texas modified and extended by Modification and Extension of Real Estate Note and Lien recorded in Document No. 00281399, Official Public Records of Val Verde County, Texas; further modified and extended by Modification and Extension of Real Estate Note and Lien dated effective February 21, 2014, filed or to be filed in the Official Public Records of Val Verde County, Texas.

Legal Description: Tract I: Situated in Val Verde County and being more particularly described in Exhibit "A" attached hereto and made a part hereof.

Tract II: Situated in Val Verde County, Texas and being more particularly described in Exhibit "B" attached hereto and made a part hereof.

Secures: Promissory Note ("Note") in the original principal amount of \$390,000.00, executed by M&C, LLC ("Borrower") and payable to the order of Lender

Property: The real property, improvements, and personal property described in and mortgaged in the Deed of Trust, including the real property described in the attached Exhibit "A" and "B", and all rights and appurtenances thereto

Assignment: The Note and the liens and security interests of the Deed of Trust were transferred and assigned by AMISTAD BANK to MAX & MAC, LLC by an instrument dated April 24, 2014, recorded in Document No. 00283370 of the real property records of Val Verde County, Texas

Substitute Trustee: C. PAT ELLIS

Substitute Trustee's

Address: 304 E. Losoya Street, Del Rio, Texas, 78840

Foreclosure Sale:

Date: Tuesday, June 7, 2016

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 A.M..

Place: Pecan Street Entrance
Val Verde County Courthouse
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 MAX & MAC, LLC'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, MAX & MAC, LLC, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of MAX & MAC, LLC's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with MAX & MAC, LLC's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If MAX & MAC, LLC 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

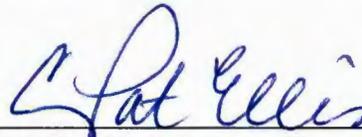
been released of public record from the lien and/or security interest of the Deed of Trust by MAX & MAC, LLC. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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

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.



C. PAT ELLIS, Substitute Trustee
304 E. Losoya Street
Del Rio, Texas 78840
Telephone (830) 778-1515
Telecopier (830) 775-6760

BEGINNING at the intersection of the East line of Lakeview Drive with the South line of U.S. Highway No. 90, as shown on plat recorded in Volume 3, Page 78, of the Map Records of Val Verde County, Texas, said point being South 89 deg. 50 min. West 1688 feet from the East line of Survey No. 19, Block 5, G.C. & S.F. R.R. Co., and North 00 deg. 57 min. East 2004.0 feet from the Southeast corner of said Survey No. 19, for a corner of this tract;

THENCE North 89 deg. 50 min. East 200 feet with the South line of U.S. Highway No. 90 to a point for Northeast corner of this tract;

THENCE South 00 deg. 10 min. East 330 feet to a point for a corner of this tract;

THENCE North 89 deg. 50 min. East 90 feet to a point for a corner of this tract;

THENCE South 00 deg. 10 min. East 171.6 feet to a point for a corner of this tract;

THENCE Westerly along arc of curve to left with degree of curve of 7 deg. 19.6 min., radius of 782.0 feet, and delta angle of 20 deg. 18 min., 227.02 feet to p.t. of curve for a corner of this tract;

THENCE South 69 deg. 32 min. West 32.9 feet to a point for a corner of this tract;

THENCE North 65 deg. 04 min. West 28.09 feet to p.c. of curved East boundary of Lakeview Drive, for a corner of this tract;

THENCE Northerly 201.6 feet along the curved East boundary of said Lakeview Drive, degree of curvature to right being 9 deg. 13.1 min. delta angle 38 deg. 00 min., and radius of 621.5 feet to p.t. of curve for a corner of this tract;

THENCE North 00 deg. 10 min. West 330.0 feet along the East boundary of Lakeview Drive to a point for the most Westerly Northwest corner of this tract;

THENCE North 44 deg. 50 min. East 28.28 feet along the East line of Lakeview Drive to the PLACE OF BEGINNING;

EXHIBIT A

BEING a 0.204 acre tract of land, more or less, out of and part of Survey No. 19, Block 5, G.C. & S.F.R.R.Co., Val Verde County, Texas, and out of and part of 7.097 acre tract of land as described in a Warranty Deed, dated February 21, 1989, from Lake Amistad Property, Inc., to Clifford E. Everett, et ux, of record in Vol. 509, Pages 145-148 of the Deed Records of Val Verde County, Texas.

DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a $\frac{1}{2}$ inch iron stake for the Southeast corner of a 3.03 acre tract of land as described in Deed from Dewey Tarkington, et al, to Diablo Inn Enterprises of Record in Vol. 415, Page 383 of the Deed Records of Val Verde County, Texas, for a corner of tract of land as described in Deed from Amistad Land Company, Inc. to Outdoor Recreation, Inc. (Holiday Travel Park) of Record in Vol. 233, Page 1 of said Deed Records, for the Northeast corner of said Everett 7.097 acre tract and for the Northeast corner of this tract;

THENCE S. $77^{\circ}50'47''$ W. 75.6 ft., to a $\frac{1}{2}$ inch iron stake for a corner of this tract;

THENCE S. $7^{\circ}02'33''$ W. 48.75 ft., to a $\frac{1}{2}$ inch iron stake for the Southeast corner of this tract;

THENCE S. $76^{\circ}35'36''$ W. 177.01 ft., to a $\frac{1}{2}$ inch iron stake in the West line of said Everett 7.097 acre tract for the Southwest corner of this tract;

THENCE N. $0^{\circ}43'25''$ W. 41.25 ft., to a $\frac{1}{2}$ inch iron stake for a corner of said Diablo Inn Enterprises Tract, for the Northwest corner of said Everett Tract and for the Northwest corner of this tract;

THENCE N. $69^{\circ}32'$ E. 32.9 ft., to a $\frac{1}{2}$ inch iron stake for a corner of said Diablo Inn Enterprises Tract, a corner of said Everett Tract and for a corner of this Tract;

THENCE Northeasterly 227.02 ft., with arc of curve to the Right having a degree of curve of $7^{\circ}19'37''$, Radius of 782.0 ft., Chord of 226.22 ft., and a Chord bearing of N. $77^{\circ}50'47''$ E. to the place of **BEGINNING**.

EXHIBIT B

FILED
On: May 16, 2016 at 03:26P
Receipt# - 128125
Generosa Gracia-Ramon
County Clerk, Val Verde County, TX
By Yvonne A. [Signature] 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 Requests: 1-866-874-5860
Pay Off Requests: 1-800-561-4567

TS#: 16-16338

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 6/16/2006, Lorena B. Rodarte, joined herein pro forma by her husband, Juan Ramon Perez Sifuentes and Luisa A. Rodarte, a single person, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of Scott R. Valby, as Trustee, Mortgage Electronic Registration Systems, Inc., solely as nominee for Ameripro Funding, Inc., a corporation, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$53,576.00, payable to the order of Mortgage Electronic Registration Systems, Inc., solely as nominee for Ameripro Funding, Inc., a corporation, which Deed of Trust is Recorded on 6/21/2006 as Volume 0226629, Book 1005, Page 534, and under loan modification recorded 06/11/2013, in Document No. 00277776 increasing the amount to \$66,620.63, and extending the maturity date to 12/01/2042 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 TEN (10), BLOCK FIFTY-NINE (59), 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.

Commonly known as: **719 EAST MORIN STREET, 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, Billie C. Lewis, Jr., Blake Lewis, Calvin Speer, Wendy Speer, Melody Speer, Frederick Britton, Jack Burns II, Evan Press, Shelia Blake, Pamela Thomas, Patricia Sanders, Kristopher Holub, Patrick Zwiers, Kelley Burns, Tanya Graham, Daniel Willsie** 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 **BANK OF AMERICA, N.A.**, 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



4575279

agreement and Texas Property Code Section 51.0025, Carrington Mortgage Services, LLC is authorized to administer the foreclosure referenced herein.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on **TUESDAY, 6/7/2016 at 1:00 PM**, 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 Val Verde County Courthouse, 400 Pecan Street, Del Rio, TX 78840**

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.

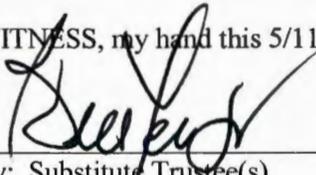
If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

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 5/11/2016


By: Substitute Trustee(s)

~~Billie C. Lewis, Jr., Blake Lewis, Calvin Speer, Wendy Speer, Melody Speer, Billie C. Lewis, Jr., Blake Lewis, Calvin Speer, Wendy Speer, Melody Speer, Frederick Britton, Jack Burns H, Evan Press, Shelia Blake, Pamela Thomas, Patricia Sanders, Kristopher Holub, Patrick Zwiers, Kelley Burns, Tanya Graham, Daniel Willste~~

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.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Property To Be Sold. The property to be sold is described as follows:

SITUATED IN VAL VERDE COUNTY, TEXAS, AND BEING LOT NINE (9), BLOCK "H", BUENA VISTA SUBDIVISION TO THE CITY OF DEL REIO, TEXAS, ACCORDING TO THE PLAT OF RECORD IN VOLUME 2, PAGE 59, MAP RECORDS, VAL VERDE COUNTY, TEXAS ("Property").

Instrument To Be Foreclosed. The instrument to be foreclosed is a Deed of Trust filed in the Official Public Records of Real Property of Val Verde County, Texas, and recorded under Instrument No. 273856, on October 26, 2012.

Date, Time, And Place Of Sale. The sale is scheduled to be held at the following date, time, and place:

Date: Tuesday, June 7, 2016

Time: The sale will begin no earlier than 10:00 o'clock a.m. or no later than three (3) hours thereafter. The sale will be completed by no later than 1:00 o'clock p.m.

Place: Front steps of courthouse, or as further designated by the County Commissioners.

Terms Of Sale. 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, and will be conducted as a public auction to the highest bidder for cash or certified funds. 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 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 Substitute Trustee.

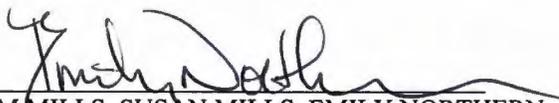
Administration Of Foreclosure By Mortgage Servicer. Planet Home Lending, LLC is the Mortgagee and is acting as its own Mortgage Servicer, with an address of 321 Research Parkway, Suite 303, Meriden, CT 06450.

Default And Request To Act. Default has occurred under the Deed of Trust, and the beneficiaries have requested me, as Substitute Trustee, to conduct this sale. Notice is given that before the sale the Mortgage Servicer, on behalf of the Mortgagee, 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 THE 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.

Date: May 13, 2016

FILED
On: May 17, 2016 at 02:21P
Receipt# - 128152
Generosa Gracia-Ramon
County Clerk, Val Verde County, TX
By: Generosa Gracia-Ramon, Deputy


JIM MILLS, SUSAN MILLS, EMILY NORTHERN,
ALEXANDRA ZOGRAFOS HOLUB, SANDRA
CANTU, NANCY GOMEZ, LEO GOMEZ, OR
THOMAS D. PRUYN, Substitute Trustee, c/o 2311
Canal Street, Suite 124, Houston, Texas 77003

Return To:
Pruyn Law Firm, PLLC
2311 Canal Street, Suite 124
Houston, Texas 77003

FILED
On: May 17, 2016 at 03:04P

Receipt# - 128155

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

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 TWO (2), BLOCK FOUR (4), CENIZA HILLS UNIT 1 SUBDIVISION TO THE CITY OF DEL RIO, TEXAS, ACCORDING TO THE PLAT OF RECORD IN VOLUME 3, PAGE 131, MAP RECORDS, VAL VERDE COUNTY, TEXAS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 04/12/2010 and recorded in Document 00258875 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: 07/05/2016

Time: The sale will begin no earlier than 01:00 PM or no later than three hours thereafter.

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 ARTHUR L MUNOZ, provides that it secures the payment of the indebtedness in the original principal amount of \$277,500.00, 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. Order to Foreclose. Nationstar Mortgage LLC d/b/a Champion Mortgage Company obtained a Order from the 83rd District Court of Val Verde County on 05/09/2016 under Cause No. 32425. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.

7. 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, 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
Parkway Office Center, Suite 900
14160 North Dallas Parkway
Dallas, TX 75254

BILLIE C. LEWIS, JR., CALVIN SPEER, WENDY SPEER,
MELODY SPEER OR BLAKE LEWIS
c/o AVT Title Services, LLC
13770 Noel Road #801529
Dallas, TX 75380-1529

