

Notice of [Substitute] Trustee 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: 12/04/2018

Time: The sale will begin at 10:00 AM or not later than three hours after that time

Place: STEPS AT THE FRONT OF THE COURTHOUSE ON QUARRY ST. OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS

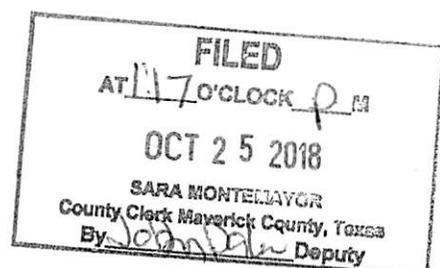
Property Address: 1580 Paseo Encinal Drive, Eagle Pass, TX 78852

2. Terms of Sale: The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. 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. Any conveyance of the property is subject to all matters of record affecting the property.

3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 01/05/2004 and recorded 01/06/2004 in Book 776 Page 146 Document 120422, real property records of Maverick County, Texas, with **DULCE RODRIGUEZ AND HUSBAND, MIGUEL DAVILA** grantor(s) and MILA INC DBA MORTGAGE INVESTMENT LENDING ASSOCIATES, INC as Lender, The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, as Trustee for Residential Asset Mortgage Products, Inc., Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2004-KR1 as Beneficiary.

4. Appointment of Substitute Trustee: In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent for the mortgage servicer has named and appointed, and by these presents does name and appoint CALVIN SPEER, MELODY SPEER OR WENDY SPEER, Substitute Trustee to act under and by virtue of said Deed of Trust.

5. Obligation Secured: Deed of Trust or Contract Lien executed by **DULCE RODRIGUEZ AND HUSBAND, MIGUEL DAVILA**, securing the payment of the indebtedness in the original principal amount of \$63,200.00, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, as Trustee for Residential Asset Mortgage Products, Inc., Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2004-KR1** is the current mortgagee of the note and deed of trust or contract lien.



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6. Default: A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.

7. Property to be sold: The property to be sold is described as follows:

LOT THIRTY-NINE (39), BLOCK EIGHTEEN (18), CARTHAGE PLACE SUBDIVISION, UNIT 11, CITY OF EAGLE PASS, MAVERICK COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN ENVELOPE 143, SLIDE B, MAP RECORDS OF MAVERICK COUNTY, TEXAS.

8. 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. **Ocwen Loan Servicing, LLC**, as Mortgage Servicer, is representing the current mortgagee, whose address is:

C/O Ocwen Loan Servicing, LLC

**1661 Worthington Rd., Suite 100
West Palm Beach, FL 33409**

Phone: 1-800-746-2936

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9. Limitation of Damages: 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.

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.

Date: October 18, 2018

Stephanie Spurlock, Laterrika Thompkins, Camisha Scott, Iman Walcott, Tanesha Humphrey, Claire Buxton – Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer

C/O Power Default Services, Inc.
Northpark Town Center
1000 Abernathy Rd NE; Bldg 400, Suite 200
Atlanta, GA 30328
Telephone: 855-427-2204
Fax: 866-960-8298

CALVIN SPEER, MELODY SPEER OR WENDY SPEER - Substitute Trustee(s)

C/O AVT Title Services, LLC
1101 Ridge Rd. Suite 222
Rockwall, TX 75087

POWER DEFAULT SERVICES, INC. MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

Certificate of Posting

I am Calvin Speer whose address is c/o AVT Title Services, LLC, 1101 Ridge Rd., Suite 222, Rockwall, TX 75087. I declare under penalty of perjury that on 10-20-2018 I filed this Notice of Foreclosure Sale at the office of the Maverick County Clerk and caused it to be posted at the location directed by the Maverick County Commissioners Court.

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
(CKE)
CANTU, ADRIAN AND ROCIO A.
1009 KIFURI STREET, EAGLE PASS, TX 78852

FHA 495-5636778-703
Firm File Number: 18-031002

NOTICE OF TRUSTEE'S SALE

WHEREAS, on July 25, 2000, ADRIAN CANTU AND ROCIO A. CANTU, HUSBAND AND WIFE, as Grantor(s), executed a Deed of Trust conveying to ALLAN B. POLUNSKY, as Trustee, the Real Estate hereinafter described, to FIELDSTONE MORTGAGE COMPANY in payment of a debt therein described. The Deed of Trust was filed in the real property records of MAVERICK COUNTY, TX and is recorded under Clerk's File/Instrument Number 100745 Volume 592, Page 402, to which reference is herein made for all purposes.

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;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, November 6, 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, I will sell said Real Estate in the area designated by the Commissioners Court, of Maverick 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 of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Maverick, State of Texas:

SEE EXHIBIT "A"

Property Address: 1009 KIFURI STREET
EAGLE PASS, TX 78852
Mortgage Servicer: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
Noteholder: THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS TRUSTEE
FOR CWMBBS REPERFORMING LOAN REMIC TRUST CERTIFICATES, SERIES 2003-R4
8950 CYPRESS WATERS BLVD
COPPELL, TEXAS 75019

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. 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 above referenced loan.

Nancy Gomez

SUBSTITUTE TRUSTEE

Calvin Speer, Melody Speer, Wendy Speer, Frederick Britton, Raymond Perez, Amy Ortiz, Patricia Sanders, Chris LaFond, Nancy Gomez or Leo Gomez
c/o Shapiro Schwartz, LLP
13105 Northwest Freeway, Suite 1200
Houston, TX 77040
(713)462-2565

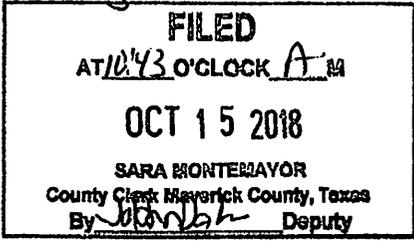
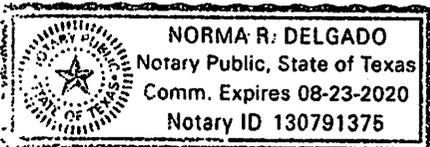
THE STATE OF Texas
COUNTY OF Val Verde

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Nancy Gomez Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 15 day of October 2018.

Norma R. Delgado

NOTARY PUBLIC in and for
Val Verde COUNTY,
My commission expires: 8-23-20
Type or Print Name of Notary
Norma R. Delgado



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 military service to the sender of this notice immediately.

FIELD NOTES FOR A 0.08 ACRE TRACT

Being a 0.08 Acre Tract of land lying and situated in Maverick County, Texas, and being all of 0.08 Acre Tract conveyed from Eagle Pass Lumber Company to Maximilian C. Villegas and wife Eulalia M. De Villegas described as northwest corner of Lot 2, Block 33, South Heights Addition to the City of Eagle Pass and described by metes and bounds by deed recorded in Volume 52, Page 221 of the Maverick County Deed Records and all the 0.028 Acre Tract conveyed from Alfredo Estrada and Lucille Estrada to Benjamin Olvera and Enriqueta Hernandez Olvera, described by metes and bounds in deed recorded in Volume 582, Page 452 of the Maverick County Deed Records; said 0.08 Acre Tract being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron rod at the intersection of the south line of Coolidge Street with the east line of Kiffuri Street, also being the north west corner of Lot 2, Block 33, South Heights Addition:

THENCE along the south line of Coolidge Street; an existing fence, S68°08'42"E, 69.15 feet to a ½" iron rod;

THENCE S13°42'00"W, passing at 30.59 the southeast corner of said 0.08 Acre Tract, also being the northeast corner of that 0.078 Acre Tract, continuing for a total distance of 51.92 feet to a ½" iron rod set to mark the south east corner of this tract;

THENCE along the south line of said 0.028 Acre Tract, N78°07'00"W, 53.15 feet to a ½" iron rod; an existing fence corner being the north west corner of Lot 1, also the southwest corner of Lot 2;

THENCE along the east line of Kiffuri Street, N00°10'00"E, passing at 22.24 feet the northwest corner of that 0.028 Acre Tract, continuing for a total distance of 65.24 feet to the POINT OF BEGINNING.

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 06/29/2005
Grantor(s): HELEN HILLER, A SINGLE PERSON
Original Mortgagee: WELLS FARGO BANK, N.A.
Original Principal: \$21,550.00
Recording Information: Book 883 Page 326 Instrument 130517
Property County: Maverick
Property:

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND TOGETHER WITH ALL IMPROVEMENTS THEREON, AND BEING LOT 4, BLOCK 5, HOLLY PARK ADDITION, UNIT 3, AN ADDITION TO THE CITY OF EAGLE PASS, MAVERICK COUNTY, TEXAS, AS SHOWN ON THE PLAT OF SAID UNIT 3 WHICH IS OF RECORD IN ENVELOPE 42, SLIDE B, (FORMERLY VOL. 1 PAGE 82) MAP RECORDS OF MAVERICK COUNTY, TEXAS.

Reported Address: 2321 EDNA DRIVE, 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: U.S. Bank National Association, as Trustee for SASCO Mortgage Loan Trust 2005-WF4
Mortgage Servicer: Wells Fargo Bank, N.A.
Current Beneficiary: U.S. Bank National Association, as Trustee for SASCO Mortgage Loan Trust 2005-WF4
Mortgage Servicer Address: 3476 Stateview Boulevard, Fort Mill, SC 29715

SALE INFORMATION:

Date of Sale: Tuesday, the 4th day of December, 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): Nancy Gomez, Leo Gomez, Calvin Speer, Wendy Speer, Melody Speer, Michael Burns, Elizabeth Hayes, Sammy Hooda, 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 Nancy Gomez, Leo Gomez, Calvin Speer, Wendy Speer, Melody Speer, Michael Burns, Elizabeth Hayes, Sammy Hooda, or Suzanne Suarez, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

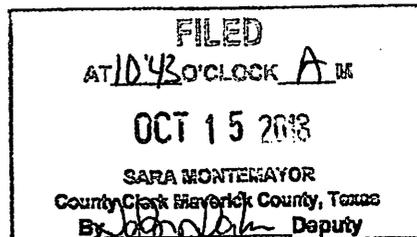
WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

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. Nancy Gomez, Leo Gomez, Calvin Speer, Wendy Speer, Melody Speer, Michael Burns, Elizabeth Hayes, Sammy Hooda, 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.



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: December 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 July 10, 2015 and recorded in Document VOLUME 1528, PAGE 130; AS AFFECTED BY LOAN MODIFICATION AGREEMENT VOLUME 1642, PAGE 236 real property records of MAVERICK County, Texas, with ABELARDO ZAMORA AND LUCRECIA ZAMORA, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by ABELARDO ZAMORA AND LUCRECIA ZAMORA, securing the payment of the indebtednesses in the original principal amount of \$150,228.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. PENNYMAC LOAN SERVICES, 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. PENNYMAC LOAN SERVICES, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o PENNYMAC LOAN SERVICES, LLC
3043 TOWNSGATE ROAD SUITE 200
WESTLAKE VILLAGE, TX 78091

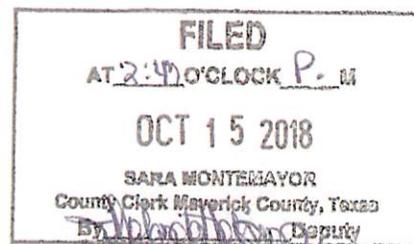
CALVIN SPEER, MELODY SPEER, WENDY SPEER, FREDERICK BRITTON, RAYMOND PEREZ, AMY ORTIZ, PATRICIA SANDERS, CHRIS LAFOND, NANCY GOMEZ, LEO GOMEZ, BERTHA CARDENAS, OR DORIS S SANCHEZ
Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

My name is DORIS S SANCHEZ and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on 10/15/18 I filed at the office of the MAVERICK County Clerk and caused to be posted at the MAVERICK County courthouse this notice of sale.

Certificate of Posting

Declarants Name: _____
Date: _____



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MAVERICK

EXHIBIT A

LOT 21, IN BLOCK 9, OF DEER RUN SUBDIVISION, UNIT 2, IN MAVERICK COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN/UNDER ENVELOPE 112, SLIDE A, MAP/PLAT RECORDS, MAVERICK COUNTY, TEXAS.

