

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#: 21-25420

FILED
On: Oct 07, 2021 at 10:35A

Receipt# - 164993

Generosa Gracia Ramon
County Clerk, Val Verde County, TX

By *Monica D*, Deputy

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 7/25/2018, **Alejandro Campos and Cindy Campos**, husband and wife, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of Thomas E Black, Jr., as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS BENEFICIARY, AS NOMINEE FOR MORTGAGE LENDERS OF AMERICA, LLC, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$141,882.00, payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS BENEFICIARY, AS NOMINEE FOR MORTGAGE LENDERS OF AMERICA, LLC, which Deed of Trust is Recorded on 7/26/2018 as Volume 00308929, 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 the Val Verde County, Texas, and being Lot Four (4), Block One (1), Kings Court Subdivision to the City of Del Rio, Texas, according to the plat of record in Volume 4, page 50, map records, Val Verde County, Texas.

Commonly known as: **110 PAULINE AVENUE, 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, Nancy Gomez, Leo Gomez, Calvin Speer, Wendy Speer, Melody Speer, Ramon Perez, Garrett Sanders, Marcia Chapa, Stacey Sanders, Amy Ortiz** 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 **WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST I**, 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.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on **12/7/2021 at 10:00 AM**, or no later than three (3) hours after such time, in **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.



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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 9/30/2021

WITNESS, my hand this 10-7-21

Monica Sandoval

By: Monica Sandoval, Trustee Sale Specialist,
Team Lead
Carrington Foreclosure Services, LLC as
authorized agent for Mortgagee or Mortgage
Servicer
1500 South Douglass Road, Suite 150
Anaheim, CA 92806

Billie C. Lewis, Jr.

By: Substitute Trustee(s)
Billie C. Lewis, Jr., Blake Lewis, Calvin Speer,
Nancy Gomez, Leo Gomez, Calvin Speer, Wendy
Speer, Melody Speer, Ramon Perez, Garrett
Sanders, Marcia Chapa, Stacey Sanders, Amy Ortiz
C/O Carrington Foreclosure Services, LLC
1500 South Douglass Road, Suite 150
Anaheim, CA 92806

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

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: BEING 5.013 ACRES OUT OF SURVEY 13, BLOCK 4, I. & G. H. RY. CO., VAL VERDE COUNTY, TEXAS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF A 5.015 ACRE TRACT CONVEYED TO MELVIN L. TATE AND WIFE, FAYE MARIE TATE, BY CORRECTION DEED RECORDED AT VOLUME 313, PAGE 394 OF THE DEED RECORDS OF SAID COUNTY, AND THE NORTHWEST CORNER THIS;

THENCE SOUTH 87 DEGREES 20 MINUTES 53 SECONDS EAST A DISTANCE OF 315.0 FEET TO THE NORTHEAST CORNER THIS;

THENCE SOUTH 02 DEGREES 36 MINUTES 07 SECONDS WEST A DISTANCE OF 693.09 FEET TO A POINT IN THE NORTH LINE OF RIMFIRE ROAD THE SOUTHEAST CORNER THIS;

THENCE NORTH 87 DEGREES 23 MINUTES 53 SECONDS WEST A DISTANCE OF 315.0 FEET WITH THE NORTH LINE OF SAID ROAD TO THE SOUTHWEST CORNER THIS;

THENCE NORTH 02 DEGREES 36 MINUTES 07 SECONDS EAST A DISTANCE OF 693.37 FEET TO THE POINT OF BEGINNING.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 03/11/2016 and recorded in Document 00294692 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: 12/07/2021

Time: 01:00 PM

Place: Val Verde County, 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 LEANNE RAWSON, provides that it secures the payment of the indebtedness in the original principal amount of \$282,750.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Reverse Mortgage Funding LLC is the current mortgagee of the note and deed of trust and REVERSE MORTGAGE FUNDING, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is Reverse Mortgage Funding LLC c/o REVERSE MORTGAGE FUNDING, LLC, 3900 Capital City Blvd., Lansing, MI 48906 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. *Substitute Trustee(s) Appointed to Conduct Sale.* In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, 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
Michael Zientz, Attorney at Law
Lori Liane Long, Attorney at Law
Chelsea Schneider, Attorney at Law
Ester Gonzales, Attorney at Law
Parkway Office Center, Suite 900
14160 Dallas Parkway
Dallas, TX 75254

FILED
On: Oct 07, 2021 at 10:38A

Receipt# - 164994

Generosa Gracia Ramon
County Clerk, Val Verde County, TX

By: Monica O. Deputy



I am Billie C. Lewis Jr. Certificate of Posting
whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230,
Houston, TX 77056. I declare under penalty of perjury that on Oct. 7, 2021 I filed this Notice of Foreclosure Sale at the office
of the Val Verde County Clerk and caused it to be posted at the location directed by the Val Verde County Commissioners Court.

Notice of Foreclosure Sale

October 20, 2021

FILED
On: Oct 20, 2021 at 03:26P

Receipt# - 165302

Generosa Gracia Ramon
County Clerk, Val Verde County, TX

Mary Grimes

Deed of Trust ("Deed of Trust"):

Dated: April 13, 2018

Grantor: MARTHA A. MARTINEZ and OSCAR ARREDONDO, III

Trustee: C. PAT ELLIS

Lender: MARICELA R. DE LA ROSA

Recorded in: Document No. 00307415 of the Official Public Records of Val Verde County, Texas

Legal Description: Being Lot Eight (8), in Block One (1), of the Kings Court Subdivision to the City of Del Rio, Texas, according to the plat thereof recorded in Volume 4, Page 50, of the Map Records of Val Verde County, Texas, and being the same property conveyed to Rogelio Flores Guerrero in Warranty Deed dated March 22, 2011 in Document No. 00263574 of the Official Public Records of Val Verde County, Texas.

Secures: Promissory Note ("Note") in the original principal amount of \$90,000.00, executed by MARTHA A. MARTINEZ and OSCAR ARREDONDO, III ("Borrower") and payable to the order of Lender.

Foreclosure Sale:

Trustee: C. PAT ELLIS

Date: Tuesday, December 7, 2021

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 A.M. and not later than three hours thereafter.

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

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Maricela R. De La Rosa'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, Maricela R. De La Rosa, the owner and holder of the Note, has requested Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Maricela R. De La Rosa's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Maricela R. De La Rosa'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 Maricela R. De La Rosa 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 Maricela R. De La Rosa. 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.

A handwritten signature in cursive script, reading "C. Pat Ellis". The signature is written in dark ink and is positioned above a horizontal line.

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

FILED
On: Nov 12, 2021 at 02:25P
Receipt# - 165795
Generosa Gracia Ramon
County Clerk, Val Verde County, TX
By *Muehler*, Deputy

NOTICE OF TRUSTEE'S SALE

Date: November 12, 2021

Substitute Trustee: Christopher J. Weber

Substitute Trustee's Address: 9150 Dietz Elkhorn Road
Fair Oaks Ranch, TX 78015

Mortgagee: OMICRON INVESTMENT COMPANY, INC., a Texas for-profit Corporation,
(a/k/a Omicron Investment Corporation)

Note: Note dated April 8, 2021 in the amount of \$47,047.36

Deed of Trust

Date: April 8, 2021

Grantor: IRMA LETICIA FLORES RAMON

Mortgagee: OMICRON INVESTMENT COMPANY, INC., a Texas bank

Recording information: Unknown

Property: Lot One (1), in Block Fifty-Seven (57), of the College Heights Addition, an addition to the City of Del Rio, Val Verde County, Texas, as shown by the Map or Plat recorded in Volume 1, Page 30, of the Map Records of Val Verde County, Texas, ALSO KNOWN AS 701 E. 8th Street, Del Rio, Val Verde County, Texas, recorded under Document Number 00312905

County: Val Verde

Date of Sale (first Tuesday of month): December 7, 2021

Time of Sale: Between the hours of 10:00 o'clock a.m. and 1:00 o'clock p.m.

Place of Sale: At the location designated by the Val Verde County Commissioners for public foreclosure sales

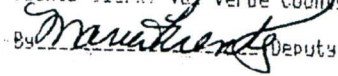
ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE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

POSTED NOTICE OF PUBLIC SALE

FILED
On: Nov 12, 2021 at 02:25P

Receipt# - 165795

Generosa Gracia Ramon
County Clerk, Val Verde County, TX

By  Deputy

Date: November 12, 2021

Security Agreement

Date: April 8, 2021

Debtor: IRMA LETICIA FLORES RAMON

Lender (Secured Party): OMICRON INVESTMENT COMPANY, INC., a Texas bank

Collateral: All of Debtor's interest in Lot One (1), in Block Fifty-Seven (57), of the College Heights Addition, an addition to the City of Del Rio, Val Verde County, Texas, as shown by the Map or Plat recorded in Volume 1, Page 30, of the Map Records of Val Verde County, Texas, ALSO KNOWN AS 701 E. 8th Street, Del Rio, Val Verde County, Texas, recorded under Document Number 00312905

Note

Date: April 8, 2021

Amount: \$47,047.36

Borrower (Obligor): IRMA LETICIA FLORES RAMON

Lender (Secured Party): OMICRON INVESTMENT COMPANY, INC., a Texas for-profit corporation (a/k/a Omicron Investment Company)

Date of Sale: December 7, 2021

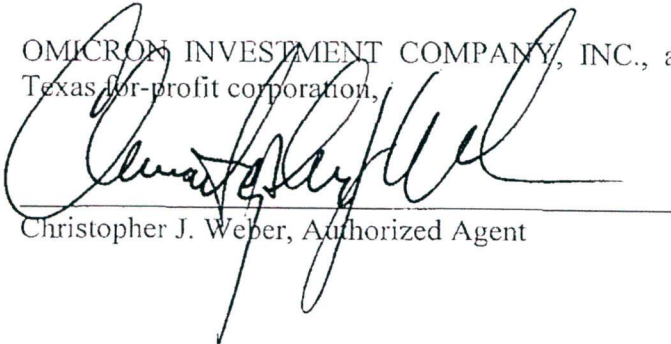
Place of Sale: At the location designated by the Val Verde County Commissioners for public foreclosure sales

Time of Sale: Between the hours of 10:00 o'clock a.m. and 1:00 o'clock p.m.

A default exists under the Security Agreement. Secured Party will sell the Collateral at public auction to the highest bidder for cash at the Place of Sale on the Date of Sale to satisfy the debt secured by the Security Agreement. The sale will begin at the Time of Sale.

THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION.

OMICRON INVESTMENT COMPANY, INC., a
Texas for-profit corporation,


Christopher J. Weber, Authorized Agent