

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

VAL VERDE County

Deed of Trust Dated: March 19, 2003

Amount: \$67,140.00

Grantor(s): ADAM DAVID CHAVEZ and SANDRA CHAVEZ

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

FILED
On: Oct 12, 2017 at 01:48P

Receipt# - 137725

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

FOR REGISTERED 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"

Date of Sale: December 5, 2017 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 MORTGAGE SERVICER.


RACHEL U. 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 Foreclosure Sale

October 24, 2017

FILED
On: Oct 24, 2017 at 02:41P
Receipt# - 137925
Generosa Gracia-Ramon
County Clerk, Val Verde County, TX
By e Deputy

Deed of Trust ("Deed of Trust"):

Dated: July 27, 2009
Grantor: Leticia Elguezabal
Trustee: F. David Ortiz
Lender: Filemon Ortiz, Jr. and Maria Elena Ortiz
Recorded in: Document Number 00252282 of the real property records of Val Verde County, Texas
Legal Description: Situated in Val Verde County, Texas, and being Lot Five B (5B), Block "Q", Cienegas Terrace Estates near the City of Del Rio, Texas, according to the Plat of record in Slide 419, Map Records, Val Verde County, Texas, and being a replat of Lot 5, Block Q, Cienegas Terrace Estates.
Secures: Promissory Note ("Note") in the original principal amount of \$64,800.00, executed by Leticia Elguezabal ("Borrower") and payable to the order of Lender

Foreclosure Sale:

Date: Tuesday, December 5, 2017
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 1:30 P.M. and not later than three hours thereafter.
Place: 400 Pecan St, Del Rio, Texas at the front door of the Val Verde County Courthouse.
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 Filemon Ortiz, Jr. and Maria Elena Ortiz'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, Filemon Ortiz, Jr. and Maria Elena Ortiz, the owners and holders of the Note, have requested Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Filemon Ortiz, Jr. and Maria Elena Ortiz's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Filemon Ortiz, Jr. and Maria Elena Ortiz'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.

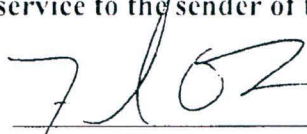
If Filemon Ortiz, Jr. and Maria Elena Ortiz pass the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

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 Filemon Ortiz, Jr. and Maria Elena Ortiz. 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.



F. David Ortiz
310 N. Main Street
DEL RIO, TX 78840
Telephone (830) 775-0544
Telecopier (830) 775-5131

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 05/17/2007
Grantor(s): NICHOLE CAHERO, JOINED HEREIN PRO FORMA BY HER HUSBAND, LUCIANO CAHERO, JR.
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR HOME LOAN CORPORATION DBA EXPANDED MORTGAGE CREDIT, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$221,224.00
Recording Information: Book 01054 Page 00176 Instrument 00234287
Property County: Val Verde
Property: SITUATED IN VAL VERDE COUNTY, TEXAS, AND BEING LOT ONE (1), BLOCK NINE (9) CENIZA HILLS UNIT XV SUBDIVISION TO THE CITY OF DEL RIO, TEXAS, ACCORDING TO THE PLAT OF RECORD IN SLIDE 337-B, MAP RECORDS, VAL VERDE COUNTY, TEXAS.
Reported Address: 300 SILVER SAGE DRIVE, DEL RIO, TX 78840-2150

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: Nationstar Mortgage LLC d/b/a Mr. Cooper
Mortgage Servicer: Nationstar Mortgage LLC d/b/a Mr. Cooper
Current Beneficiary: Nationstar Mortgage LLC d/b/a Mr. Cooper
Mortgage Servicer Address: 8950 Cypress Waters Blvd., Coppell, TX 75019

SALE INFORMATION:

Date of Sale: Tuesday, the 5th day of December, 2017
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, Michael Burns, Braden Barnes, Elizabeth Hayes, Michael Hupf, Marilyn Jones, Suzanne Suarez, Jack Withem, 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, Michael Burns, Braden Barnes, Elizabeth Hayes, Michael Hupf, Marilyn Jones, Suzanne Suarez, Jack Withem, 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, Michael Burns, Braden Barnes, Elizabeth Hayes, Michael Hupf, Marilyn Jones, Suzanne Suarez, Jack Withem, 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,

Buckley Madole, P.C.



9948-3813

2147011071

PG1

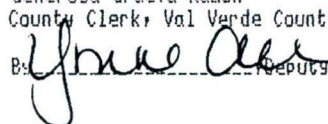
POSTPKG

FILED

On: Oct 31, 2017 at 11:05A

Receipt# - 138045

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

By:  Deputy

Notice of Foreclosure Sale

November 2, 2017

FILED
On: Nov 02, 2017 at 09:59A
Receipt# - 138094

Deed of Trust ("Deed of Trust"):

Dated: June 21, 2016

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

Grantor: ALEX PEREZ and ZINNIA VERENICE GARCIA

Trustee: RICHARD F. GUTIERREZ

Lender: RAYMUNDO DURAN and CONSUELO DURAN

Recorded in: Document No. 00296326 of the Official Public Records of Val Verde County, Texas.

Legal Description: Situated in Val Verde County, Texas and being Lot Six (6) Block Four (4), Sundance Estates Unit I, near the City of Del Rio, Val Verde County, Texas, according to the plat of record in Volume 5, Pages 35-36, Map Records, Val Verde County, Texas.

Secures: Promissory Note ("Note") in the original principal amount of \$32,000.00, executed by ALEX PEREZ and ZINNIA VERENICE GARCIA ("Borrower") and payable to the order of Lender.

Property: The real property, improvements, and personal property described in and mortgaged in the Deed of Trust, including the real property described above, and all rights and appurtenances thereto.

Foreclosure Sale:

Date: December 5, 2017

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

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

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

Default has occurred in the payment of the Note and in the performance of the obligations of the

Deed of Trust. Because of that default, LENDER, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

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

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

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

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

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

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

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



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

605 ALDERETE LANE
DEL RIO, TX 78840

00000006741433

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: December 05, 2017

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.

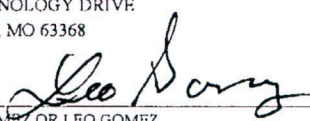
3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated September 01, 2004 and recorded in Document CLERK'S FILE NO. 0211161 real property records of VAL VERDE County, Texas, with JENNIE OWENS, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JENNIE OWENS, securing the payment of the indebtednesses in the original principal amount of \$155,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. MASTR ALTERNATIVE LOAN TRUST 2004-13 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-13, U.S. BANK NATIONAL ASSOCIATION is the current mortgagee of the note and Deed of Trust or Contract Lien.

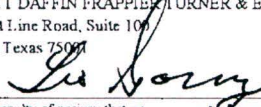
5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

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

c/o CITIMORTGAGE, INC.
1000 TECHNOLOGY DRIVE
O'FALLON, MO 63368


NANCY GOMEZ OR LEO GOMEZ
Substitute Trustee

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

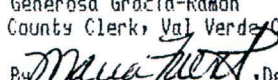
My name is  and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on 11/13/17 I filed at the office of the VAL VERDE County Clerk and caused to be posted at the VAL VERDE County courthouse this notice of sale.

Certificate of Posting

LEO GOMEZ
Declarant's Name:
Date: 11/13/17

FILED
On: Nov 13, 2017 at 01:29P

Receipt# - 138268

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

Deputy



NOS00000006741433

00000006741433

VAL VERDE

EXHIBIT "A"

SITUATED IN VAL VERDE COUNTY, TEXAS AND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS ON ATTACHED EXHIBIT "A", AND BEING THE SAME PROPERTY CONVEYED TO THE INSURED HEREIN BY DEED DATED SEPTEMBER 29, 1997, EXECUTED BY JESSE R. LATHAM AND BILLYE B. LATHAM, FILED AND RECORDED IN VOLUME 671, PAGES 245-247, OF THE OFFICIAL PUBLIC RECORDS OF VAL VERDE COUNTY, TEXAS.

SURVEY PLAT SHOWING 4.604-ACRE TRACT OF LAND OUT OF AND PART OF SECTION 4, DIVISION B, SURVEY NO. 160, W. FISBAUGH AND OUT OF AND PART OF TRACTS OF LAND AS DESCRIBED IN THE FOLLOWING DEEDS FROM WANDA LEE BRYAN TO JESSE R. LATHAM, ET UX, OF RECORD IN VOLUME 249, PAGE 90, RICHARD M. LATHAM, ET UX, TO J.R. LATHAM OF RECORD IN VOLUME 200, PAGE 255, DON R. HOWARD, ET UX, TO JESSE R. LATHAM OF RECORD IN VOLUME 249, PAGE 170 AND LOUIS BERGMANN, ET UX, TO BILLY B. LATHAM ET VIR, OF RECORD IN VOLUME 455, PAGE 26 OF THE DEED RECORDS OF VAL VERDE COUNTY, TEXAS.

DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING AT A 1/2 INCH IRON STAKE SET IN THE NORTHWEST LINE OF ALDERETE STREET FOR THE SOUTH CORNER OF SAID LATHAM PROPERTY, THE EAST CORNER OF TRACT OF LAND AS DESCRIBED IN DEED FROM NICOLAS FLORES, ET UX, TO HENRY AVILA, ET UX, OF RECORD IN VOLUME 134, PAGE 268 OF SAID DEED RECORDS, AND FOR THE SOUTH CORNER OF THIS TRACT;

THENCE N. 45 DEG. 00' W. 325.0 FT., WITH FENCE TO A 2-INCH PIPE CORNER POST FOR THE NORTH CORNER OF AVILA TRACT, A CORNER OF LATHAM TRACT AND FOR A CORNER OF THIS TRACT;

THENCE N. 43 DEG. 53' 58" E. 21.56 FT., WITH FENCE TO A 2-INCH PIPE CORNER POST FOR A CORNER OF THIS TRACT;

THENCE N. 44 DEG. 49' 08" W. 516.93 FT., WITH A FENCE TO A 1/2 INCH IRON STAKE SET AT A 3-WAY FENCE CORNER POST FOR THE WEST CORNER OF THIS TRACT;

THENCE N. 45 DEG. 10' 52" E. 224.7 FT., WITH A FENCE TO A 4-INCH PIPE CORNER POST FOR THE NORTH CORNER OF SAID LATHAM TRACT AND FOR A CORNER OF THIS TRACT;

THENCE S. 45 DEG. 33' 04" E. 841.67 FT., WITH FENCE TO A 1/2 INCH IRON STAKE SET IN THE NORTHWEST LINE OF ALDERETE STREET FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE S. 45 DEG. 00' 17" W. 256.05 FT., WITH THE NORTHWEST LINE OF ALDERETE STREET TO THE PLACE OF BEGINNING.



NOS00000006741433

Notice of Foreclosure Sale

November 13, 2017

Deed of Trust to Secure Assumption ("Deed of Trust"):

Dated: March 19, 20015

Grantor: Guadalupe Lozano

Trustee: Gary Glick

Lender: Lake Ridge Ranch, LP

Recorded in: Instrument No. 00289513 of the real property records of Val Verde County, Texas

Secures: Real Estate Lien Note ("Note") in the original principal amount of \$24,000.00, executed by Richard Jimenez and assumed by Guadalupe Lozano ("Borrower") and payable to the order of Lender

[Original] Property: Lot 133 containing 1.700 acres of land, more or less Phase 3B, Lake Ridge Ranch Subdivision, according to the plat thereof recorded in Slide #385A and #385B 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, December 5, 2017

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

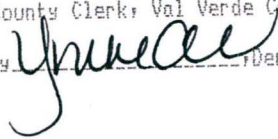
Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Lender's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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.

FILED
On: Nov 14, 2017 at 10:33A

Receipt# - 138294

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

By  Deputy

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

November 13, 2017

Deed of Trust ("Deed of Trust"):

Dated: January 7, 2011

Grantor: Jorge Alberto Montemayor

Trustee: Gary Glick

Lender: Lake Ridge Ranch, LP

Recorded in: Instrument No. 00262192 of the real property records of Val Verde County, Texas

Secures: Real Estate Lien Note ("Note") in the original principal amount of \$26,500.00, executed by Jorge Alberto Montemayor ("Borrower") and payable to the order of Lender

[Original] Property: Lot 298 containing 1.002 acres of land, more or less Phase 3C, Lake Ridge Ranch Subdivision, according to the plat thereof recorded in Slide #440A and #440B 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, December 5, 2017

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

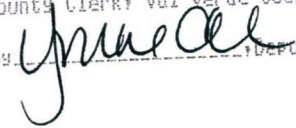
Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Lender's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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.

FILED
On: Nov 14, 2017 at 10:33A

Receipt# - 138294

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

By:  Deputy

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