

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

MAVERICK County

Deed of Trust Dated: August 31, 2006

Amount: \$159,000.00

Grantor(s): BOBBY RANKIN and CYNTHIA RANKIN

Original Mortgagee: ACCREDITED HOME LENDERS, INC.

Current Mortgagee: CASCADE FUNDING MORTGAGE TRUST 2017-1

Mortgagee Servicer and Address: c/o SPECIALIZED LOAN SERVICING LLC, 8742 Lucent Blvd. Ste. 300, Highlands Ranch, CO 80129-2386

Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property

Recording Information: Document No. 138432

Legal Description: LOT EIGHT (8), BLOCK FIVE (5), FOX BOROUGH SUBDIVISION, UNIT NO. 1, CITY OF EAGLE PASS, MAVERICK COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN ENVELOPE 252, SIDE A, MAP RECORDS OF MAVERICK COUNTY, TEXAS.

Date of Sale: August 7, 2018 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, FREDERICK BRITTON, RAYMOND PEREZ, AMY ORTIZ, CHRIS LAFOND, NANCY GOMEZ 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.

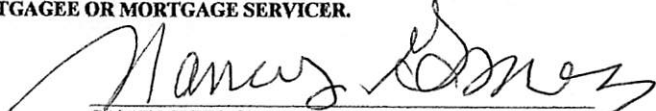
NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever,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


RACHEL U. DONNELLY, ATTORNEY AT LAW

HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2018-001697



CALVIN SPEER OR MELODY SPEER, WENDY SPEER,
FREDERICK BRITTON, RAYMOND PEREZ, AMY ORTIZ, CHRIS
LAFOND, NANCY GOMEZ OR LEO GOMEZ
c/o Tejas Trustee Services
14800 Landmark Blvd, Suite 850
Addison, TX 75254

<p>FILED AT 11:48 O'CLOCK <u>A</u> M JUL 12 2018 SARA MONTEMAYOR County Clerk Maverick County, Texas By  Deputy</p>
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NOTICE OF SUBSTITUTE TRUSTEE'S FORECLOSURE SALE

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS
COUNTY OF MAVERICK §

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. **PROPERTY TO BE SOLD:**

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND TOGETHER WITH ALL IMPROVEMENTS THEREON, AND BEING LOT 3, BLOCK 1, BORDER HOUSING SUBDIVISION, UNIT 1, AS SHOWN ON THE PLAT OF SAID UNIT 1 WHICH IS OF RECORD IN ENVELOPE 194, SLIDE B, MAP RECORDS OF MAVERICK COUNTY, TEXAS. MUNICIPALLY KNOWN AS 105 COSTA RICA, EAGLE PASS, MAVERICK COUNTY, TEXAS 78852.

(hereinafter the "Property")

2. **INSTRUMENT TO BE FORECLOSED:**

That certain Deed of Trust dated September 25, 2008 and filed of record with the county clerk of Maverick County, Texas recorded as Document No. 151380, Volume 1119, Page 310, in the Official Public Records of Maverick County, Texas, (the "Deed of Trust"), as renewed, extended and modified.

3. **DATE, TIME AND PLACE OF SALE:**

Date: **Tuesday, August 7, 2018**

Time: The sale will begin no earlier than **1:00 o'clock p.m.** or no later than three (3) hours thereafter. The sale will be completed by no

FILED
AT 3:27 O'CLOCK P M
JUL 12 2018
SARA MONTEMAYOR
County Clerk, Maverick County, Texas
Deputy

later than 4:00 p.m.

Place: at the front steps of the Maverick County Courthouse, Eagle Pass, Maverick County, Texas or such other place as may be designated by the Commissioner's Court for foreclosure sales.

The Deed of Trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Substitute Trustee under the Deed of Trust need not appear at the date, time and place of the scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be re-posted and re-filed in accordance with the posting and filing requirements of the Texas Property Code. The re-posting or re-filing may be after the date originally scheduled for this sale.

4. 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 beneficiary 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 cash on the day the Property is sold.

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 including any unpaid *ad valorem* taxes. 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.

Pursuant to the Deed of Trust, the beneficiary has the right to direct the Substitute Trustee to sell the Property in one or more parcels and/or to sell all or only a part of the Property.

Pursuant to Section 51.009 of the Texas Property Code, the Property shall be sold "**AS IS**" and "**WHERE IS**" with no representations or warranties, either expressed or implied, except as to the warranties of title, if any, provided for under the Deed of Trust. The sale expressly excludes any warranty of merchantability or fitness for a particular use. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

The Property will be sold subject to any unpaid *ad valorem* taxes and any other prior liens. Any purchaser is urged to determine the unpaid balance, if any, of the *ad valorem* taxes, owing on 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.

5. TYPE OF SALE:

The sale is a non-judicial Deed of Trust lien and foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust executed by Ponciano Castillo and Maria E. Castillo.

6. OBLIGATION SECURED:

The Deed of Trust provides that it secures the payment of the indebtedness and all obligations described therein, including, but not limited to (a) the Promissory Note in the original principal amount of \$58,500.00 executed by Ponciano Castillo and Maria E. Castillo and payable to Border Housing, LLC, and (b) all renewals and extensions of the note (the "Obligations"). Border Housing, LLC is the current holder of the Obligations by virtue of its direct ownership or capacity as servicer and is the named beneficiary under the Deed of Trust. Questions concerning the sale may be directed to the undersigned, Leslie M. Luttrell in writing at 100 NE Loop 410, Suite 615, San Antonio, Texas 78216 or via telephone at 210.426.3600.

7. 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 sale. Notice is

given that before the sale the beneficiary may appoint another person
substitute trustee to conduct the sale.

WITNESS MY HAND this 11th day of July, 2018.

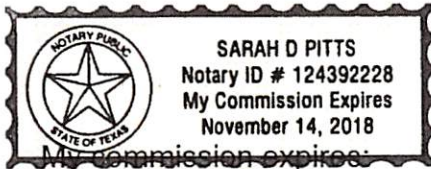


Leslie M. Luttrell
Substitute Trustee

THE STATE OF TEXAS §
§
COUNTY OF BEXAR §

BEFORE ME, the undersigned authority, on this day personally
appeared Leslie M. Luttrell, known to me to be the person whose name is
subscribed to the foregoing instrument, and acknowledged to me that she
executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 11th day of
July, 2018.





Notary Public, State of Texas