

Our File Number: 16-09305

Name: CARLOS MORALES, A MARRIED MAN AND GUADALUPE MORALES, SIGNING PRO FORMA TO PERFECT LIEN ONLY

NOTICE OF TRUSTEE'S SALE

WHEREAS, on July 21, 2014, CARLOS MORALES, A MARRIED MAN AND GUADALUPE MORALES, SINGING PRO FORMA TO PERFECT LIEN ONLY, executed a Deed of Trust/Security Instrument conveying to MICHAEL BURNS, ATTORNEY AT LAW, ANDERSON, BURNS, AND VELA, LLP, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. SOLELY AS NOMINEE FOR SFMC, LP DBA SERVICE FIRST MORTGAGE COMPANY, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 182273, in Book 1468, at Page 202, in the DEED OF TRUST OR REAL PROPERTY records of MAVERICK COUNTY, TEXAS; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust/Security Instrument; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, MARCH 6, 2018**, between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, I will sell said Real Estate at the County Courthouse in MAVERICK COUNTY, TEXAS to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county, pursuant to Section §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 was posted.

Said Real Estate is described as follows:

LOT 14, IN BLOCK 9, EL PUEBLO NUEVO SUBDIVISION, LTD., IN MAVERICK COUNTY, TEXAS, AS SHOWN ON THE PLAT OF SAID SUBDIVISION WHICH IS OF RECORD IN ENVELOPE 139, SIDE A, MAP RECORDS OF MAVERICK COUNTY, TEXAS.

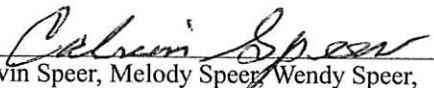
Property Address: 149 PUEBLO NUEVO DRIVE
EAGLE PASS, TX 78852
Mortgage Servicer: U.S. BANK NATIONAL ASSOCIATION
Noteholder: U.S. BANK NATIONAL ASSOCIATION
4801 FREDERICA STREET
OWENSBORO, KY 42301

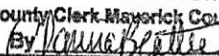
The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

ACTIVE MILITARY SERVICE NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you 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.

WITNESS MY HAND this 22 day of December, 2017.


Calvin Speer, Melody Speer, Wendy Speer,
Patricia Sanders, Frederick Britton, Nancy
Gomez, Leo Gomez, Bertha Cardenas, Doris S
Sanchez, Chris LaFond, Amy Ortiz, Raymond
Perez, Substitute Trustees
c/o Marinosci Law Group, P.C.
14643 Dallas Parkway, Suite 750
Dallas, Texas 75254
(972) 331-2300

FILED
AT 12:30 O'CLOCK P M
DEC 22 2017
SARA MONTEMAYOR
County Clerk Maverick County, Texas
By  Deputy