

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.**

THE STATE OF TEXAS )  
COUNTY OF MAVERICK )

Notice is hereby given that whereas, on March 9, 2000, Jaime Ibarra and wife, Laura Ibarra, executed a deed of trust to the State Director for Rural Development for the State of Texas and his successors in office as State Director or Acting State Director, Trustee, for the benefit of the United States of America, Beneficiary, as more fully shown by instrument recorded in Doc. #98630, Book 575, Pages 229-235, Official Public Records, Maverick County, Texas, reference to which is hereby made for a more complete description of the property covered thereby and the terms and effects of such instrument; and

WHEREAS, said deed of trust specifically authorized the appointment of a substitute trustee by the Beneficiary of said deed of trust; and

WHEREAS, by authority of the said deed of trust, the United States of America, Beneficiary thereunder, acting by and through the duly authorized representative of the Secretary of Agriculture, pursuant to the delegations of authority contained in the Federal Register, the contents of which publication are to be judicially

10:17 FILED  
AT 10 O'CLOCK A M  
JAN 03 2013  
SARA MONTEMAYOR  
County Clerk, Maverick County, Texas  
By [Signature] Deputy

noticed pursuant to Section 1507, Title 44, United States Code, did on November 29, 2017, appoint the undersigned as Substitute Trustee; and

WHEREAS, default has occurred in the payment of the promissory note described in said deed of trust and in the covenants contained in said deed of trust; and

WHEREAS, the Beneficiary, the United States of America, acting by and through the duly authorized representative of the Secretary of Agriculture, as aforesaid, has requested me to enforce this deed of trust;

NOW, THEREFORE, I hereby give notice that after the due publication of this notice as required by said deed of trust and the law, I will sell at public vendue to the highest bidder or bidders, for cash, at the steps at the front of the courthouse on Quarry Street in Eagle Pass, Maverick County, Texas, in which county such property is situated, at 10:00 A.M., or within three hours thereafter, on the first Tuesday of February, being the 6th day of February 2018, the following land located in said county and more particularly described as follows:

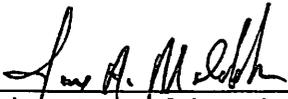
Being all that certain tract or parcel of land, together with all improvements thereon, and being Lot 6, in Block 3, Cedar Ridge Subdivision, Unit 1, as shown by the map or plat of said Cedar Ridge Subdivision Unit 1, which is of record in Envelope 128, Side B, Map records of Maverick County, Texas.

SUBJECT, HOWEVER, TO THE FOLLOWING:

1. Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments, or any overlapping of improvements.

2. Unpaid ad valorem taxes.
3. 25 foot Building Setback Line which appears in Unit 1 of said subdivision as shown by map or plat recorded in Envelope 128, Side B, Map Records of Maverick County, Texas.
4. 10 foot Easement which appears in Unit 1 of said Subdivision as shown by the Map or Plat recorded in Envelope 128, Side B, Map Records of Maverick County, Texas.
5. Easement and Right of Way granted to Eagle Pass Independent School District in instrument recorded in Volume 214, Page 284, Deed Records of Maverick County, Texas.
6. Easement and Right of Way granted to Eagle Pass Independent School District as set out in instrument recorded in Volume 214, Page 391, Deed Records of Maverick County, Texas.
7. Drainage easement granted to Eagle Pass Independent School District in instrument recorded in Volume 214, page 389, Deed Records of Maverick County, Texas.
8. Contract, Easement and Use Restriction recorded in Volume 535, Page 388 of the Official Public Records of Maverick County, Texas.
9. Subject to that certain Reservation of all of the oil, gas, Sulphur, coal and all other minerals, like as well as unlike, reserved in that certain Deed from Rio Bravo Oil Company to A.D. Eidson, dated May 1<sup>st</sup>, 1940, recorded in Volume 32, page 79, Deed Records of Maverick County, Texas.
10. Visible and apparent easements on or across property herein described.
11. Any and all leases, recorded and unrecorded and rights of parties therein.

EXECUTED this 3 day of January, 2018.

  
\_\_\_\_\_  
Jaime A. Maldonado  
Substitute Trustee  
101 Weeping Willow  
Uvalde, Texas 78801  
(830) 278-9503 ext. 4

ACKNOWLEDGMENT

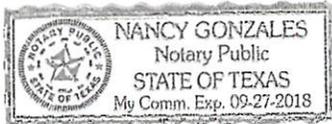
THE STATE OF TEXAS )

COUNTY OF MAVERICK )

This instrument was acknowledged before me on January 3,  
20 18, by Jaime A. Maldonado, as Substitute Trustee.

  
\_\_\_\_\_  
Notary Public, State of Texas

(SEAL)



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.**

THE STATE OF TEXAS )

COUNTY OF MAVERICK )

Notice is hereby given that whereas, on May 21, 2010, Antonio Alvarez and Edna Mariela Alvarez, executed a deed of trust to the State Director for Rural Development for the State of Texas and his successors in office as State Director or Acting State Director, Trustee, for the benefit of the United States of America, Beneficiary, as more fully shown by instrument recorded in Doc. #160431 in Book 1239, Pages 274-280 and re-filed as Doc. #160757 in Book 1242, Pages 382-389, Official Public Records, Maverick County, Texas, reference to which is hereby made for a more complete description of the property covered thereby and the terms and effects of such instrument; and

WHEREAS, said deed of trust specifically authorized the appointment of a substitute trustee by the Beneficiary of said deed of trust; and

WHEREAS, by authority of the said deed of trust, the United States of America, Beneficiary thereunder, acting by and through the duly authorized representative of the Secretary of Agriculture, pursuant to the delegations of authority contained in the Federal Register, the contents of which publication are to be judicially

**FILED**  
AT 10:10 O'CLOCK A.M.  
JAN 03 2013  
SARA MONTEMAYOR  
County Clerk, Maverick County, Texas  
By: *[Signature]* Deputy

noticed pursuant to Section 1507, Title 44, United States Code, did on  
November 29, 2017, appoint the undersigned as Substitute  
Trustee; and

WHEREAS, default has occurred in the payment of the promissory  
note described in said deed of trust and in the covenants contained in  
said deed of trust; and

WHEREAS, the Beneficiary, the United States of America, acting by  
and through the duly authorized representative of the Secretary of  
Agriculture, as aforesaid, has requested me to enforce this deed of  
trust;

NOW, THEREFORE, I hereby give notice that after the due  
publication of this notice as required by said deed of trust and the  
law, I will sell at public vendue to the highest bidder or bidders,  
for cash, at the steps at the front of the courthouse on Quarry Street  
in Eagle Pass, Maverick County, Texas, in which county such property  
is situated, at 10:00 A.M., or within three hours thereafter, on the  
first Tuesday of February, being the 6th day of February 2018, the  
following land located in said county and more particularly described  
as follows:

Being all that certain tract or parcel of land together with all  
improvements thereon and being Lot 6, in Block 2, Tract 7, of the  
Quintas Fronterizas, Tract 7, Block 2, in Maverick County, Texas, as  
shown on the plat of said Quintas Fronterizas, Tract 7, Block 2, which  
is of record in Envelope 250, Side A, Map Records of Maverick County,  
Texas

SUBJECT, HOWEVER, TO THE FOLLOWING:

1. Shortages in area.



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: LOT THREE (3), BLOCK "B", CHULA VISTA HEIGHTS, UNIT 3, MAVERICK COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN ENVELOPE 273, SLIDE B, MAP RECORDS OF MAVERICK COUNTY, TEXAS.
2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 07/18/2005 and recorded in Book 890 Page 319 real property records of Maverick County, Texas.

3. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:
Date: 02/06/2018
Time: 10:00 AM
Place: Maverick County Courthouse, Texas at the following location: STEPS AT THE FRONT OF THE COURTHOUSE ON QUARRY ST. 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 MARISELA CANTU AND ROBERTO CANTU AND MARIA CANTU, provides that it secures the payment of the indebtedness in the original principal amount of \$95,888.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Ocwen Loan Servicing, LLC is the current mortgagee of the note and deed of trust and OCWEN LOAN SERVICING, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is Ocwen Loan Servicing, LLC c/o OCWEN LOAN SERVICING, LLC, 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409 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 CALVIN SPEER, MELODY SPEER OR WENDY SPEER, 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.

[Signature]
Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L. Keller Mackie, Attorney at Law
Lori Liane Long, Attorney at Law
Tracey Midkiff, Attorney at Law
Marissa Sibal, Attorney at Law
Parkway Office Center, Suite 900
14160 North Dallas Parkway
Dallas, TX 75254

[Signature: Calvin Speer]
CALVIN SPEER, MELODY SPEER OR WENDY SPEER
c/o AVT Title Services, LLC
1101 Ridge Rd. Suite 222
Rockwall, TX 75087

Certificate of Posting
I am [Signature: Calvin Speer] whose address is c/o AVT Title Services, LLC, 1101 Ridge Rd., Suite 222, Rockwall, TX 75087. I declare under penalty of perjury that on 11-29-2017 I filed this Notice of Foreclosure Sale at the office of the Maverick County Clerk and caused it to be posted at the location directed by the Maverick County Commissioners Court.

