

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 18, 2004 and recorded in Document VOLUME 810, PAGE 81 real property records of MAVERICK County, Texas, with SANTIAGO IBARRA, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by SANTIAGO IBARRA, securing the payment of the indebtednesses in the original principal amount of 116,176.00, 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

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 June 29, 2018 I filed at the office of the MAVERICK County Clerk and caused to be posted at the MAVERICK County courthouse this notice of sale.

Declarant's Name: Bertha Cardenas
Date: June 29, 2018

FILED
AT 2:20 O'CLOCK P.M.
JUN 29 2018
SARA MONTEMAIOR
County Clerk Maverick County, Texas
By: [Signature] Deputy



EXHIBIT A

BEING 8.47 ACRES LYING AND SITUATED IN MAVERICK COUNTY, TEXAS AND BEING OUT OF BLOCK 2, QUEMADO VALLEY LANDS OF G. BEDELL MOORE, WHOSE PLAT OF RECORD IS RECORDED IN VOL. 1, PAGE 14, MAVERICK COUNTY MAP RECORDS. SAID 8.47 ACRE TRACT LIES EAST OF THE MAVERICK COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT #1, LATERAL 2, IN TRACT 27; SAID 8.47 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

STARTING AT THE SOUTHWEST CORNER OF SAID 8.47 ACRE TRACT, A POINT ON THE INTERSECTION OF THE EXTENSION OF AN EXISTING FENCE AND THE EAST R.O.W. LINE OF MAVERICK COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT #1, LATERAL 2; SAID POINT LIES S 16° 24' W, 76.89 FEET FROM THE INTERSECTION OF THE EXTENSION OF THE NORTH R.O.W. LINE OF THE EXISTING FM 1664 AND THE EAST R.O.W. LINE OF THE EXISTING LATERAL 2;

THENCE ALONG THE EAST R.O.W. LINE OF LATERAL 2, N 16° 24' E, 701.00 FEET TO AN ANGLE POINT;

THENCE CONTINUING ALONG THE R.O.W. OF SAID LATERAL, N 0° 23' 22" W, 316.35 FEET TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE EAST, 319.17 FEET TO THE NORTHEAST CORNER OF SAID TRACT;

THENCE S 0° 31' 08" W, 944.90 FEET TO A POINT ON THE NORTH R.O.W. LINE OF THE EXISTING FM 1664, FOR THE SOUTHEAST CORNER OF SAID TRACT; SAID POINT BEING THE PC OF A CURVE TO THE LEFT WITH A RADIUS OF 612.93 AND A DELTA ANGLE OF 29° 06' 04";

THENCE ALONG THE ARC OF SAID CURVE 311.31 FEET TO A POINT ON THE INTERSECTION OF THE NORTH R.O.W. LINE OF FM 1664 AND THE EXTENSION OF AN EXISTING FENCE;

THENCE N 85° 48' 37" W, 204.65 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND AND CONTAINING 8.47 ACRES, MORE OR LESS.



NOS00000007087877

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
4/26/2000

Grantor(s)/Mortgagor(s):
HECTOR HERNANDEZ AND JUANITA
HERNANDEZ, HUSBAND AND WIFE

Original Beneficiary/Mortgagee:
HOME LOAN CORPORATION

Current Beneficiary/Mortgagee:
Wells Fargo Bank, N.A.

Recorded in:
Volume: 587
Page: 471
Instrument No: 100135

Property County:
MAVERICK

Mortgage Servicer:
Wells Fargo Bank, N.A. is representing the
Current Beneficiary/Mortgagee under a servicing
agreement with the Current
Beneficiary/Mortgagee.

Mortgage Servicer's Address:
1 Home Campus, MAC 2301-04C,
West Des Moines, IA 50328

Legal Description: BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL IMPROVEMENTS THEREON, AND BEING LOT 17, IN BLOCK 10, OF THE TOWNSITE OF FABRICA IN MAVERICK COUNTY, TEXAS, AS SHOWN ON THE PLAT OF SAID TOWNSITE WHICH IS RECORDED IN ENVELOPE 19, SIDE 1 (FORMERLY VOL. 1, PAGE 41) MAP RECORDS OF MAVERICK COUNTY, TEXAS.

Date of Sale: 9/4/2018

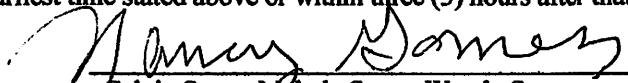
Earliest Time Sale Will Begin:

10:00 AM

Place of Sale of Property: Maverick County Courthouse, 500 Quarry Street, Eagle Pass, TX 78552 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

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

Notice Pursuant to Tex. Prop. Code § 51.002(i):
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.


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
or Cole D. Patton
or Deanna Segovia, Substitute Trustee
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

FILED
AT 12:14 O'CLOCK P M

JUN 21 2018

MH File Number: TX-18-67512-POS
Loan Type: FHA

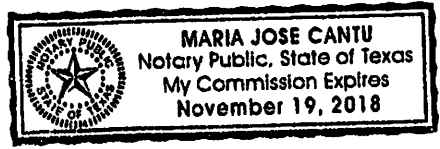
SARA MONTEBAYOR
County Clerk Maverick County, Texas
By  Deputy

STATE OF TEXAS §
COUNTY OF Val Verde §

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

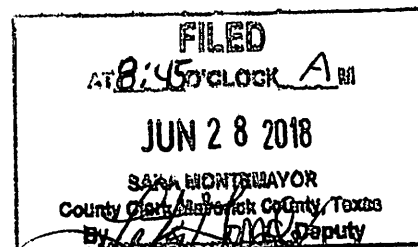
Given under my hand and seal of office this 21 day of JUNE, 2018.

[Handwritten Signature]
Notary Public
Signature



[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#: 18-20570

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 11/23/2016, FRANCES BISHOP, AN UNMARRIED WOMAN, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of ALLAN B POLUNSKY, as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC FOR CARRINGTON MORTGAGE SERVICES, LLC, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$148,467.00, payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC FOR CARRINGTON MORTGAGE SERVICES, LLC, which Deed of Trust is Recorded on 12/8/2016 as Volume 194935, Book , Page , in Maverick County, Texas, Deed of Trust covers all of the real property, personal property, and fixtures described therein, including , but not limited to, all the following described property, rights and interests (the "Property"), to-wit;

LOT 38, BLOCK 5, WESTLAKES SUBDIVISION, UNIT 6, IN MAVERICK COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THERE OF RECORDED IN ENVELOPE 168, SIDE B, MAP RECORDS OF MAVERICK COUNTY, TEXAS.

Commonly known as: **398 FALCON BLVD, 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, 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 agreement and Texas Property Code Section 51.0025, Carrington Mortgage Services, LLC is authorized to administer the foreclosure referenced herein.



4662451

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on **TUESDAY, 9/4/2018 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 MAVERICK COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS**

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

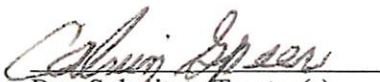
If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

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

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

WITNESS, my hand this 6/27/2018



By: Substitute Trustee(s)
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.