

## NOTICE OF SUBSTITUTE TRUSTEE SALE

**Deed of Trust Date:**  
6/11/2012

**Grantor(s)/Mortgagor(s):**  
JORGE L. RODRIGUEZ AND DENISE  
RODRIGUEZ, HUSBAND AND WIFE  
**Current Beneficiary/Mortgagee:**  
Wells Fargo Bank, N.A.

**Original Beneficiary/Mortgagee:**  
MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE  
FOR SFMC, LP DBA SERVICE FIRST MORTGAGE  
COMPANY, ITS SUCCESSORS AND ASSIGNS

**Recorded in:**  
**Volume:** 1350  
**Page:** 333  
**Instrument No:** 171485

**Property County:**  
MAVERICK

**Mortgage Servicer:**  
Wells Fargo Bank, N.A. is representing the Current  
Beneficiary/Mortgagee under a servicing agreement with  
the Current Beneficiary/Mortgagee.

**Mortgage Servicer's Address:**  
1 Home Campus, MAC 2301-04C,  
West Des Moines, IA 50328

**Legal Description:** LOT 16, IN BLOCK 4, OF ROYAL RIDGE SUBDIVISION, UNIT 6, AN ADDITION TO  
THE CITY OF EAGLE PASS, MAVERICK COUNTY, TEXAS, AS SHOWN ON THE PLAT OF SAID UNIT 6  
WHICH IS OF RECORD IN ENVELOPE 98, SIDE 1, MAP RECORDS OF MAVERICK COUNTY, TEXAS.

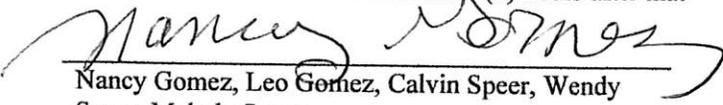
**Date of Sale:** 1/2/2019

**Earliest Time Sale Will Begin:** 10:00AM

**Place of Sale of Property:** STEPS AT THE FRONT OF THE COURTHOUSE ON QUARRY ST. OR  
AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA  
DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE  
TEXAS PROPERTY CODE.

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.

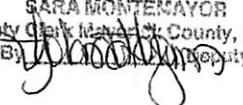
**Notice Pursuant to Tex. Prop. Code § 51.002(i):**  
Assert and protect your rights as member of  
the armed forces of the United States. If you  
or your spouse are serving on active military duty,  
including active military duty as a member of the  
Texas National or the National Guard of another  
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.

  
Nancy Gomez, Leo Gomez, Calvin Speer, Wendy  
Speer, Melody Speer  
or Thuy Frazier  
or Cindy Mendoza  
or Deanna Segovia, Substitute Trustee  
MCCARTHY & HOLTHUS, LLP  
1255 WEST 15TH STREET, SUITE 1060  
PLANO, TX 75075

FILED  
AT 11:02 O'CLOCK A M

NOV 29 2018

**MH File Number:** TX-18-69479-POS  
**Loan Type:** VA

SARA MONTENAYOR  
County Clerk, Maverick County, Texas  
By: 

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

**Deed of Trust Date:**  
2/20/2004

**Original Beneficiary/Mortgagee:**  
BANK OF AMERICA, N.A.

**Recorded in:**  
**Volume:** 789  
**Page:** 80  
**Instrument No:** 121696

**Mortgage Servicer:**  
Bank of America, N.A. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

**Grantor(s)/Mortgagor(s):**  
ROSARIO M FLORES AND JOSE E FLORES,  
MARRIED TO EACH OTHER  
**Current Beneficiary/Mortgagee:**  
DEUTSCHE BANK TRUST COMPANY  
AMERICAS, AS TRUSTEE FOR THE  
CERTIFICATEHOLDERS OF DOVER  
MORTGAGE CAPITAL 2005-A CORPORATION,  
GRANTOR TRUST CERTIFICATES, SERIES  
2005-A  
**Property County:**  
MAVERICK

**Mortgage Servicer's Address:**  
7105 Corporate Drive,  
Plano, TX 75024

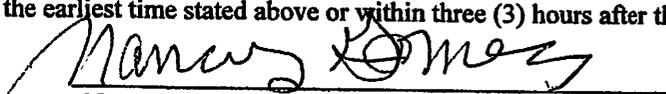
**Legal Description:** BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL IMPROVEMENTS THEREON, AND BEING LOT 1, IN BLOCK 6, VISTA HERMOSA UNIT 11 & 12, IN THE CITY OF EAGLE PASS, MAVERICK COUNTY, TEXAS, AS SHOWN ON THE PLAT OF SAID UNITS WHICH IS OF RECORD IN ENVELOPE 108, SIDE A, MAP RECORDS OF MAVERICK COUNTY, TEXAS

**Date of Sale:** 1/2/2019

**Earliest Time Sale Will Begin:** 10:00AM

**Place of Sale of Property:** STEPS AT THE FRONT OF THE COURTHOUSE ON QUARRY ST. OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

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.



**Notice Pursuant to Tex. Prop. Code § 51.002(i):**  
Assert and protect your rights as member of the armed forces of the United States. If you or your spouse are serving on active military duty, including active military duty as a member of the Texas National 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.

Nancy Gomez, Leo Gomez, Calvin Speer, Wendy Speer, Melody Speer or Thuy Frazier or Cindy Mendoza or Deanna Segovia, Substitute Trustee  
MCCARTHY & HOLTHUS, LLP  
1255 WEST 15TH STREET, SUITE 1060  
PLANO, TX 75075

**MH File Number:** TX-17-32927-HE  
**Loan Type:** Conventional Residential

FILED  
AT 11:02 O'CLOCK AM

NOV 29 2018

SARA MONTEMAYOR  
County Clerk, Maverick County, Texas  


FILED  
AT 10:30 O'CLOCK A.M.

DEC 07 2018

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

**Notice of Substitute Trustee's Sale**

**Date:** December 7th, 2018

**Substitute Trustee:** Cristina Covarrubias

**Substitute Trustee's Address:** 2211 N. Bedell, Del Rio, Texas 78840

**Mortgagee:** BORDER FEDERAL CREDIT UNION

**Note:** Note dated August 4, 2011 in the amount of \$257,000.00

**Deed of Trust**

**Date:** August 4, 2011

**Grantor:** JOSE FLORES III AND LAURA FLORES, AKA, LAURA ISABELINA KING-FLORES, HUSBAND AND WIFE

**Mortgagee:** BORDER FEDERAL CREDIT UNION

**Recording information:** Document No. 166820 of the Official Public Records of Maverick County, Texas

**Property:**

Being Lot 1, in Block 7, Willow Ridge Subdivision, Unit 3, an addition to the city of Eagle Pass, Maverick County, Texas, as shown on the plat of said Unit 3 which is of record in Envelope 210, Side A, Map Records of Maverick County, Texas.

**County:** Maverick

**Date of Sale:** January 2, 2019

**Time of Sale:** 10:30 a.m. or within three hours thereafter.

**Place of Sale:** At the steps at the front of the Maverick County Courthouse on Quarry Street in Maverick County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Maverick County Commissioner's Court

**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.

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, BORDER FEDERAL CREDIT UNION, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

Mortgagee has appointed CRISTINA COVARRUBIAS as Substitute Trustee under the Deed of Trust. Mortgagee 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 auction at the Place of Sale, to the highest bidder for cash, "AS IS". The sale will begin at the Time of Sale or not later than three hours thereafter.

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.

If BORDER FEDERAL CREDIT UNION 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 BORDER FEDERAL CREDIT UNION. 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.

**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.**

  
Lorena Rodríguez  
Authorized Agent of Mortgagee