

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: February 05, 2019

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

Place: THE STEPS AT THE FRONT OF THE MAVERICK COUNTY COURTHOUSE 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 June 25, 2007 and recorded in Document CLERK'S FILE NO. 143545; AS AFFECTED BY LOAN MODIFICATION AGREEMENT IN CLERK'S FILE NO. 186137 AND CLERK'S FILE NO. 197670 real property records of MAVERICK County, Texas, with JESUS RODRIGUEZ AND JUANITA RODRIGUEZ, grantor(s) and JPMORGAN CHASE BANK, N.A., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JESUS RODRIGUEZ AND JUANITA RODRIGUEZ, securing the payment of the indebtednesses in the original principal amount of \$119,652.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. JPMORGAN CHASE BANK, N.A. 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. JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o JPMORGAN CHASE BANK, NATIONAL ASSOCIATION
3415 VISION DRIVE
COLUMBUS, OH 43219

by Bertha Cardenas

NANCY GOMEZ, LEO GOMEZ, CALVIN SPEER, WENDY SPEER, MELODY SPEER, RAYMOND PEREZ, AMY ORTIZ, STACEY BENNETT, GARRETT SANDERS, BERTHA CARDENAS, OR DORIS S SANCHEZ
Substitute Trustee

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

Active Duty Notifications: Special Loans Unit /CHASE Home Lending Attn: SCRA/2210 Enterprise Drive /Florence, SC 29501 /Fax: 843 413 5433/scra.military.orders@chase.com

My name is Bertha Cardenas and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on 1/14th/2019 I filed at the office of the MAVERICK County Clerk and caused to be posted at the MAVERICK County courthouse this notice of sale.

Certificate of Posting

Declarants Name: Bertha Cardenas
Date: 1/14/2019

FILED
AT 4:18 O'CLOCK P.M.

JAN 14 2019

SARA MONTEMAYOR
County Clerk, Maverick County, Texas
By [Signature] Deputy



NOS00000008028201

EXHIBIT "A"

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND TOGETHER WITH ALL IMPROVEMENTS THEREON, AND BEING LOT 1, BLOCK 1, RANCHO ESCONDIDO NO. 2, UNIT 2, AN ADDITION TO THE CITY OF EAGLE PASS, MAVERICK COUNTY, TEXAS, AS SHOWN ON THE PLAT OF SAID UNIT 2 WHICH IS OF RECORD IN ENVELOPE 241, SIDE A, MAP RECORDS OF MAVERICK COUNTY, TEXAS.



NOS0000008028201

NOTICE OF FORECLOSURE SALE

State of Texas §
 §
County of Maverick §

Notice is hereby given of a public non-judicial foreclosure sale.

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

LOT 94, OF LOMA BONITA SUBDIVISION, MAVERICK COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN/UNDER ENVELOPE 94, SIDE 1, MAP/PLAT RECORDS, MAVERICK COUNTY, TEXAS.

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

Date: **February 5, 2019**
Time: The sale shall begin no earlier than **12:00 PM** or no later than three hours thereafter.
Place: **Maverick County Courthouse in Eagle Pass, Texas**, at the following location: the area designated by the Commissioners Court of **Eagle Pass, Maverick County, Texas**, 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 Substitute Trustee's Sale is posted).

The deed of trust permits the Mortgagee of Record 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.

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. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Pursuant to section 51.0075 of the Texas Property Code, the 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.

3. 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 Mortgagee of Record 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 is accepted.

1006633-1

FILED
AT 2:19 O'CLOCK P M

JAN 14 2019

SARA MONTEMAYOR
County Clerk, Maverick County, Texas
By [Signature] Deputy

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.

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.

4. **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 **Ernesto Zapata Castellanos and Ana Franco, Husband and Wife.**
5. **Obligations Secured.** The Deed of Trust is dated **February 13, 2015**, and is recorded in the office of the County Clerk of **Maverick County, Texas**, in/under **Document No. 185227, Book 1501, Page 482, Official Public Records of Maverick County, Texas.** The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to the promissory note in the original principal amount of **\$19,500.00**, executed by **Ernesto Zapata Castellanos**, and payable to the order of **International Bank of Commerce.**

Original Mortgagee: International Bank of Commerce.

Current Mortgagee of Record: International Bank of Commerce whose address is **8998 Research Blvd, 1st Floor, Austin, TX 78758.**

6. **Default and Request To Act.** Default has occurred under the deed of trust, and the beneficiary has requested me, as Substitute 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.

7. **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.**

Robertson Anschutz Veters, LLC
1500 CityWest Blvd., Suite 700
Houston, TX 77042

DATED January 14, 2019.



Bob Frisch, Vicki Rodriguez, Janice Stoner, Jo Woolsey,
Substitute Trustee
c/o Robertson Anschutz Veters, LLC
1500 CityWest Blvd., Suite 700
Houston, TX 77042
Phone: 713-244-1360

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.

Amended Notice of Trustee's Sale

Date: January 15, 2019

Promissory Note: As referenced in the Deed of Trust

Deed of Trust

Date: April 27, 2017
Grantor: Alberto Mauricio and Karina Mauricio
Lender: Terrenos Con Futuro, LLC
Property:

SITUATED IN MAVERICK COUNTY, TEXAS TO-WIT:
Being Lot 6, Block 22, in the Loma Linda Subdivision Unit 3, in Maverick County, Texas,
as sown on the plat of said Unit 3 which is of record in, Envelope 160, Side B, Map Records
of Maverick County, Texas.

Trustee: Kathryn Kluge, Catrina Purcell Longoria, or Patrick J. Kelly

Date of Sale (first Tuesday of month): February 5, 2019

Time of Sale: The sale shall begin no earlier than 1:00 p.m. or no later than three hours
thereafter. The sale shall be completed by no later than 4:00 P.M.

Place of Sale: At the steps at the front of the Maverick County Courthouse, 500 Quarry
Street, Eagle Pass, Maverick County, Texas 78852.

Default has occurred in the Deed of Trust. Grantor has failed to cure the default after
notice, and the period to cure has expired. Lender, the owner and holder of the Deed of Trust, has
designated Trustee to post, file, and serve notice of the sale and conduct the sale as prescribed by
section 51.002 of the Texas Property Code.

Trustee will sell the Property at public auction to the highest bidder for cash at the Place of
Sale on the Date of Sale to satisfy the unpaid balance of the Deed of Trust. The purchase price is
payable immediately on acceptance of the bid by the Trustee. The earliest time the sale will begin
is the Time of Sale, and the sale will be conducted no later than three hours after that time.

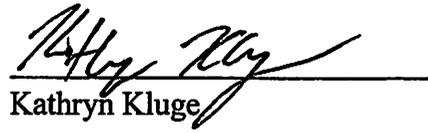
**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES
OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE
MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE
TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR
AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE**

FILED
AT 1:41 O'CLOCK P.M.

JAN 18 2019

SARA MONTEMAYOR
County Clerk, Maverick County, Texas

**UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY
MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**


Kathryn Kluge