

**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: 02/07/2023

Time: Between 1pm-4pm and beginning not earlier than 1pm-4pm or not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Val Verde County, pursuant to §51.002 of the Texas Property Code as amended: if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

**2. Terms of Sale. Highest bidder for cash.**

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 9/30/2019 and recorded in the real property records of Val Verde County, TX and is recorded under Clerk's File/Instrument Number 00316132, with Nanca Marie Rodriguez (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for LoanDepot.com, LLC mortgagee to which reference is herein made for all purposes.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by Nanca Marie Rodriguez, securing the payment of the indebtedness in the original amount of \$125,190.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. loanDepot.com, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to be Sold.** BEING LOT TWELVE (12), OF THE SANTA ROSA SUBDIVISION, AN ADDITION TO THE CITY OF DEL RIO, VAL VERDE COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT RECORDED IN VOLUME 2, PAGE 21, OF THE MAP RECORDS OF VAL VERDE COUNTY, TEXAS.

FILED  
On: Dec 15, 2022 at 02:42P

Receipts - 174104


Generosa Gracia Ramon  
County Clerk, Val Verde County, TX

By:  Deputy



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 §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above LoanDepot.com, LLC, as Mortgage Servicer, is representing the current Mortgagee whose address is:

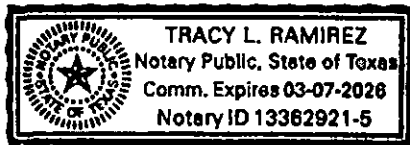
LoanDepot.com, LLC  
5465 Legacy Drive Suite 400  
Plano, TX 75024

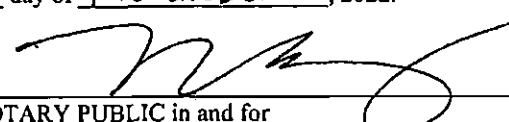
  
\_\_\_\_\_  
**SUBSTITUTE TRUSTEE**  
Billie C. Lewis, Jr., Blake Lewis, Calvin Speer  
1320 Greenway Drive, Suite 300  
Irving, TX 75038

STATE OF Texas  
COUNTY OF Val Verde

Before me, the undersigned authority, on this day personally appeared Billie C. Lewis Jr., as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 15<sup>th</sup> day of November, 2022.



  
\_\_\_\_\_  
NOTARY PUBLIC in and for  
Val Verde COUNTY  
My commission expires: 3-7-2026  
Print Name of Notary:  
Tracy L. Ramirez

**CERTIFICATE OF POSTING**

My name is Billie C. Lewis Jr., and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on November 15, 2022 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.

Declarants Name: Billie C. Lewis Jr.  
Date: 11-15-2022

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

FILED  
On: Dec 21, 2022 at 10:06A

Receipt# - 174195

Generosa Gracia Reason  
County Clerk, Val Verde County, TX

### Notice of [Substitute] Trustee Sale

By: *[Signature]*  
Deputy

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

#### 1. Date, Time and Place of Sale.

**Date:** 02/07/2023

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

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

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

**2. Terms of Sale:** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust. Any conveyance of the property is subject to all matters of record affecting the property.

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

**4. Appointment of Substitute Trustee:** In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent for the mortgage servicer has named and appointed, and by these presents does name and appoint 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.

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



### Notice of [Substitute] Trustee Sale

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

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

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

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

**C/O PHH Mortgage Corporation  
PO BOX 24605 West Palm Beach, FL 33416-4605  
Phone: 877-744-2506**

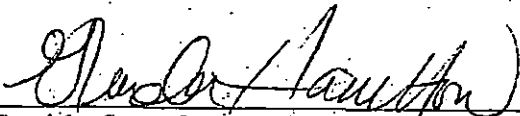
TS No.: 2019-02123-TX  
19-000919-673

### Notice of [Substitute] Trustee Sale

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

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

Date: December 20, 2022



Camisha Scott, Iman Walcott, Tanesha Humphrey, Claire Buxton, Glenda Hamilton – Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer.

C/O Power Default Services, Inc.  
2300 Lakeview Parkway, Suite 756  
Alpharetta, GA 30009  
Telephone: 855-427-2204  
Fax: 866-960-8298

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

I am Billie C. Lewis Jr. Certificate of Posting  
whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230,  
Houston, TX 77056. I declare under penalty of perjury that on December 21, 2022 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

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 LOTS THREE (3), FOUR (4), FIVE (5), AND SIX (6), BLOCK "H", RANCHITOS AMISTAD SUBDIVISION UNIT II NEAR THE CITY OF DEL RIO, TEXAS, ACCORDING TO THE PLAT OF RECORD IN VOLUME 3, PAGE 70, MAP RECORDS, VAL VERDE COUNTY, TEXAS.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 10/30/2020 and recorded in Document 00323428 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: 02/07/2023

Time: 10:00 AM


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 JOE VONN GRAVES AND YOLANDA GRAVES, provides that it secures the payment of the indebtedness in the original principal amount of \$489,250.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. CLICK N' CLOSE, INC. is the current mortgagee of the note and deed of trust and CLICK N' CLOSE, INC. is mortgage servicer. A servicing agreement between the mortgagee, whose address is CLICK N' CLOSE, INC. c/o CLICK N' CLOSE, INC., PO Box 2229, Addison, TX 75001 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 Lung, Attorney at Law  
Chelsea Schneider, Attorney at Law  
Ester Gonzales, Attorney at Law  
Karla Balli, Attorney at Law  
Parkway Office Center, Suite 900  
14160 Dallas Parkway  
Dallas, TX 75254

FILED  
On: Jan 03:2023 at 02:41P

Receipt# - 174296

Val Verde County Clerk  
County Clerk: Val Verde County, TX

By Mary Aguirre, 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 January 3, 2013 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**

January 6, 2023

FILED  
On: Jan 06, 2023 at 02:26P

Receipt# - 174402

Teresa Esther Chapoy  
County Clerk, Val Verde County, TX

By Miguel Ochoa, Deputy

Deed of Trust ("Deed of Trust"):

Dated: June 10, 2021

Grantor: JOSE MIGUEL AVILA ORTEGA and MICHELLE OCHOA

Trustee: RICHARD F. GUTIERREZ

Lender: RICHARD D. ANDREWS

Recorded in: Document No. 00327648 of the Official Public Records of Val Verde County, Texas.

Legal Description: Being Lot One (1), in Block "F", of the Alta Vista Unit III Subdivision, an addition near the City of Del Rio, Val Verde County, Texas, according to the map or plat of record in Volume 4, Page 116, of the Map Records of Val Verde County, Texas.

Secures: Promissory Note ("Note") in the original principal amount of \$100,000.00, executed by JOSE MIGUEL AVILA ORTEGA and MICHELLE OCHOA ("Borrower") and payable to the order of Lender.

Foreclosure Sale:

Date: Tuesday, February 7

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 RICHARD D. ANDREWS'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, RICHARD D. ANDREWS, 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 RICHARD D. ANDREWS's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with RICHARD D. ANDREWS'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 RICHARD D. ANDREWS 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 or superior 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 RICHARD D. ANDREWS. **Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.**

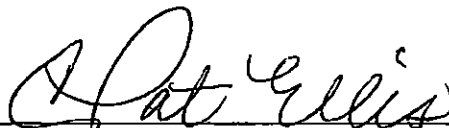
Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical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

**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.**

Sincerely yours,

A handwritten signature in cursive script that reads "C. Pat Ellis". The signature is written in black ink and is positioned above a horizontal line.

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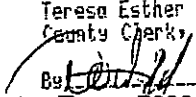
C. PAT ELLIS  
Attorney for RICHARD D. ANDREWS  
State Bar No.: 06561200  
304 E. Losoya Street  
Del Rio, Texas 78840  
(830) 778-1515  
(830) 460-3600

Certified Mail No. 7016 1970 0000 1672 0289  
Return Receipt Requested

FILED  
On: Jan 12, 2023 at 12:49P

Receipt# - 174500

Teresa Esther Chapoy  
County Clerk, Val Verde County, TX

By  Deputy

## NOTICE OF TRUSTEE'S SALE

**Date:** January 4, 2023

**Trustee:** Douglas A. Newton, Jr., P. O. Box 6312, San Antonio, Bexar County, Texas 78209

**Mortgagee:** DetCo, Inc., P. O. Box 6312, San Antonio, Bexar County, Texas 78209

### Deed of Trust:

Date: December 15, 2017

Grantor: Myriam Faz

Grantor's Mailing Address: 221 W. Strickland, Del Rio, TX 78840

Trustee: Douglas A. Newton, Jr., P. O. Box 6312, San Antonio, TX 78209

Beneficiary: DetCo, Inc., P. O. Box 6312, San Antonio, TX 78209

Recording Information: Document No. 00305390, Official Public Records of Val Verde County, Texas

### Deed with Vendor's Lien:

Date: December 15, 2017

Grantor: DetCo, Inc., P. O. Box 6312, San Antonio, Bexar County, TX 78209

Recording Information: Document #00305389, Official Public Records of Val Verde County, Texas

### Note:

Date: December 15, 2017

Amount: Thirty-Eight Thousand and no/100 (\$38,000.00) Dollars

Maker: Myriam Faz

Payee: DetCo, Inc.

Maturity Date: December 15, 2027

Terms of Payment: Monthly installments as provided in note

**Property:** Being Tract "B", a replat of Lot One (1), Block Seven (7), of the Fairview Addition, an addition to the City of Del Rio, Val Verde County, Texas, as shown by the Map or Plat recorded in slide 268, Side A, of the Map Records of Val Verde County, Texas.

**Date of Sale of Property:** February 7, 2023

**Earliest Time of Sale of Property:** 11:00 a.m. The sale will begin at the earliest time stated or within three hours after that time.

**Place of Sale of Property:** At the Val Verde County Courthouse at Del Rio, Texas at such place as designated by the Val Verde County, Texas, Commissioners' Court, pursuant to § 51.002 of the Texas Property code as the place where foreclosure sales are to take place (if no such place is so designated, the sale will take place in the area where this Notice of Trustee's Sale is posted.)

The deed of trust permits the Beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiling may be after the date originally scheduled for this sale.

Douglas A. Newton, Jr. is Trustee under the Deed of Trust. Mortgagee has instructed Trustee to offer the property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the property for sale at public action at

the Place of Sale, to the highest bidder for cash, "AS IS, WHERE IS," pursuant to section 51.0075 of the Texas Property Code. The 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 trustee or any substitute trustee.

**Terms of Sale:** The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the Beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

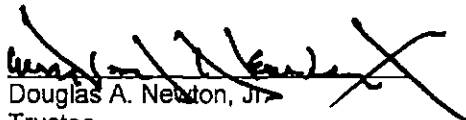
Those desiring to purchase the property will need to demonstrate their ability to pay their bid immediately in cash if their bid accepted.

The 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 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. The sale shall not cover any part of the property that has been released of public record from the lien of the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

**Type of Sale:** The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust executed by Grantors referenced above.

**Default and Request to Act:** Default has occurred under the deed of trust, and the beneficiary has requested me, as Trustee, to conduct this public sale. Notice is given that before the sale the beneficiary 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 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.**

  
Douglas A. Newton, Jr.  
Trustee  
P. O. Box 6312  
San Antonio, TX 78209  
Phone: (210)771-3711

**NOTICE OF FORECLOSURE SALE**

January 10, 2023

FILED  
On: Jan 12, 2023 at 01:04P

Receipt# - 174502

**Instrument No. 1 to be foreclosed: Deed of Trust**

Teresa Esther Chapoy  
County Clerk, Val Verde County, TX

By *[Signature]* Deputy

Dated: March 15, 2018  
Grantor: Lucas Gilliam  
Trustee: C. Pat Ellis  
Lender: Bart Cordell  
Recorded in: Recorded April 4, 2018 under Instrument No. 00306861, Official Public Records of Val Verde County, Texas

Secures: Promissory Note in the original principal amount of \$20,000.00, due and unpaid to Bart Cordell, Lender, executed by Lucas Gilliam, "Borrower"

Property 1 to be sold: Being a 4.82 acre tract out of and part of Survey No. 174, Poindexter and Burns, Abstract 1320, and out of and part of the abandoned 31.34 acre tract for the T. & N.O. Railroad Company as recorded in Volume 187, Page 65 of the Deed Records of Val Verde County, Texas

Substitute Trustee: Jonathan B. Cluck, 1580 S. Main St., Suite 200, Boerne, TX 78006  
Appointed December 2, 2022; Recorded December 6, 2022, under Doc. No. 2022-338661, Val Verde County Official Public Records

**Instrument No. 2 to be foreclosed: Deed of Trust**

Dated: February 28, 2017  
Grantor: Lucas Gilliam  
Trustee: C. Pat Ellis  
Lender: Bart Cordell  
Recorded in: Recorded April 4, 2018 under Instrument No. 00306861, Official Public Records of Val Verde County, Texas

Secures: Promissory Note dated February 28, 2017, in the Original Principal Amount of \$120,000.00, due and unpaid to Bart Cordell, Lender, executed by Lucas Gilliam, "Borrower"

Property 2 to be sold: Being a 132.299 acre tract of land, more or less, and being approximately 85 acres out of Poindexter and Burns Survey 176 and 47.299 acres out of Poindexter and Burns Survey 175. Said 132.299 acres being the same tract of land conveyed to Capitol Aggregates, Inc., a Texas corporation in Correction Warranty Deed dated April 1, 1982, recorded in Volume 520, Page 361, of the Deed Records of Val Verde County, Texas

Substitute Trustee: Jonathan B. Cluck, 1580 S. Main St., Suite 200, Boerne, TX 78006  
Appointed December 2, 2022; Recorded December 6, 2022, under  
Doc. No. 2022-338660, Val Verde County Official Public Records

**Foreclosure Sale:**

Date: Tuesday, February 7, 2023

Time: The sale of Property 1 and Property 2 (the "Properties") 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 begin is 10:00 a.m. and not later than three hours thereafter.

Place: Front steps of the 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 Properties will be sold to the highest bidder for cash, except that Bart Cordell's bid may be by credit against the indebtedness secured by the liens of the two (2) Deeds of Trust described hereinabove.

Default has occurred in the payment of the Notes and in the performance of the obligations of the Deeds of Trust. Because of these defaults, Bart Cordell, the owner and holder of the Notes, has requested the Substitute Trustee to sell the Properties.

The Deeds of Trust may encumber both real and personal property. Formal notice is hereby given of Bart Cordell's election to proceed against and sell both the real property and any personal property described in the Deeds of Trust in accordance with Bart Cordell's rights and remedies under the Deeds 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 Properties in accordance with the Terms of Sale described above, the Deeds of Trust, and applicable Texas law.

If Bart Cordell 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 Deeds of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deeds 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 Properties, if any, to the extent that they remain in force and effect and have not been subordinated to the Deeds of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Properties that have been released of public record from the lien and/or security interest of the Deeds of Trust by Bart Cordell. 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 Properties will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deeds of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Properties.

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.

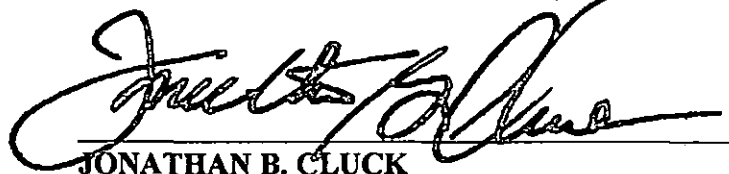
**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the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

Signed this 10th day of January 2023.



**JONATHAN B. CLUCK**  
THE NUNLEY FIRM, PLLC  
State Bar No. 04418050  
1580 S. Main Street, Suite 200  
Boerne, Texas 78006  
Telephone (830) 816-3333  
Telecopier (830) 816-3388  
Email: [jcluck@nunleyfirm.com](mailto:jcluck@nunleyfirm.com)

ATTORNEY FOR BART CORDELL, LENDER



**JONATHAN B. CLUCK**  
1580 S. Main Street, Suite 200  
Boerne, Texas 78006  
Telephone (830) 816-3333  
Telecopier (830) 816-3388  
Email: [jcluck@nunleyfirm.com](mailto:jcluck@nunleyfirm.com)

SUBSTITUTE TRUSTEE

**Notice of Foreclosure Sale**

FILED  
On: Jan 12, 2023 at 02:48P

February 7, 2023

Receipt# - 174512

Teresa Esther Chavez  
County Clerk, Val Verde County, TX

By Michael Lopez, Deputy

Deed of Trust ("Deed of Trust"):

Dated: March 7, 2022

Grantors: Joseph Martin Regitz, Jr and Courtney Ann Regitz

Trustee: John W. Carlson

Lender: Triad Land Investments, Ltd.

Recorded in: Clerk's File No. 00334196, Official Public Records of Val Verde County, Texas

Legal Description: Being the surface estate only of Tract No. One (1) of the Osman Canyon Ranch, consisting of 167.24 acres of land, more or less, lying and being situated in Val Verde County, Texas, as set forth and shown the plat recorded in Slide 596, Plat Records of Val Verde County, Texas.

Secures: Promissory Note ("Note") in the original principal amount of \$150,496.31, executed by Joseph Martin Regitz, Jr and Courtney Ann Regitz ("Borrower") and payable to the order of Lender

Foreclosure Sale:

Date: Tuesday, February 7, 2023

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 **10:15 A.M.** and not later than three hours thereafter.

Place: Front steps of the Val Verde County Courthouse, 400 Pecan St., 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 Triad Land Investments, Ltd.'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, Triad Land Investments, Ltd., 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 Triad Land Investments, Ltd.'s election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Triad Land Investments, Ltd.'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 Triad Land Investments, Ltd. 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 Triad Land Investments, Ltd.. 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.

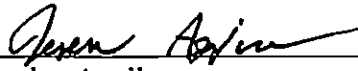
Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.


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.

Signed this 9 day of January, 2023

  
\_\_\_\_\_  
Jordan Aguilera  
Substitute Trustee

  
\_\_\_\_\_  
John W. Carlson  
Attorney for Mortgagee  
717 Sidney Baker Street  
Kerrville, Texas 78028  
Telephone (830) 896-4488  
Telecopier (830) 896-4474

**Notice of Foreclosure Sale**

February 7, 2023

FILED  
On: Jan 12, 2023 at 02:48P

Receipt# - 174512

Teresa Esther Chapoy  
County Clerk, Val Verde County, TX

By *mygull* Deputy

Deed of Trust ("Deed of Trust"):

Dated: April 4, 2022

Grantor: Fernando Sanchez

Trustee: John W. Carlson

Lender: Triad Land Investments, Ltd.

Recorded in: Clerk's File No. 00334330, Official Public Records of Val Verde County, Texas

Legal Description: Being the surface estate only of Tract No. 9 of the Osman Canyon Ranch, Phase 2, consisting of 55.83 acres of land, more or less, lying and being situated in Val Verde County, Texas, as set forth and shown the plat recorded in Slide 620, Plat Records of Val Verde County, Texas.

Secures: Promissory Note ("Note") in the original principal amount of \$71,601.00, executed by Fernando Sanchez ("Borrower") and payable to the order of Lender

Foreclosure Sale:

Date: Tuesday, February 7, 2023

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: Front steps of the 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 Triad Land Investments, Ltd.'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, Triad Land Investments, Ltd., 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 Triad Land Investments, Ltd.'s election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Triad Land Investments, Ltd.'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.

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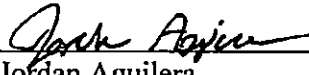
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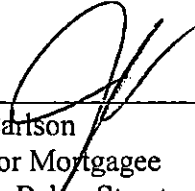
Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the 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.

Signed this 9 day of January, 2023

  
\_\_\_\_\_  
Jordan Aguilera  
Substitute Trustee

  
\_\_\_\_\_  
John W. Carlson  
Attorney for Mortgagee  
717 Sidney Baker Street  
Kerrville, Texas 78028  
Telephone (830) 896-4488  
Telecopier (830) 896-4474

FILED  
On: Jan 13, 2023 at 11:37A

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

Receipt# - 174530

Teresa Esther Chapoy  
County Clerk, Val Verde County, TX

By *MJ* Deputy

**Date:** January 11, 2023

**Substitute Trustee:** Kathleen Newton, P. O. Box 6312, San Antonio, Bexar County, TX 78209

**Beneficiary:** Douglas A. Newton, Jr., P. O. Box 6312, San Antonio, Bexar County, TX 78209

**Deed of Trust:**

Date: February 1, 2018

Grantor: Jose Alfredo Jasso and wife, Maria Jasso, 505 E. De La Rosa, Del Rio, TX 78840

Grantor's County: Val Verde

Beneficiary: Douglas A. Newton, Jr., P. O. Box 6312, San Antonio, Bexar County, TX 78209

Trustee: James Beauchamp, P. O. Box 12, Del Rio, Val Verde County, TX 78841

Recording Information: Document #00306253, Official Public Records of Val Verde County, Texas

**Property:**

Situated in Val Verde County, Texas, and being all of Lots Six (6) and Seven (7), Block Eighty-eight (88), Blum Addition to the City of Del Rio, Val Verde County, Texas.

**Note:**

Date: February 1, 2018

Amount: Twelve Thousand and no/100 (\$12,000.00) Dollars

Debtor: Jose Alfredo Jasso and wife, Maria Jasso

Holder: Douglas A. Newton, Jr.

Maturity Date: February 1, 2025

Terms of Payment: Monthly installments as provided in note

**Date of Sale of Property:** February 7, 2023

**Earliest Time of Sale of Property:** 11:00 a.m. The sale will begin at the earliest time stated or within three hours after that time.

**Place of Sale of Property:** At the Val Verde County Courthouse at such place as designated by the Val Verde County Commissioners' Court.

Kathleen Newton has been appointed Substitute Trustee in accordance with the Deed of Trust. Beneficiary has instructed Substitute Trustee to offer the property for sale toward the satisfaction of the Note.

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

**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.**

*Kathleen Newton*  
Kathleen Newton  
Substitute Trustee