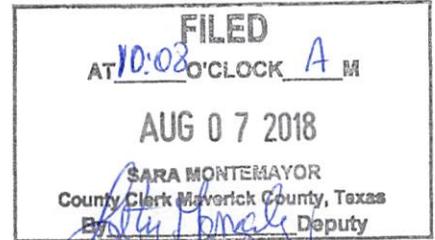


Notice of Substitute Trustee's Sale



Date: August 7, 2018
Substitute Trustee: San Juana Loa
Substitute Trustee's Address: 2211 Hancock Drive
Austin, Texas 78756
Lender: EAGLE PASS CORONADO ESTATES, L.P. a Texas Limited partnership
Note: TWENTY EIGHT THOUSAND NINE HUNDRED SEVENTY FIVE AND NO/100THS DOLLARS (\$28,975.00)

Deed of Trust

Date: March 12, 2018
Grantor: JACOBO SEPULVEDA, a married man
Lender: EAGLE PASS CORONADO ESTATES, L.P. a Texas Limited partnership

Recording information: A Warranty Deed with Vendor's Lien dated March 12, 2018, executed by EAGLE PASS CORONADO ESTATES, L.P., a Texas Limited partnership to JACOBO SEPULVEDA, a married man, recorded under Clerk's Document No. 201586, Book 1694, Pages 76-79, Official Records, Maverick County, Texas, and being further secured by Deed of Trust of even date therewith from JACOBO SEPULVEDA, a married man, to MATTHEW LONG, Trustee, recorded under Clerk's Document No. 201587, Book 1694, Pages 80-89, Official Records, Maverick County, Texas.

Property: (including any improvements), All of Lot 4, Block 5, CORONADO ESTATES UNIT 1 SUBDIVISION, Maverick County, Texas, according to the map or plat thereof recorded in Envelope 373 Side A, Official Records of Maverick County, Texas.

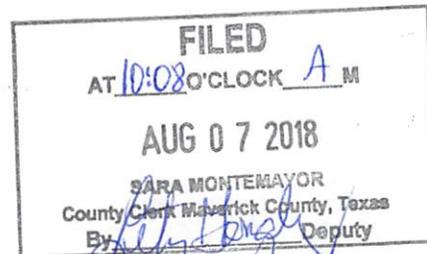
County: Maverick
Date of Sale (first Tuesday of month): September 4, 2018
Time of Sale: 10:00 a.m.
Place of Sale: The front entrance of the Maverick County Courthouse located at 500 Quarry St Suite 2, Eagle Pass, Texas 78852.

San Juana Loa is Substitute Trustee under the Deed of Trust. Lender has instructed 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 earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter. The Deed of Trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee or Substitute Trustee under the Deed of Trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or refiled may be after the date originally scheduled for this sale.


SAN JUANA LOA SUBSTITUTE TRUSTEE

Notice of Substitute Trustee's Sale



Date: August 7, 2018
Substitute Trustee: San Juana Loa
Substitute Trustee's Address: 2211 Hancock Drive
Austin, Texas 78756
Lender: EAGLE PASS CORONADO ESTATES, L.P. a Texas Limited partnership
Note: TWENTY SEVEN THOUSAND TWO HUNDRED FIFTY AND NO/100THS DOLLARS (\$27,250.00)

Deed of Trust

Date: October 14, 2014
Grantor: JESUS LOZANO and wife, ALMA DELIA REYES
Lender: EAGLE PASS CORONADO ESTATES, L.P. a Texas Limited partnership

Recording information: A Warranty Deed with Vendor's Lien dated October 14, 2014, executed by EAGLE PASS CORONADO ESTATES, L.P., a Texas Limited partnership to JESUS LOZANO and wife, ALMA DELIA REYES, recorded under Clerk's Document No. 183672, Book 1484, Pages 63-66, Official Records, Maverick County, Texas, and being further secured by Deed of Trust of even date therewith from JESUS LOZANO and wife, ALMA DELIA REYES, to MATTHEW LONG, Trustee, recorded under Clerk's Document No. 183673, Book 1484, Pages 67-75, Official Records, Maverick County, Texas.

Property: (including any improvements), All of Lot 6, Block 2, CORONADO ESTATES UNIT 1 SUBDIVISION, Maverick County, Texas, according to the map or plat thereof recorded in Envelope 373 Side A, Official Records of Maverick County, Texas.

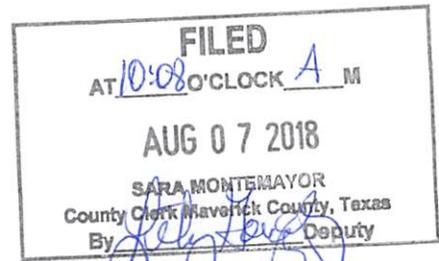
County: Maverick
Date of Sale (first Tuesday of month): September 4, 2018
Time of Sale: 10:00 a.m.
Place of Sale: The front entrance of the Maverick County Courthouse located at 500 Quarry St Suite 2, Eagle Pass, Texas 78852.

San Juana Loa is Substitute Trustee under the Deed of Trust. Lender has instructed 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 earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter. The Deed of Trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee or Substitute Trustee under the Deed of Trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or refiled may be after the date originally scheduled for this sale.

San Juana Loa
SAN JUANA LOA SUBSTITUTE TRUSTEE

Notice of Substitute Trustee's Sale



Date: August 7, 2018
Substitute Trustee: San Juana Loa
Substitute Trustee's Address: 2211 Hancock Drive
Austin, Texas 78756
Lender: EAGLE PASS CORONADO ESTATES, L.P. a Texas Limited partnership
Note: TWENTY SEVEN THOUSAND TWO HUNDRED FIFTY AND NO/100THS DOLLARS (\$27,250.00)

Deed of Trust

Date: March 3, 2017
Grantor: ANTHONY AGUINAGA, a single person and MIRIAM KAROLINA MARTINEZ, a single person
Lender: EAGLE PASS CORONADO ESTATES, L.P. a Texas Limited partnership

Recording information: A Warranty Deed with Vendor's Lien dated February 22, 2017, executed by EAGLE PASS CORONADO ESTATES, L.P., a Texas Limited partnership to ANTHONY AGUINAGA, a single person and MIRIAM KAROLINA MARTINEZ, a single person, recorded under Clerk's Document No. 196466, Book 1634, Pages 476-479, Official Records, Maverick County, Texas, and being further secured by Deed of Trust of even date therewith from ANTHONY AGUINAGA, a single person and MIRIAM KAROLINA MARTINEZ, a single person, to MATTHEW LONG, Trustee, recorded under Clerk's Document No. 196467, Book 1634, Pages 480-489, Official Records, Maverick County, Texas.

Property: (including any improvements), All of Lot 16, Block 1, CORONADO ESTATES UNIT 1 SUBDIVISION, Maverick County, Texas, according to the map or plat thereof recorded in Envelope 373 Side A, Official Records of Maverick County, Texas.

County: Maverick
Date of Sale (first Tuesday of month): September 4, 2018
Time of Sale: 10:00 a.m.
Place of Sale: The front entrance of the Maverick County Courthouse located at 500 Quarry St Suite 2, Eagle Pass, Texas 78852.

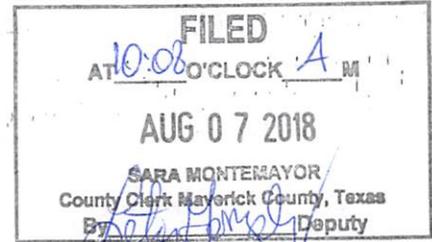
San Juana Loa is Substitute Trustee under the Deed of Trust. Lender has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

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 earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter. The Deed of Trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee or Substitute Trustee under the Deed of Trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or refiled may be after the date originally scheduled for this sale.


SAN JUANA LOA SUBSTITUTE TRUSTEE

Notice of Substitute Trustee's Sale

Date: **August 7, 2018**
Substitute Trustee: **San Juana Loa**
Substitute Trustee's Address: **2211 Hancock Drive
Austin, Texas 78756**
Lender: **EAGLE PASS CORONADO ESTATES, L.P. a Texas Limited
partnership**
Note: **TWENTY SEVEN THOUSAND TWO HUNDRED FIFTY AND
NO/100THS DOLLARS (\$27,250.00)**



Deed of Trust

Date: **January 26, 2016**
Grantor: **ERNESTO FLORES JR., and wife, ELIZABETH JEANNETTE ZAVALA**
Lender: **EAGLE PASS CORONADO ESTATES, L.P. a Texas Limited partnership**

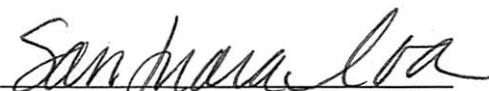
Recording information: A Warranty Deed with Vendor's Lien dated January 26, 2016, executed by EAGLE PASS CORONADO ESTATES, L.P., a Texas Limited partnership to ERNESTO FLORES JR., and wife, ELIZABETH JEANNETTE ZAVALA, recorded under Clerk's Document No. 190957, Book 1569, Pages 352-355, Official Records, Maverick County, Texas, and being further secured by Deed of Trust of even date therewith from ERNESTO FLORES JR., and wife, ELIZABETH JEANNETTE ZAVALA, to MATTHEW LONG, Trustee, recorded under Clerk's Document No. 190958, Book 1569, Pages 356-364, Official Records, Maverick County, Texas.

Property: (including any improvements), All of Lot 2, Block 6, CORONADO ESTATES UNIT 1 SUBDIVISION, Maverick County, Texas, according to the map or plat thereof recorded in Envelope 373 Side A, Official Records of Maverick County, Texas.

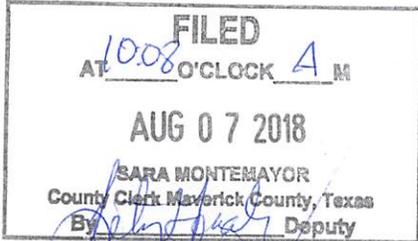
County: **Maverick**
Date of Sale (first Tuesday of month): **September 4, 2018**
Time of Sale: **10:00 a.m.**
Place of Sale: **The front entrance of the Maverick County Courthouse located at
500 Quarry St Suite 2, Eagle Pass, Texas 78852.**

San Juana Loa is Substitute Trustee under the Deed of Trust. Lender has instructed 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 earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter. The Deed of Trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee or Substitute Trustee under the Deed of Trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or refiled may be after the date originally scheduled for this sale.


SAN JUANA LOA SUBSTITUTE TRUSTEE

Notice of Substitute Trustee's Sale



Date: August 7, 2018
Substitute Trustee: San Juana Loa
Substitute Trustee's Address: 2211 Hancock Drive Austin, Texas 78756

Lender: EAGLE PASS CORONADO ESTATES, L.P. a Texas Limited partnership

Note: THIRTY ONE THOUSAND TWO HUNDRED FIFTY AND NO/100THS DOLLARS (\$31,250.00)

Deed of Trust

Date: November 23, 2016
Grantor: TANIA MONTSERRAT VELA, A MARRIED PERSON

Lender: EAGLE PASS CORONADO ESTATES, L.P. a Texas Limited partnership

Recording information: A Warranty Deed with Vendor's Lien dated November 23, 2016, executed by EAGLE PASS CORONADO ESTATES, L.P., a Texas Limited partnership to TANIA MONTSERRAT VELA, A MARRIED PERSON, recorded under Clerk's Document No. 194920, Book 1615, Pages 476-479, Official Records, Maverick County, Texas, and being further secured by Deed of Trust of even date therewith from TANIA MONTSERRAT VELA, A MARRIED PERSON, to MATTHEW LONG, Trustee, recorded under Clerk's Document No. 194921, Book 1615, Pages 480-489, Official Records, Maverick County, Texas.

Property: (including any improvements), All of Lot 14, Block 3, CORONADO ESTATES UNIT 1 SUBDIVISION, Maverick County, Texas, according to the map or plat thereof recorded in Envelope 373 Side A, Official Records of Maverick County, Texas.

County: Maverick

Date of Sale (first Tuesday of month): September 4, 2018

Time of Sale: 10:00 a.m.

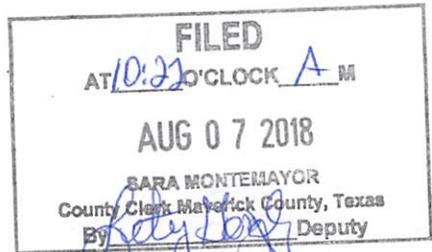
Place of Sale: The front entrance of the Maverick County Courthouse located at 500 Quarry St Suite 2, Eagle Pass, Texas 78852.

San Juana Loa is Substitute Trustee under the Deed of Trust. Lender has instructed 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 earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter. The Deed of Trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee or Substitute Trustee under the Deed of Trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or refiled may be after the date originally scheduled for this sale.

San Juana Loa SUBSTITUTION TRUSTEE

Notice of Substitute Trustee's Sale



Date: August 7, 2018
Substitute Trustee: SAN JUANA LOA
Substitute Trustee's Address: 2211 Hancock Drive
Austin, Texas 78756
Lender: EAGLE PASS CORONADO ESTATES II, L.P. a Texas Limited
partnership
Note: THIRTY THREE THOUSAND FIVE HUNDRED AND NO/100THS
DOLLARS (\$33,500.00)

Deed of Trust

Date: June 15, 2017
Grantor: LUIS EDUARDO PEREZ, and wife, LAURA MARCELA ORTIZ
Lender: EAGLE PASS CORONADO ESTATES II, L.P. a Texas Limited partnership

Recording information: A Special Warranty Deed with Vendor's Lien dated June 15, 2017, executed by EAGLE PASS CORONADO ESTATES II, L.P., a Texas Limited partnership to LUIS EDUARDO PEREZ AND WIFE LAURA MARCELA ORTIZ, recorded under Clerk's Document No. 197923, Book 1651, Pages 489-492, Official Records, Maverick County, Texas, and being further secured by Wraparound Deed of Trust of even date therewith from LUIS EDUARDO PEREZ AND WIFE, LAURA MARCELA ORTIZ, to MATT LONG, Trustee, recorded under Clerk's Document No. 197924, Book 1652, Pages 1-10, Official Records, Maverick County, Texas.

Property: (including any improvements), All of Lot 7, Block 7, CORONADO ESTATES UNIT 2 SUBDIVISION, Maverick County, Texas, according to the map or plat thereof recorded in Envelope 408, Side A, Official Records of Maverick County, Texas.

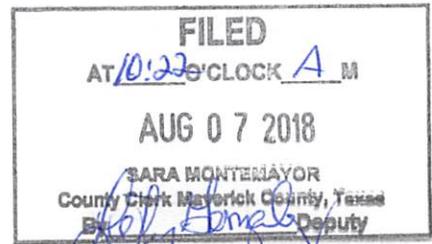
County: Maverick
Date of Sale (first Tuesday of month): September 4, 2018
Time of Sale: 10:00 a.m.
Place of Sale: The front entrance of the Maverick County Courthouse located at 500 Quarry St Suite 2, Eagle Pass, Texas 78852.

SAN JUANA LOA is Substitute Trustee under the Deed of Trust. Lender has instructed 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 earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter. The Deed of Trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee or Substitute Trustee under the Deed of Trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or refiled may be after the date originally scheduled for this sale.


SAN JUANA LOA, SUBSTITUTE TRUSTEE

Notice of Substitute Trustee's Sale



Date: August 7, 2018
Substitute Trustee: SAN JUANA LOA
Substitute Trustee's Address: 2211 Hancock Drive
Austin, Texas 78756
Lender: EAGLE PASS CORONADO ESTATES II, L.P. a Texas Limited partnership
Note: THIRTY ONE THOUSAND FIVE HUNDRED AND NO/100THS DOLLARS (\$31,500.00)

Deed of Trust

Date: May 5, 2017
Grantor: ROLANDO GERARDO BUENO, a married person and GABRIELA RENTERIA, a single person
Lender: EAGLE PASS CORONADO ESTATES II, L.P. a Texas Limited partnership

Recording information: A Special Warranty Deed with Vendor's Lien dated May 5, 2017, executed by EAGLE PASS CORONADO ESTATES II, L.P., a Texas Limited partnership to ROLANDO GERARDO BUENO, a married person and GABRIELA RENTERIA, a single person, recorded under Clerk's Document No. 197477, Book 1647, Pages 234-237, Official Records, Maverick County, Texas, and being further secured by Wraparound Deed of Trust of even date therewith from ROLANDO GERARDO BUENO, a married person and GABRIELA RENTERIA, a single person, to MATT LONG, Trustee, recorded under Clerk's Document No. 197478, Book 1647, Pages 238-247, Official Records, Maverick County, Texas.

Property: (including any improvements), All of Lot 2, Block 9, CORONADO ESTATES UNIT 2 SUBDIVISION, Maverick County, Texas, according to the map or plat thereof recorded in Envelope 408, Side A, Official Records of Maverick County, Texas.

County: Maverick
Date of Sale (first Tuesday of month): September 4, 2018
Time of Sale: 10:00 a.m.
Place of Sale: The front entrance of the Maverick County Courthouse located at 500 Quarry St Suite 2, Eagle Pass, Texas 78852.

SAN JUANA LOA is Substitute Trustee under the Deed of Trust. Lender has instructed 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 earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter. The Deed of Trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee or Substitute Trustee under the Deed of Trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or refiled may be after the date originally scheduled for this sale.


SAN JUANA LOA, SUBSTITUTE TRUSTEE

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

Mortgagee 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, SLIDE 1, MAP RECORDS OF MAVERICK COUNTY, TEXAS.

Date of Sale: September 4, 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.

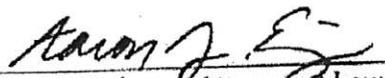
The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

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.

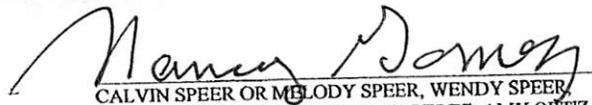
NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever,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


Aaron Espinoza, Attorney at Law

HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2018-004103


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

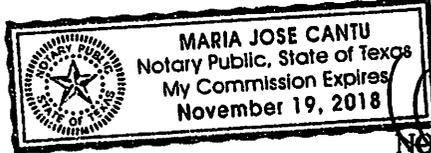
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|---|
| FILED AT 11:57 O'CLOCK A M AUG 13 2018 SARA MONTEYATOR County Clerk, Maverick County, Texas Deputy |
|---|



STATE OF TEXAS

COUNTY OF MAVERICK

Before me, the undersigned authority, on this 13 day of August, 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'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: September 04, 2018

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 June 19, 2017 and recorded in Document CLERK'S FILE NO. 197922 real property records of MAVERICK County, Texas, with ANGEL ABEL HERNANDEZ, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by ANGEL ABEL HERNANDEZ, securing the payment of the indebtednesses in the original principal amount of \$95,733.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. NEW PENN FINANCIAL LLC D/B/A SHELLPOINT MORTGAGE SERVICING 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. NEW PENN FINANCIAL, LLC d/b/a SHELLPOINT MORTGAGE SERVICING, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o NEW PENN FINANCIAL, LLC d/b/a SHELLPOINT MORTGAGE SERVICING
55 BEATTIE PLACE MAILSTOP 015
GREENVILLE, SC 29601

Bertha Cardenas

CALVIN SPEER, MELODY SPEER, WENDY SPEER, FREDERICK BRITTON, RAYMOND PEREZ, AMY ORTIZ,
PATRICIA SANDERS, CHRIS LAFOND, NANCY GOMEZ, LEO GOMEZ, 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 8/13/18 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: 8/13/18

FILED
AT 2:30 O'CLOCK P.M.

AUG 13 2018

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





FIELD NOTES FOR A 0.398 ACRE TRACT
(PORTION OF LOT 2E)

BEING A 0.398 ACRE TRACT OF LAND LYING AND SITUATED IN MAVERICK COUNTY TEXAS, AND BEING A PORTION OF THAT CERTAIN 0.583 ACRES DESCRIBED BY METES AND BOUNDS IN CONVEYANCE TO REYNALDO GOMEZ FROM JESUS DELEON AND YOLANDA DELEON, BY DEED RECORDED IN VOLUME 709, PAGE 427 OF THE MAVERICK COUNTY DEED RECORDS, AND KNOWN AS LOT 2E, OUT OF A SUBDIVISION OF TRACT 11, BLOCK 1, OF QUINTAS FRONTERIZAS SUBDIVISION (UNRECORDED PLAT), IN MAVERICK COUNTY, TEXAS. SAID 0.398 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT SOUTHWEST CORNER OF SAID REYNALDO GOMEZ 0.583 ACRES, DESCRIBED TO BE LOCATED N 11 DEG. 08' 43" W, 53.45 FEET, FROM THE INTERSECTION OF THE EAST LINE OF EXISTING STREET, KNOWN AS CHILO STREET WITH THE NORTH LINE OF COUNTY ROAD KNOWN AS LAS QUINTAS BOULEVARD, ALSO BEING THE NORTHWEST CORNER OF THAT ROBERTO RAMIREZ 0.477 ACRES, KNOWN AS LOT 1E AS DESCRIBED BY METES AND BOUNDS IN CONVEYANCE FROM VICTOR ROMERO AND RECORDED IN VOLUME 261, PAGE 279 OF THE MAVERICK COUNTY DEED RECORDS,

THENCE CONTINUING ALONG THE EAST LINE OF SAID CHILO STREET, ALSO THE WEST LINE OF SAID REYNALDO GOMEZ 0.583 ACRES, LOT 2E,
N 11 DEG 08' 43" W, 50.0 FEET, TO A 1/2" IRON ROD SET TO MARK THE NORTHWEST CORNER OF SAID REYNALDO GOMEZ 0.583 ACRES, LOT 2E, AND ALSO NORTHWEST CORNER OF THIS 0.398 ACRES,

THENCE ALONG EXISTING FENCE, THE COMMON LINE OF THIS 0.398 ACRES, WITH MARIA DEL CARMEN SANCHEZ 0.284 ACRES, KNOWN AS LOT 3E, DESCRIBED IN VOLUME 163, PAGE 404, OF THE MAVERICK COUNTY DEED RECORDS;
N 89 DEG 24' 50" E, 262.44 FEET, TO A 1/2" IRON ROD SET TO MARK THE NORTHEAST CORNER OF THIS 0.398 ACRES, ALSO THE NORTHEAST CORNER OF THE REYNALDO GOMEZ 0.583 ACRES, FALLING ON THE WESTERLY RIGHT OF WAY LINE OF THE MAVERICK COUNTY WATER CONTROL AND IMPROVEMENTS DISTRICT NO. 1, MAIN CANAL, A 150.0 FOOT RIGHT OF WAY,

THENCE ALONG THE WESTERLY LINE OF SAID MAIN CANAL,
S 20 DEG 13' 45" E, 85.26 FEET, TO A 1/2" IRON ROD SET TO MARK THE SOUTHWEST CORNER OF THIS 0.398 ACRES, AND BEING THE INTERSECTION WITH THE WEST LINE OF LATERAL NO. 43, A 80.0 FOOT RIGHT OF WAY,

THENCE DEPARTING SAID RIGHT OF WAY LINE, NOW ACROSS THE REYNALDO GOMEZ 0.583 ACRES, LOT 2E, N 84 DEG 16' 47" W, PASSING AT 119.4 EXISTING LINK FENCE CORNER, CONTINUING WITH FENCE FOR A TOTAL DISTANCE OF 283.67 FEET, TO THE POINT OF BEGINNING



NOS0000007673700

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: October 02, 2018

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 March 24, 2017 and recorded in Document CLERK'S FILE NO. 196543 real property records of MAVERICK County, Texas, with HUGO REFUGIO ROSAS AND TONYA SHAY ROSAS, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by HUGO REFUGIO ROSAS AND TONYA SHAY ROSAS, securing the payment of the indebtednesses in the original principal amount of \$248,515.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. AMERIHOM MORTGAGE COMPANY, LLC 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. CENLAR FSB, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CENLAR FSB
425 PHILLIPS BLVD
EWING, NJ 08618

Bertha Cardenas

CALVIN SPEER, MELODY SPEER, WENDY SPEER, FREDERICK BRITTON, RAYMOND PEREZ, AMY ORTIZ, PATRICIA SANDERS, CHRIS LAFOND, NANCY GOMEZ, LEO GOMEZ, 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

Certificate of Posting

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 8/13/18 I filed at the office of the MAVERICK County Clerk and caused to be posted at the MAVERICK County courthouse this notice of sale.

Bertha Cardenas

Declarant's Name: _____
Date: 8/13/18

FILED
AT 3:30 O'CLOCK P.M.

AUG 13 2018

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



NOS00000007729296

EXHIBIT A

LOT 1, BLOCK 6, RIVERVIEW PARK ADDITION, UNIT 3, AN ADDITION TO THE CITY OF EAGLE PASS, MAVERICK COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN ENVELOPE 157, SIDE A, MAP RECORDS OF MAVERICK COUNTY, TEXAS.



NOS0000007729296

NOTICE OF FORECLOSURE SALE

State of Texas §
 §
County of Maverick §

Notice is hereby given of a public non-judicial foreclosure sale.

1. Property To Be Sold. The property to be sold is described as follows:

TRACT I: BEING ALL THE CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL IMPROVEMENTS THEREON, AND BEING LOT 32, IN BLOCK 28, HILLCREST ADDITION TO THE CITY OF EAGLE PASS, MAVERICK COUNTY, TEXAS, AS SHOWN ON THE PLAT OF SAID ADDITION WHICH IS RECORD IN VOL. 6, PAGE 587, MISCELLANEOUS RECORDS OF MAVERICK COUNTY, TEXAS, SAVE AND EXCEPT A 0.10 ACRE TRACT OF LAND OUT SAID LOT 32 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO.

2. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

Date: **September 4, 2018**
Time: The sale shall begin no earlier than **10:00 AM** or no later than three hours thereafter.
Place: **Maverick** County Courthouse in **Eagle Pass, Texas**, at the following location: the area designated by the Commissioners Court of **Eagle Pass, Maverick County, Texas**, pursuant to § 51.002 of the Texas Property Code as the place where foreclosure sales are to take place (if no such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

The deed of trust permits the Mortgagee of Record to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiling may be after the date originally scheduled for this sale.

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. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of 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.

3. 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 Mortgagee of Record 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 their bid immediately in cash if their bid is accepted.

1006274-1

FILED
AT 2:50 O'CLOCK P M
AUG 13 2018
SARA MONTEMAYOR
County Clerk Maverick County, Texas
By *[Signature]* Deputy

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. 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.

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.

4. Type of Sale. The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust executed by **Gloria Hernandez**.
5. Obligations Secured. The Deed of Trust is dated **February 12, 2008**, and is recorded in the office of the County Clerk of **Maverick County, Texas**, in/under **Document No. 147702, Book 1080, Page 99, Official Public Records of Maverick County, Texas**. The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to the promissory note in the original principal amount of **\$185,000.00**, executed by **Gloria Hernandez**, and payable to the order of **International Bank of Commerce**.

Original Mortgagee: International Bank of Commerce.

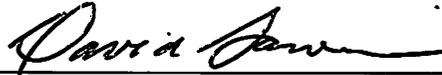
Current Mortgage of Record: International Bank of Commerce whose address is **1 South Broadway, McAllen, TX 78501**.

6. 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 public sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

7. **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.**

Robertson Anschutz Veters, LLC
1500 CityWest Blvd., Suite 700
Houston, TX 77042

DATED August 13, 2018.



Calvin Speer, Melody Speer, Wendy Speer, David Garvin,
Substitute Trustee
c/o Robertson Anschutz Veters, LLC
1500 CityWest Blvd., Suite 700
Houston, TX 77042
Phone: 713-244-1360

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.

Exhibit "A"

A. G. Smyth & Co., Inc.

1022 Garner Field Road, Suite D
Uvalde, TX 78801



Smyth & Co., Inc.

"A Statewide Land Surveying Service Company"



(830) 591-0858

(830) 591-0863 Fax

**FIELD NOTES FOR A BOUNDARY & IMPROVEMENT SURVEY
COMPLETED JANUARY 30, 2008
(0.34 ACRE)**

0.34 acre tract of land, lying in Maverick County, Texas and being out of and parts of Lot 31 and Lot 32, Block 28 of the Hillcrest Addition to the City of Eagle Pass, Texas and being that same certain Lot 32 described in conveyance to James D. Lehmann, et ux and recorded in Volume 547, Pages 55-57 of the Official Public Records of Maverick County, Texas, being more particularly described by metes and bounds as follows: (The bearings and distances shown herein conform to the Texas Coordinate System, North American Datum 1927, Texas South-Central Zone.) (All corners called for as being set are marked on the ground with 1/2" diameter steel stakes with identification markers stamped "SMYTH/2046" attached unless otherwise noted or shown.):

BEGINNING at a found 2" galvanized 4-way fence corner for the southeast corner of the herein described tract and being the common corner of Lots numbered 13, 14, 31 and 32 of said Hillcrest Addition, from which a 3/4" steel stake found for the southeast corner of said Lot 31 bears S 00° 50' 02" E at a distance of 49.95 feet;

THENCE: S 85° 50' 58" W, with the southerly line of a 0.10 acre tract of land described in boundary line agreement between James D. Lehmann, et ux and Beverly Corfield Boardman and recorded in Volume 1047, Pages 422-431 of the Official Public Records of Maverick County, Texas and generally with occupied fence for a distance of 274.54 feet to a 2" galvanized 2" pipe 3-way fence corner, at a point on the easterly margin of Hillcrest Boulevard for the southwest corner of the herein described tract;

THENCE: N 14° 39' 57" W, with the westerly line of this tract and the easterly margin of said Hillcrest Boulevard, at 31.95 feet pass a 1/2" steel stake found for the original southwest corner of said Lot 32, continuing for a total distance of 56.87 feet to a found railroad tie 2-way fence corner for the northwest corner of the herein described tract;

1

gett

B

THENCE: N 87° 03' 15" E, with the common line of this tract and that same certain 0.10 acre tract of land described in boundary line agreement between Joaquin L. Rodriguez, et ux and James D. Lehmann, et ux and recorded in Volume 1047, Pages 422-431 of the Official Public Records of Maverick County, Texas and generally with occupied fence for a distance of 287.89 feet to a found 8" cedar 4-way fence corner for the northeast corner of the herein described tract;

THENCE: S 00° 48' 51" E, with the common line of Lot 32 and Lot 13 and generally with occupied fence for a distance of 49.95 feet to the Place of Beginning and containing 0.34 acre of land within the herein described tract, together with a boundary line agreement between James D. Lehmann, et ux and Joaquin L. Rodriguez, et ux and Beverly Corfield Boardman and recorded in Volume 1047, Pages 422-431 of the Official Public Records of Maverick County, Texas as surveyed by D. G. Smyth & Co., Inc. on January 30, 2008.

THE STATE OF TEXAS:
COUNTY OF OVALDE:



It is hereby certified that the foregoing field note description and Attached plat were prepared from and actual on the ground survey made by personal working under my direct supervision and that same are true and correct according to some said survey.


D. G. Smyth, Registered Professional Land Surveyor/
Licensed State Land Surveyor-No. 2046

JOB # 88-3432

gsh

**APPOINTMENT OF SUBSTITUTE TRUSTEE
and NOTICE OF TRUSTEE SALE**

THE STATE OF TEXAS
COUNTY OF MAVERICK

Deed of Trust Date:
DECEMBER 28, 2015

Grantor(s)/Mortgagor(s):
JESUS RAMOS LOPEZ, A MARRIED MAN AND BERTHA
I. TRILLO MENDOZA, SIGNING PRO FORMA TO
PERFECT LIEN ONLY

Original Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC., ACTING SOLELY AS A NOMINEE FOR SFMC, LP
DBA SERVICE FIRST MORTGAGE COMPANY, its
successors and assigns

Current Mortgagee:
PENNYMAC LOAN SERVICES, LLC

Recorded on: DECEMBER 30, 2015

Property County: MAVERICK
As Clerk's File No.: 189828
In Volume: 1556
At Page: 323

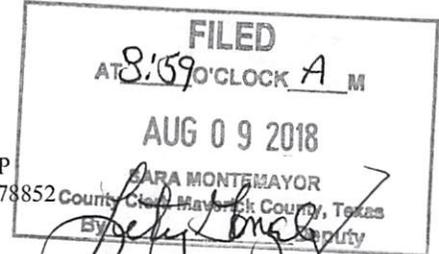
Mortgage Servicer:
PENNYMAC LOAN SERVICES, LLC

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.

The Current Mortgagee under said Deed of Trust, according to the provisions therein set out does hereby remove the original trustee and all successor substitute trustees and appoints in their stead MARINOSCI LAW GROUP, P.C., CALVIN SPEER, WENDY SPEER, MELODY SPEER, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust, and, further, does hereby request, authorize and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the Mortgagee therein.

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:-

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday SEPTEMBER 4, 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. 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 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.



Property address:
3222 YUCCA LOOP
EAGLE PASS, TX 78852

LEGAL DESCRIPTION: LOT 72 IN BLOCK 1, OF LAS BRISAS SUBDIVISION, IN MAVERICK COUNTY, TEXAS, ACCORDING TO THE MAP PLAT THEREOF RECORDED IN/UNDER ENVELOPE 83, BOTH SIDES, MAP /PLAT RECORDS, MAVERICK COUNTY, TEXAS.

Earliest Time Sale Will Begin: 10:00 AM

Date of Sale: 09/04/2018

Original Trustee: MICHAEL BURNS, ATTORNEY AT LAW, ANDERSON, BURNS AND VELA, LLP

Substitute Trustee: MARINOSCI LAW GROUP, P.C., CALVIN SPEER, WENDY SPEER, MELODY SPEER

PENNYMAC LOAN SERVICES, LLC, who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. 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 property securing the debt.

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, August 2, 2018

MARINOSCI LAW GROUP, PC

By: Melina Guerra
TIFFANY KING/MELISSA GUERRA
MANAGING PARALEGAL (name & title)

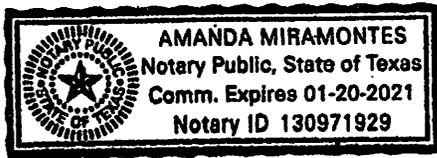
THE STATE OF TEXAS
COUNTY OF DALLAS

Before me, Amanda Miramontes the undersigned officer, on this, the 2nd day of August, 2018,
(insert name of notary)
personally appeared TIFFANY KING/MELISSA GUERRA, known to me, who identified herself/himself to be the
MANAGING PARALEGAL of MARINOSCI LAW GROUP PC, the person and officer whose name is subscribed to the
foregoing instrument, and being authorized to do so, acknowledged that (s)he had executed the foregoing instrument as the act of
such corporation for the purpose and consideration described and in the capacity stated.

Witness my hand and official seal
(SEAL)

Amanda Miramontes
Notary Public for the State of TEXAS

My Commission Expires: 1-20-21
Amanda Miramontes
Printed Name and Notary Public



Grantor: PENNYMAC LOAN SERVICES, LLC
3043 TOWNSGATE ROAD #200
WESTLAKE VILLAGE, CA 91361
LF No. 18-08541

Return to: MARINOSCI LAW GROUP, P.C.
MARINOSCI & BAXTER
14643 DALLAS PARKWAY, SUITE 750
DALLAS, TX 75254

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 07/14/2004
Grantor(s): ARMANDO FLORES, A MARRIED MAN JOINED BY HIS SPOUSE BRENDA FLORES
Original Mortgagee: AMERICAN MERIDIAN MORTGAGE CORPORATION
Original Principal: \$89,900.00
Recording Information: Book 814 Page 58 Instrument 124069
Property County: Maverick
Property: BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL IMPROVEMENTS THEREON, AND BEING LOT 26, IN BLOCK 2, RANCHO ESCONDIDO SUBDIVISION NO. 2, UNIT 2, AN ADDITION TO THE CITY OF EAGLE PASS, MAVERICK COUNTY, TEXAS, AS SHOWN ON THE PLAT OF SAID UNIT 1 WHICH IS OF RECORD IN ENVELOPE 241, SIDE A, MAP RECORDS OF MAVERICK COUNTY, TEXAS.
Reported Address: 315 SUSAN CIRCLE, EAGLE PASS, TX 78852

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: JPMorgan Chase Bank, National Association
Mortgage Servicer: JPMorgan Chase Bank, N.A.
Current Beneficiary: JPMorgan Chase Bank, National Association
Mortgage Servicer Address: PO Box 1015238, Columbus, OH 43219

SALE INFORMATION:

Date of Sale: Tuesday, the 4th day of September, 2018
Time of Sale: 10:00AM or within three hours thereafter.
Place of Sale: AT THE STEPS AT THE FRONT OF THE 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.
Substitute Trustee(s): Calvin Speer, Melody Speer, Wendy Speer, Frederick Britton, Raymond Perez, Amy Ortiz, Patricia Sanders, Chris LaFond, Nancy Gomez, Leo Gomez, Bertha Cardenas, Doris S Sanchez, Michael Burns, Elizabeth Hayes, Marilyn Jones, or Suzanne Suarez, any to act
Substitute Trustee Address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Calvin Speer, Melody Speer, Wendy Speer, Frederick Britton, Raymond Perez, Amy Ortiz, Patricia Sanders, Chris LaFond, Nancy Gomez, Leo Gomez, Bertha Cardenas, Doris S Sanchez, Michael Burns, Elizabeth Hayes, Marilyn Jones, or Suzanne Suarez, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Calvin Speer, Melody Speer, Wendy Speer, Frederick Britton, Raymond Perez, Amy Ortiz, Patricia Sanders, Chris LaFond, Nancy Gomez, Leo Gomez, Bertha Cardenas, Doris S Sanchez, Michael Burns, Elizabeth Hayes, Marilyn Jones, or Suzanne Suarez, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Very truly yours,

Bonial & Associates, P.C.

Nancy Jones

