

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: May 07, 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 January 26, 2017 and recorded in Document CLERK'S FILE NO. 2017-195538 real property records of MAVERICK County, Texas, with SERGIO G FARIAS AND JOCELYN RAMIREZ, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by SERGIO G FARIAS AND JOCELYN RAMIREZ, securing the payment of the indebtednesses in the original principal amount of \$145,319.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. MIDFIRST BANK 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. MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK  
999 N.W. GRAND BLVD STE 110  
OKLAHOMA CITY, OK 73118-6077

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

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 2/28/2019 I filed at the office of the MAVERICK County Clerk and caused to be posted at  
the MAVERICK County courthouse this notice of sale.

Declarants Name: Bertha Cardenas  
Date: 2/28/2019

FILED  
AT 4:26 O'CLOCK P M

FEB 28 2019

SARA MONTEMAYOR  
County Clerk Maverick County, Texas  
By Sara Montemayor Deputy



NOS00000008185845

**EXHIBIT A**

LOT 1, IN BLOCK 4, OF THE CARTHAGE PLACE SUBDIVISION, UNIT 1, AN ADDITION TO THE CITY OF EAGLE PASS, MAVERICK COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN UNDER ENVELOPE 88, SIDE 2, MAP RECORDS OF MAVERICK COUNTY, TEXAS



NOS0000008185845

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**MAVERICK County**

**Deed of Trust Dated:** December 12, 2012

**Amount:** \$176,892.00

**Grantor(s):** CARLOS SAMUEL PENA and LEILANI M CEPEDA

**Original Mortgagee:** SFMC, LP DBA SERVICE FIRST MORTGAGE COMPANY

**Current Mortgagee:** SFMC, LP DBA SERVICE FIRST MORTGAGE COMPANY

**Mortgage Address:** SFMC, LP DBA SERVICE FIRST MORTGAGE COMPANY, 1 Corporate Drive, Suite 360, Lake Zurich, IL 60047

**Recording Information:** Document No. 174134

**Legal Description:** BEING LOT 4, IN ROCKAWAY COUNTRY SITES, A SUBDIVISION IN MAVERICK COUNTY, TEXAS, AS SHOWN ON THE PLAT OF SAID SUBDIVISION WHICH IS OF RECORD IN ENVELOPE 95, SIDE 1, MAP RECORDS OF MAVERICK COUNTY, TEXAS.

**Date of Sale:** May 7, 2019 between the hours of 10:00 AM and 1:00 PM.

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

**Place of Sale:** The foreclosure sale will be conducted at public venue in the area designated by the MAVERICK County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

CALVIN SPEER OR MELODY SPEER, WENDY SPEER, RAYMOND PEREZ, AMY ORTIZ, CHRIS LAFOND, NANCY GOMEZ, STACEY BENNETT, GARRETT SANDERS, VANESSA MCHANEY OR LEO GOMEZ have been appointed as Substitute Trustee(s), ("Substitute Trustee") each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust.

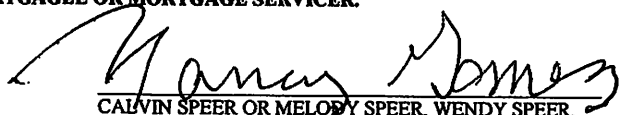
The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

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.

**NOTICE IS FURTHER GIVEN** that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. 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.

**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.**

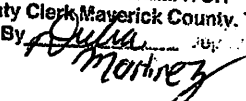


CALVIN SPEER OR MELODY SPEER, WENDY SPEER,  
RAYMOND PEREZ, AMY ORTIZ, CHRIS LAFOND, NANCY  
GOMEZ, STACEY BENNETT, GARRETT SANDERS, VANESSA  
MCHANEY OR LEO GOMEZ  
c/o Tejas Trustee Services  
14800 Landmark Blvd, Suite 850  
Addison, TX 75254

KIM ELLEN ELWINSKI, ATTORNEY AT LAW  
HUGHES, WATTERS & ASKANASE, L.L.P.  
1201 Louisiana, SUITE 2800  
Houston, Texas 77002  
Reference: 2018-004103

FILED  
AT 11:24 O'CLOCK A.M.

FEB 21 2019

SARA MONTEMAYOR  
County Clerk, Maverick County, Texas  
By 

STATE OF TEXAS

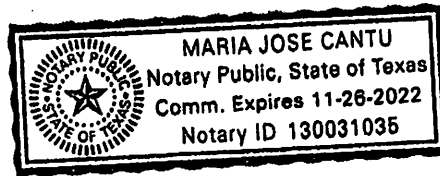
COUNTY OF MAVERICK

Before me, the undersigned authority, on this 21 day of FEBRUARY 2019 personally appeared Nancy Gomez, known to me to be the person(s) whose name is/are subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.



NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING RETURN TO:  
Hughes, Watters & Askanase, L.L.P.  
1201 Louisiana, Suite 2800  
Houston, Texas 77002  
Reference: 2018-004103



**NOTICE OF SUBSTITUTE TRUSTEE SALE**

**Deed of Trust Date:**  
12/12/2000

**Original Beneficiary/Mortgagee:**  
FIELDSTONE MORTGAGE COMPANY

**Recorded in:**  
**Volume:** 607  
**Page:** 225  
**Instrument No:** 102488

**Grantor(s)/Mortgagor(s):**  
JESUS B. DE LOS SANTOS AND VINCENTA DE  
LOS SANTOS, HUSBAND AND WIFE  
**Current Beneficiary/Mortgagee:**  
U.S. Bank National Association, as Trustee for  
Structured Asset Securities Corporation Mortgage  
Loan Trust 2005-RF7  
**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:** BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND, TOGETHER, WITH ALL IMPROVEMENTS THEREON, AND BEING ALL OF LOT SIXTEEN (16) AND THE WEST 5 FEET OF LOT FIFTEEN (15), IN BLOCK 7, OF CARTHAGE PLACE 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 94, SIDE 2, MAP RECORDS OF MAVERICK COUNTY, TEXAS.

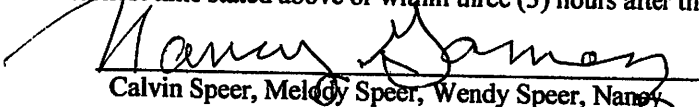
**Date of Sale:** 5/7/2019

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

**Place of Sale of Property:** Maverick County Courthouse, 500 Quarry Street, Eagle Pass, TX 78552 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.

  
Calvin Speer, Melody Speer, Wendy Speer, Nancy Gomez, Leo Gomez, Frederick Britton, Raymond Perez, Amy Ortiz, Chris LaFond, Wendy Speer or 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 11:29 O'CLOCK A M

FEB 21 2019

MH File Number: TX-19-70569-POS  
Loan Type: FHA

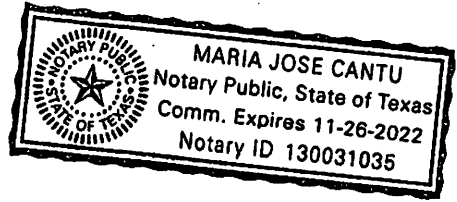
SARA MONTEMAYOR  
County Clerk Maverick County, Texas  
By  Deputy

STATE OF TEXAS  
COUNTY OF Val Verde §

Before me, the undersigned Notary Public, on this day personally appeared Nancy Gomez as Substitute Trustee, known to me or proved to me through a valid State driver's license or other official identification described as Nancy Gomez to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 21 day of February 2019.

[Signature]  
Notary Public  
Signature



[RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:]

FILED  
AT 9:38 O'CLOCK AM

Carrington Foreclosure Services, LLC  
P.O. Box 3309  
Anaheim, California 92803  
For Sale Information: (888) 313-1969  
For Reinstatement Requests: 1-866-874-5860  
Pay Off Requests: 1-800-561-4567

FEB 21 2019

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

TS#: 19-22095

### NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 8/25/2006, JANELLE M. GONZALEZ ROEL URTEAGA WIFE AND HUSBAND, as Grantor/Borrower, executed and delivered that certain Deed of Trust executed by ROBERTSON & ANSCHUTZ, as Trustee, JPMORGAN CHASE BANK, N.A. which deed of trust secures the payment of that certain promissory note of even *María Edz.* amount of \$101,898.00, payable to the order of JPMORGAN CHASE BANK, N.A., which Deed of Trust is Recorded on 9/8/2006 as Volume 138537, Book 976, Page 354, in Maverick County, Texas, Deed of Trust covers all of the real property, personal property, and fixtures described therein, including, but not limited to, all the following described property, rights and interests (the "Property"), to-wit;

**LOT THREE (3), BLOCK THREE (3), LEWIS FARM ESTATE SUBDIVISION, UNIT 1, CITY OF EAGLE PASS, MAVERICK COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN ENVELOPE 269, SIDE A, MAP RECORDS OF MAVERICK COUNTY, TEXAS.**

Commonly known as: 1911 LINDBURGH CIR, EAGLE PASS, TX 78852

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Calvin Speer, Melody Speer, Wendy Speer**, or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust: and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Carrington Mortgage Services, LLC whose address is 1600 Douglass Road, Suite 200 A, Anaheim, CA 92806 is acting as the mortgage servicer for **J.P. Morgan Mortgage Acquisition Corp.**, which is the mortgagee of the Note and Deed of Trust or mortgage and the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust. Carrington Mortgage Services, LLC is authorized to represent the mortgagee by virtue of a written servicing agreement with the mortgagee. Pursuant to that agreement and Texas Property Code Section 51.0025, Carrington Mortgage Services, LLC is authorized to administer the foreclosure referenced herein.

**NOW, THEREFORE, NOTICE IS HEREBY GIVEN**, that on 2/7/2019 at 10:00 AM, or no later than three (3) hours after such time, in Maverick County, Texas, the Substitute Trustee will sell the Property



4685742

at public venue to the highest bidder for cash. The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: **THE STEPS AT THE FRONT OF THE MAVERICK COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS**

**NOTICE IS FURTHER GIVEN** that , except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied.

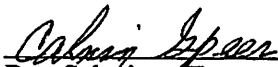
If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

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.

**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.**

WITNESS, my hand this 2/20/2019



By: Substitute Trustee(s)  
Calvin Speer, Melody Speer, Wendy Speer,  
C/O Carrington Foreclosure Services, LLC  
P.O. Box 3309  
Anaheim, California 92803

***THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.***



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. Nationstar Mortgage LLC d/b/a Mr. Cooper, as Mortgage Servicer, is representing the current Mortgagee whose address is:

Nationstar Mortgage LLC  
8950 Cypress Waters Blvd.  
Coppell, TX 75019

Calvin Speer  
**SUBSTITUTE TRUSTEE**  
Calvin Speer, Melody Speer, Wendy Speer, whose address 1320 Greenway Drive, Suite 200, Irving, TX 75038 OR Calvin Speer, Melody Speer, Wendy Speer, Nancy Gomez, Leo Gomez, Frederick Britton, Raymond Perez, Amy Ortiz, Chris LaFond whose address if 1 Mauchly, Irvine, CA 92618

STATE OF Texas  
COUNTY OF Uvalde

Before me, the undersigned authority, on this day personally appeared Calvin Speer, 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 27 day of December, 2018.



Carol Haynes  
NOTARY PUBLIC in and for  
Uvalde COUNTY  
My commission expires: 12-09-2020  
Print Name of Notary:  
CAROL HAYNES

**CERTIFICATE OF POSTING**

My name is Calvin Speer, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on 12-27-2018 I filed at the office of the Maverick County Clerk and caused to be posted at the Maverick County courthouse this notice of sale.

Declarants Name: Calvin Speer  
Date: 12-27-2018