

Notice of Substitute Trustee's Sale

Date: October 10, 2017
Substitute Trustee: ADELA MUNIZ
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

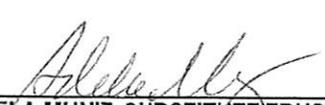
Recording information: A Special Warranty Deed with Vendor's Lien dated November 23, 2016, executed by EAGLE PASS CORONADO ESTATES, L.P., a Texas Limited partnership to TANIA MONTSERRAT VELA, A MARRIED PERSON, recorded under Clerk's Document No. 194920, Book 1615, Pages 476-479, Official Records, Maverick 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.

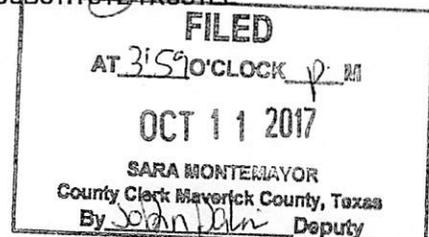
County: Maverick
Date of Sale (first Tuesday of month): November 7, 2017
Time of Sale: 10:00 a.m.
Place of Sale: The front entrance of the Maverick County Courthouse located at 500 Quarry St Suite 2, Eagle Pass, Texas 78852.

ADELA MUNIZ 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 refiling may be after the date originally scheduled for this sale.


ADELA MUNIZ, SUBSTITUTE TRUSTEE

Notice of Trustee's Sale



Notice of Substitute Trustee's Sale

Date: October 10, 2017
Substitute Trustee: ADELA MUNIZ
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: March 8, 2017
Grantor: MARTHA MARIA ALMARAZ, A MARRIED PERSON
Lender: EAGLE PASS CORONADO ESTATES II, L.P. a Texas Limited partnership

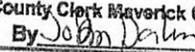
Recording information: A Special Warranty Deed with Vendor's Lien dated March 8, 2017, executed by EAGLE PASS CORONADO ESTATES II, L.P., a Texas Limited partnership to MARTHA MARIA ALMARAZ, A MARRIED PERSON, recorded under Clerk's Document No. 196470, Book 1635, Pages 11-14, Official Records, Maverick County, Texas, and being further secured by Wraparound Deed of Trust of even date therewith from MARTHA MARIA ALMARAZ, A MARRIED PERSON, to MATT LONG, Trustee, recorded under Clerk's Document No. 196471, Book 1635, Pages 15-24, Official Records, Maverick County, Texas.

Property: (including any improvements), All of Lot 12, Block 10, 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): November 7, 2017
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.

ADELA MUNIZ 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.


ADELA MUNIZ, SUBSTITUTE TRUSTEE
FILED
AT 3:50 O'CLOCK P.M.
OCT 11 2017
SARA MONTEMAYOR
County Clerk Maverick County, Texas
By  Deputy

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

MAVERICK County

Deed of Trust Dated: March 18, 2015

Amount: \$83,460.00

Grantor(s): LAURA V OLIVO and LUIS A OLIVO

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. 185657

Legal Description: LOT 6, IN BLOCK 1, OF EAGLE HEIGHTS SUBDIVISION, UNIT 1, IN MAVERICK COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN/UNDER ENVELOPE 129, SIDE B, MAP/PLAT RECORDS, MAVERICK COUNTY, TEXAS.

Date of Sale: November 7, 2017 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, PATRICIA SANDERS, CHRIS LAFOND, FREDRICK BRITTON, 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.

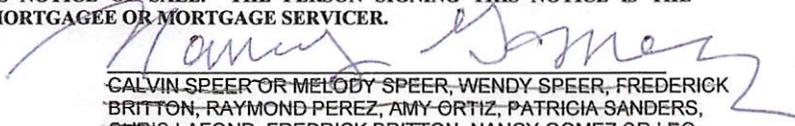
If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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: 2017-004352


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

FILED
AT 11:03 O'CLOCK A M
SEP 21 2017
SARA MONTEMAYOR
County Clerk Maverick County, Texas
By  Deputy

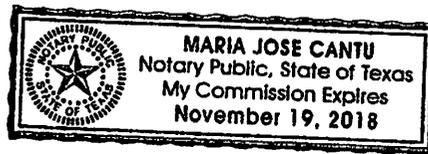
STATE OF TEXAS

COUNTY OF MAVERICK

Before me, the undersigned authority, on this 21 day of September, 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.

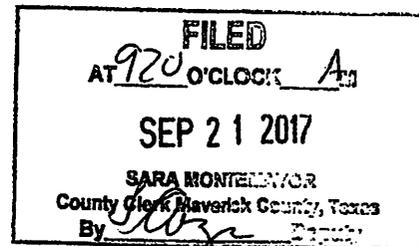

NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING RETURN TO:
Hughes, Watters & Askanase, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2017-004352



[RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:]

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



TS#: 17-19188

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 1/12/2012, LUIS A. CASTILLO AND DARIELA GONZALEZ, HUSBAND AND WIFE, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of SCOTT LUNA, as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. FOR SFMC, LP DBA SERVICE FIRST MORTGAGE COMPANY, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$89,285.00, payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. FOR SFMC, LP DBA SERVICE FIRST MORTGAGE COMPANY, which Deed of Trust is Recorded on 1/30/2012 as Volume 169194, Book 1327, Page 249, 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:

BEING LOT 21, IN BLOCK 5, SOUTH ELM CREEK, SUBDIVISION, UNIT 6, IN MAVERICK COUNTY, TEXAS, AS SHOWN ON THE PLAT OF SAID UNIT 6 WHICH IS OF RECORD IN ENVELOPE 226, SIDE A, MAP RECORDS OF MAVERICK COUNTY, TEXAS.

Commonly known as: **3822 JAZMIN DR, 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, Frederick Britton, Raymond Perez, Amy Ortiz, Patricia Sanders, Chris LaFond, Frederick Britton 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.



4633716

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on TUESDAY, 11/7/2017 at 10:00 AM, or no later than three (3) hours after such time, being the first Tuesday of such month, of Maverick County, Texas, the Substitute Trustee will sell the Property 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 COURTHOUSE ON QUARRY STREET Maverick County Courthouse, 500 Quarry Street, Eagle Pass, TX 78852**

NOTICE IS FURTHER GIVEN that , except to the extent that the Substitute Trustee may bind and obligate Mortgageors 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.

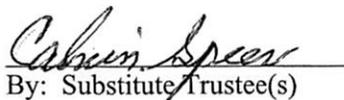
If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

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 Mortgageor, 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 9/20/2017


By: Substitute Trustee(s)

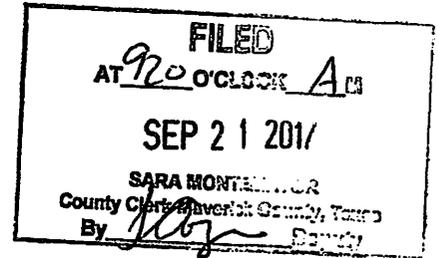
Calvin Speer, Melody Speer, Wendy Speer, Frederick Britton, Raymond Perez, Amy Ortiz, Patricia Sanders, Chris LaFond, Frederick Britton

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.

[RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:]

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



TS#: 17-19115

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 9/20/1996, CHARLES MAYER A SINGLE MAN , as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of J.M. MOFFITT , as Trustee, VALLEY MORTGAGE COMPANY INC , as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$51,125.00, payable to the order of VALLEY MORTGAGE COMPANY INC , which Deed of Trust is Recorded on 9/24/1996 as Volume 083439, Book 438, Page 151, 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;

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL IMPROVEMENTS THEREON, AND BEING LOT 27, IN BLOCK 26A, CARTHAGE PLACE SUBDIVISION, UNIT 13, AN ADDITION TO THE CITY OF EAGLE PASS, MAVERICK COUNTY, TEXAS, AS SHOWN ON THE PLAT OF SAID UNIT 13 WHICH IS OF WHICH IS OF RECORD IN ENVELOPE 169, SIDE 13, MAP RECORDS OF MAVERICK COUNTY, TEXAS.

Commonly known as: 1234 KATY DR, 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, Frederick Britton, Raymond Perez, Amy Ortiz, Patricia Sanders, Chris LaFond, Frederick Britton Calvin Speer, Melody Speer, Wendy Speer, Chris LaFond 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 Carrington Mortgage Services, LLC, 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



4633657

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 **TUESDAY, 11/7/2017 at 10:00 AM**, or no later than three (3) hours after such time, being the first Tuesday of such month, of **Maverick County, Texas**, the Substitute Trustee will sell the Property 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 COURTHOUSE ON QUARRY STREET Maverick County Courthouse, 500 Quarry Street, Eagle Pass, TX 78852**

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.

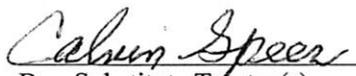
If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

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 9/19/2017



By: Substitute Trustee(s)

Calvin Speer, Melody Speer, Wendy Speer, Frederick Britton, Raymond Perez, Amy Ortiz, Patricia Sanders, Chris LaFond, Frederick Britton

Calvin Speer, Melody Speer, Wendy Speer, Chris LaFond

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.***

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: November 07, 2017

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 October 30, 2003 and recorded in Document VOLUME 764, PAGE 403 real property records of MAVERICK County, Texas, with EDUARDO FLORES AND CELINDA FLORES, grantor(s) and VALLEY MORTGAGE COMPANY, INC., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by EDUARDO FLORES AND CELINDA FLORES, securing the payment of the indebtednesses in the original principal amount of \$107,758.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. 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. WELLS FARGO BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o WELLS FARGO BANK, N.A.
3476 STATEVIEW BLVD.
FORT MILL, SC 29715

Calvin Speer by Bertha Cardenas

CALVIN SPEER, MELODY SPEER, WENDY SPEER, FREDERICK BRITTON, RAYMOND PEREZ, AMY ORTIZ, PATRICIA SANDERS, OR CHRIS LAFOND
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 9/25/17 I filed at the office of the MAVERICK County Clerk and caused to be posted at the MAVERICK County courthouse this notice of sale.

Certificate of Posting

Declarant Name: Bertha Cardenas
Date: 9-25-17

FILED
AT 2:34 O'CLOCK P.M.
SEP 25 2017
SARA MONTEMAYOR
County Clerk Maverick County, Texas
Deputy



0000007033285

MAVERICK

EXHIBIT "A"

LOT TWELVE (12), BLOCK TWELVE (12), WESTLAKES SUBDIVISION UNIT NO. 7, CITY OF EAGLE PASS, MAVERICK COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN ENVELOPE 184, SIDE B, MAP RECORDS OF MAVERICK COUNTY, TEXAS.



NOS0000007033285

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: November 07, 2017

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 August 23, 2006 and recorded in Document CLERK'S FILE NO. 138437 real property records of MAVERICK County, Texas, with JULIO A. VALDES AND CLELIA DELGADO, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JULIO A. VALDES AND CLELIA DELGADO, securing the payment of the indebtednesses in the original principal amount of \$108,503.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. 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. WELLS FARGO BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o WELLS FARGO BANK, N.A.
3476 STATEVIEW BLVD
FORT MILL, SC 29715

Calvin Speer by Bertha Cardenas

CALVIN SPEER, MELODY SPEER, WENDY SPEER, FREDERICK BRITTON, RAYMOND PEREZ, AMY ORTIZ, PATRICIA SANDERS, OR CHRIS LAFOND

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 09-25-17 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: 9-25-17

FILED
AT 2:34 O'CLOCK P M
SEP 25 2017
SARA MONTEMAYOR
County Clerk Maverick County, Texas
By *[Signature]* Deputy



0000007055767

MAVERICK

EXHIBIT "A"

LOT TEN (10), BLOCK THREE (3), TREASURE HILLS SUBDIVISION II, UNIT 4, AN ADDITION TO THE CITY OF EAGLE PASS, MAVERICK COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN ENVELOPE 282, SLIDE A, MAP RECORDS OF MAVERICK COUNTY, TEXAS.

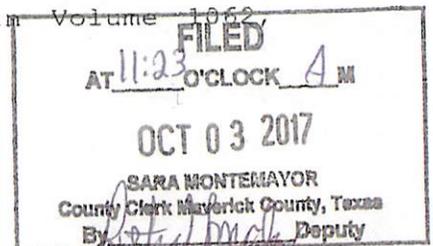


NOS0000007055767

NOTICE OF TRUSTEE'S SALE

Notice is hereby given that pursuant to the authority conferred upon me by that certain Deed of Trust executed by Jorge Suarez and Rodolfo Fuentes, and of 960 Bibb Ave, Eagle Pass, TX 78852, and duly recorded in Volume 1808, Page 457, Official Public Records of Maverick County, Texas, I will, as Trustee under said Deed of Trust, in order to partially satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness default having been made in the payment thereof, sell on Tuesday, November 7, 2017 (that being the first Tuesday of said month), at public auction to the highest bidder for cash in the area of the courthouse where such sales are to take place as designated by the Commissioners Court, before the Courthouse door of Maverick County, Texas, in Eagle Pass, Texas, between the hours of ten o'clock a.m. and four o'clock p.m. of that day, but not earlier than eleven o'clock a.m. and not later than three (3) hours after that time, the following described property, to-wit:

Being the surface estate only of a 20.039 acre tract, lot or parcel of land to be termed Tract 5, out of and being a part of the G.C. & S.F.R.R. Co. Survey No. 13, A-1052, the G.C. & S.F.R.R. Co. Survey No. 9, A-1048, and being a part of that certain 1595.777 acre tract in the G.C. & S.F.R.R. Co. Survey No. 11, A-1049, the Jesus Gonzales Survey No. 47, A-882, the G.C. & S.F.R.R. Co. Survey No. 9, the G.C. & S.F.R.R. Co. Survey No. 13, A-1052, and the F. Miranda Survey No. 6, A-1073, described in Warranty Deed from Dr. Luis Gutierrez Perry and Elsa Gutierrez to Venado Grande Ranch, Ltd., on November 16, 2007 and recorded in Volume 1062



pages 103, of the Official Public Records of Maverick County, Texas and more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof for all purposes.

The debt has been accelerated, and the entire unpaid balance of the note is now due and payable. The present balance of the note is now the sum of \$53,349.74 plus interest from April 10, 2017 at a rate of ten (10%) per cent. The debt has been accelerated because of the failure to make payments due under the Real Estate Lien Note secured by the Deed of Trust in the full amount of \$53,349.74 plus interest from April 10, 2017 at a rate of ten (10%) per cent.

The beneficial interest under the Deed of Trust and the obligations secured by the Deed of Trust are held by Venado Grande Ranch, Ltd.

Executed this 3rd day of October 2017



ALBERT W. VAN CLEAVE, III
Trustee
1520 W. Hildebrand
San Antonio, Texas 78201

Tel (210) 341-6588

EXHIBIT "A"

DALE L. OLSON

Registered Professional Land Surveyor
711 Water Street
Bastrop, TX 78602
Phone (512) 321-5476 * Fax (512) 303-5476

FIELD NOTES FOR TRACT NO. 5, A 20.039 ACRE TRACT IN THE G.C. & S.F.R.R. CO. SURVEY NO. 13 AND NO. 9, IN MAVERICK COUNTY, TEXAS.

BEING a 20.039 acre tract, lot, or parcel of land out of and being a part of the G.C. & S.F.R.R. Co. Survey No. 13, A-1052, and G.C. & S.F.R.R. Co. Survey No. 9, A-1048, in Maverick County, Texas, and bring a part of that certain 1595.777 acre tract in the G.C. & S.F.R.R. Survey Co. No. 11, A-1049, the Jesus Gonzales Survey No. 47, A-882, the G.C. & S.F.R.R. Co. Survey No. 9, the G.C. & S.F.R.R. Co. Survey No. 13, and F. Miranda Survey No. 6, A-1073, described in a deed from Dr. Luis Gutierrez Perry and Elsa Gutierrez to Venado Grande Ranch, Ltd., dated Nov. 16, 2007, recorded in Vol. 1062, Page 103, Maverick County Deed Records. Herein described tract or parcel of land being more particularly described by metes and bounds as follows:

COMMENCING for reference at the intersection of the west line of the said G.C. & S.F.R.R. Co. Survey No. 13 and east line of the Poindexter & Burns Survey No. 56, A-780, with the northeast line of the Maverick County Water Control and Improvement District No. 1 Main Canal, a 5/8 inch iron rod found at a fence corner at an angle corner of the said 1595.77-acre tract.

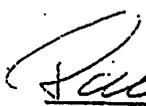
THENCE with the northeast line of the Main Canal and south line of the 1595.77 acre tract, S 50 deg. 22 min. 16 sec. E, 742.85 feet to a 5/8 inch iron rod set; S 36 deg. 16 min. 16 sec. E, 772.79 feet to a point; S 36 deg. 10 min. 16 sec. E, 1077.13 feet to a 5/8 inch iron rod set for the POINT OF BEGINNING, the west or southwest corner of this tract.

THENCE leaving the Canal, N 51 deg. 42 min. 21 sec. E, at 41.50 feet pass a 5/8 inch iron rod set for reference, in all 1501.04 feet to a point in the center of a 60 foot access easement for the north or northwest corner of this tract, from which a 5/8 inch iron rod set for reference on the southwest line of the said easement bears, S 51 deg. 42 min. 21 sec. W, 30.02 feet.

THENCE with the center of said easement, S 36 deg. 10 min. 15 sec. E, 595.49 feet to a point for the east or northeast corner of this tract, from which a 5/8 inch iron rod set for reference in the southwest line of said easement bears, S 53 deg. 49 min. 46 sec. W, 30.00 feet.

THENCE S 53 deg. 49 min. 46 sec. W, at 1472.68 feet pass a 5/8 inch iron rod set for reference, in all 1550.01 feet to a 5/8 inch iron rod set in the northwest line of said Main Canal, the southwest line of the 1595.777 acre tract, for the south or southeast corner of this tract.

THENCE with the northeast line of the Main Canal and southwest line of the 1595.777 acre tract, N 36 deg. 10 min. 16 sec. W, 393.34 feet to a point; N 00 deg. 03 min. 15 sec. W, 84.83 feet to a point; N 36 deg. 10 min. 16 sec. W, 78.00 feet to the POINT OF BEGINNING, containing 20.039 acres of land, of which approx. 8.182 acres are in Survey No. 13 and 11.857 acres are in Survey No. 9.



Dale L. Olson
Reg. Pro. Land Surveyor

OR
Michael D. Olson
Reg. Pro. Land Surveyor 5386

Order #: 154107-5

©2008 Dale L. Olson Surveying Co.

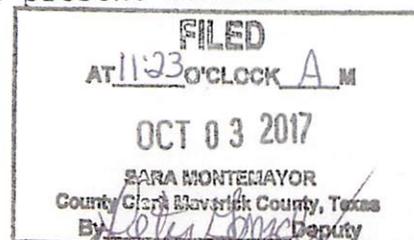
Date Created: 1/22/08

NOTICE OF TRUSTEE'S SALE

Notice is hereby given that pursuant to the authority conferred upon me by that certain Land Contract for Deed executed by Amalia Garza of 121 Park St., Eagle Pass, TX 78852, and duly Volume 1284, Page 64, Official Public Records of Maverick County, Texas, I will, as Trustee under said Land Contract for Deed, in order to partially satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness default having been made in the payment thereof, sell on Tuesday, **November 7, 2017** (that being the first Tuesday of said month), at public auction to the highest bidder for cash in the area of the courthouse where such sales are to take place as designated by the Commissioners Court, at the Maverick County Courthouse in the City of Eagle Pass, Maverick County, Texas, between the hours of ten o'clock a.m. and four o'clock p.m. of that day, but not earlier than eleven o'clock a.m. and not later than three (3) hours after that time, the following described property, to-wit:

Lot 11, Block 1, CHULA VISTA HEIGHTS SUBDIVISION, Unit 6, Maverick County, Texas.

The debt has been accelerated, and the entire unpaid balance of the note is now due and payable. The present balance



of the note is now the sum of \$27,657.23 plus interest from June 1, 2017. The debt has been accelerated because of the failure to make payments due under the Real Estate Lien Note secured by the Land Contract for Deed in the full amount of \$27,657.23 plus interest from June 1, 2017.

The beneficial interest under the Land Contract for Deed and the obligations secured by the Land Contract for Deed are held by La Center Land, Inc. d/b/a Chula Vista Heights.

Executed this 3rd day of October, 2017.



ALBERT W. VAN CLEAVE, III
Trustee
1520 W. Hildebrand
San Antonio, Texas 78201

Tel (210) 341-6588

NOTICE OF TRUSTEE'S SALE

Notice is hereby given that pursuant to the authority conferred upon me by that certain Deed of Trust executed by Elizabeth Barba of 3111 Mack Circle, Eagle Pass, TX 78852, and duly recorded in Volume 1161, Page 44, Official Public Records of Maverick County, Texas, I will, as Trustee under said Deed of Trust, in order to partially satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness default having been made in the payment thereof, sell on Tuesday, November 7, 2017 (that being the first Tuesday of said month), at public auction to the highest bidder for cash in the area of the courthouse where such sales are to take place as designated by the Commissioners Court, before the Courthouse door of Maverick County, Texas, in Eagle Pass, Texas, between the hours of ten o'clock a.m. and four o'clock p.m. of that day, but not earlier than eleven o'clock a.m. and not later than three (3) hours after that time, the following described property, to-wit:

Being all that certain tract or parcel of land, together with all improvements thereon, and being Lot 4, Tract 7, Block 1, Quintas Fronterizas Subdivision, Unit # 4, known also as Lots 4 and 5, La Villa Heights Subdivision, Maverick County, Texas, as described in Volume 232, Page 226, Deed Records of Maverick County, Texas, and said

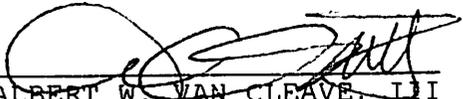
FILED
AT 11:23 O'CLOCK A.M.
OCT 03 2017
SARA MONTEMAYOR
County Clerk Maverick County, Texas
By: *[Signature]* Deputy

land being the same land described in Sheriff's Deed from Tomas Herrera, Sheriff of Maverick County, Texas to Hugo Ruiz, dated October 2, 2006, recorded in Book 984, Pages 364-366, Official Public Records of Maverick County, Texas, reference being here made to said deed and the record thereof for a further description of said land and for all purposes.

The debt has been accelerated, and the entire unpaid balance of the note is now due and payable. The present balance of the note is now the sum of \$64,888.89 plus interest from August 31, 2017 at a rate of ten (10%) per cent. The debt has been accelerated because of the failure to make payments due under the Real Estate Lien Note secured by the Deed of Trust in the full amount of \$64,888.89.

The beneficial interest under the Deed of Trust and the obligations secured by the Deed of Trust are held by North Park Enterprises, L.L.C.

Executed this 3rd day of October, 2017.


ALBERT W. VAN CLEAVE, III
Trustee
1520 W. Hildebrand
San Antonio, Texas 78201

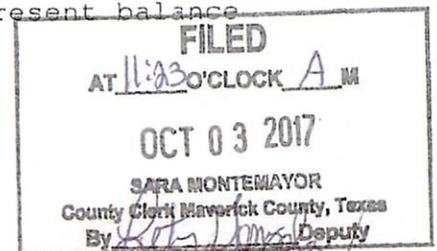
Tel (210) 341-6588

NOTICE OF TRUSTEE'S SALE

Notice is hereby given that pursuant to the authority conferred upon me by that certain Land Contract for Deed executed by Vanessa Marie Santana and Jaime Santana II of 1825 Wilson St., Eagle Pass, TX 78852, and duly Volume 1534, Page 322, Official Public Records of Maverick County, Texas, I will, as Trustee under said Land Contract for Deed, in order to partially satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness default having been made in the payment thereof, sell on Tuesday, November 7, 2017 (that being the first Tuesday of said month), at public auction to the highest bidder for cash in the area of the courthouse where such sales are to take place as designated by the Commissioners Court, at the Maverick County Courthouse in the City of Eagle Pass, Maverick County, Texas, between the hours of ten o'clock a.m. and four o'clock p.m. of that day, but not earlier than eleven o'clock a.m. and not later than three (3) hours after that time, the following described property, to-wit:

Lot 46, Block 2, CHULA VISTA SUBDIVISION, Unit 7, Maverick County, Texas.

The debt has been accelerated, and the entire unpaid balance of the note is now due and payable. The present balance



of the note is now the sum of \$27,763.88 plus interest from January 1, 2017. The debt has been accelerated because of the failure to make payments due under the Real Estate Lien Note secured by the Land Contract for Deed in the full amount of \$27,763.88 plus interest from January 1, 2017.

The beneficial interest under the Land Contract for Deed and the obligations secured by the Land Contract for Deed are held by La Center Land, Inc. d/b/a Chula Vista Heights.

Executed this 3rd day of October, 2017.



ALBERT W. VAN CLEAVE, III
Trustee
1520 W. Hildebrand
San Antonio, Texas 78201

Tel (210) 341-6588

Notice of Trustee's Sale

Date: October 2, 2017

Contract for Deed

Date: January 18, 2008

Seller: Olga Carr, Individually and as independent Executor of the Estate of Nick Nick D. Carr, deceased.

Buyer: Carlos Ibarra Gomez and Gladys Ibarra

Property:

SITUATED IN MAVERICK COUNTY, TEXAS TO-WIT:

Being all of Lot 3 in Block 5, Loma Lindal, Subdivision, in Maverick County, Texas, as shown on the plat which is of record in Envelope 204, Side A, Map Records of Maverick County, Texas.

Trustee: August Linnartz, Jr. or Catrina Longoria, or Patrick J. Kelly, or Heriberto Morales, Jr., or Ruben O. Valadez

Date of Sale (first Tuesday of month): November 7, 2016

Time of Sale: The sale shall begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale shall be completed by no later than 1:00 P.M.

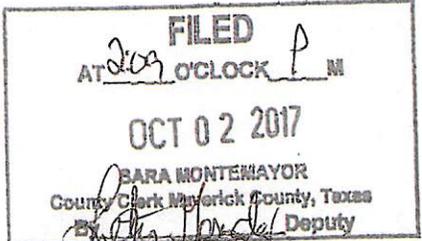
Place of Sale: At the steps at the front of the Maverick County Courthouse, 500 Quarry Street, Eagle Pass, Maverick County, Texas 78852.

Default has occurred in the Contract for Deed. Buyer has failed to cure the default after notice, and the period to cure has expired. Seller, the owner and holder of the Contract for Deed, has designated Trustee to post, file, and serve notice of the sale and conduct the sale as prescribed by section 51.002 of the Texas Property Code.

Trustee will sell the Property at public auction to the highest bidder for cash at the Place of Sale on the Date of Sale to satisfy the unpaid balance of the Contract for Deed. The purchase price is payable immediately on acceptance of the bid by the trustee. The earliest time the sale will begin is the Time of Sale, and the sale will be conducted no later than three hours after that time.

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.

Catrina Purcell Longoria



Notice of Trustee's Sale

Date: October 2, 2017

Contract for Deed

Date: January 18, 2008
Seller: Olga Carr, Individually and as Independent Executor of the Estate of Nick R. Carr, deceased.
Buyer: Marco Antonio Guerrero and Dora Elia Guerrero

Property:

SITUATED IN MAVERICK COUNTY, TEXAS TO-WIT:

Being all of Lot 11 in Block 6, Tierra Del Sol, Unit III Subdivision, in Maverick County, Texas, as shown on the plat which is of record in Envelope 228, Side A, Map Records of Maverick County, Texas.

Trustee: August Linnartz, Jr. or Catrina Longoria, or Patrick J. Kelly, or Heriberto Morales, Jr., or Ruben O. Valadez

Date of Sale (first Tuesday of month): **November 7, 2016**

Time of Sale: The sale shall begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale shall be completed by no later than 1:00 P.M.

Place of Sale: At the steps at the front of the Maverick County Courthouse, 500 Quarry Street, Eagle Pass, Maverick County, Texas 78852.

Default has occurred in the Contract for Deed. Buyer has failed to cure the default after notice, and the period to cure has expired. Seller, the owner and holder of the Contract for Deed, has designated Trustee to post, file, and serve notice of the sale and conduct the sale as prescribed by section 51.002 of the Texas Property Code.

Trustee will sell the Property at public auction to the highest bidder for cash at the Place of Sale on the Date of Sale to satisfy the unpaid balance of the Contract for Deed. The purchase price is payable immediately on acceptance of the bid by the trustee. The earliest time the sale will begin is the Time of Sale, and the sale will be conducted no later than three hours after that time.

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.


Catrina Purcell Longoria

