

NOTICE OF ACCELERATION AND NOTICE OF 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.

DEED OF TRUST INFORMATION:

Date: February 1, 2006
Grantor(s): Alberto L. Talamantes, Alejandra Garcia
Original Mortgagee: Rural Housing Service, United States Department of Agriculture
Original Principal: \$67,300.00
Recording Information: Book 930, Page 59
Property County: Maverick
Property: Lot Nine (9), Block One (1), Border Housing One, Unit No. 1, Maverick County, Texas, according to replat thereof recorded in Envelope 194, Side B, Map Records of Maverick County, Texas.
Property Address: 117 Costa Rica 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: USDA Rural Development
Mortgage Servicer: USDA Rural Development
Mortgage Servicer Address: 4300 Goodfellow Blvd
Bldg. 105F, FC 215
St. Louis, MO 63120

SALE INFORMATION:

Date of Sale: October 1, 2019
Time of Sale: 10:00 am or within three hours thereafter.
Place of Sale: The steps at the front of the Courthouse on Quarry Street or, if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.
Substitute Trustee: Nancy Gomez, Leo Gomez, Calvin Speer, Wendy Speer, Melody Speer, Vicki Rodriguez or Alexander Wolfe, any to act
Substitute Trustee Address: 5501 East LBJ Frwy, Ste. 925
Dallas, TX 75240

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

PLG File Number: 19-009383-1

FILED
AT 11:30 O'CLOCK A.M.

AUG 29 2019

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

have been cured, and all sums secured by such Deed of Trust are declared immediately due and payable.
WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Nancy Gomez, Leo Gomez, Calvin Speer, Wendy Speer, Melody Speer, Vicki Rodriguez or Alexander Wolfe, any to act, have been appointed as Substitute Trustees and authorized by the Mortgage Servicer to enforce the power of sale granted in the Deed of Trust; 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 is hereby accelerated, and all sums secured by the Deed of Trust are declared to be immediately due and payable.
2. Nancy Gomez, Leo Gomez, Calvin Speer, Wendy Speer, Melody Speer, Vicki Rodriguez or Alexander Wolfe, 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 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 imposed by the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for the 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 sold "AS-IS", purchaser's 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 interest 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.
5. 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, the Mortgagee's Attorney, or the duly appointed Substitute Trustee.

Padgett Law Group
6267 Old Water Oak Road
Suite 203
Tallahassee, FL 33213
(850) 422-2520



SELECT PORTFOLIO SERVICING, INC. (SPS)
GONZALEZ, JOSE F. AND MARIA D.
2930 CEDAR DRIVE, EAGLE PASS, TX 78853

CONVENTIONAL
Firm File Number: 19-031998

NOTICE OF TRUSTEE'S SALE

WHEREAS, on September 20, 2005, MARIA D. GONZALEZ, ALSO KNOWN AS AND HAVING ACQUIRED TITLE AS MARIA DEL ROSARIO GONZALEZ, AND HUSBAND, JOSE F. GONZALEZ, as Grantor(s), executed a Texas Home Equity Security Instrument conveying to STEVEN S. MCGILVRA OR CHARLES E. KLEIN, as Trustee, the Real Estate hereinafter described, to AMERICAN GENERAL FINANCIAL SERVICES, INC. in payment of a debt therein described. The Texas Home Equity Security Instrument was filed in the real property records of MAVERICK COUNTY, TX and is recorded under Clerk's File/Instrument Number 132493 Volume 906, Page 0353, 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 Texas Home Equity Security Instrument; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, November 5, 2019** 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 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:

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND TOGETHER WITH ALL IMPROVEMENTS THEREON, AND BEING LOT 27, BLOCK 1, CEDAR RIDGE SUBDIVISION UNIT 1, IN MAVERICK COUNTY, TEXAS, AS SHOWN ON THE RE-PLAT OF LOT 1, BLOCK 1, CEDAR RIDGE UNIT 1, WHICH IS OF RECORD IN ENVELOPE 133, SIDE A, MAP RECORDS OF MAVERICK COUNTY, TEXAS

Property Address: 2930 CEDAR DRIVE
EAGLE PASS, TX 78853
Mortgage Servicer: SELECT PORTFOLIO SERVICING, INC.
Mortgagee: ONEMAIN FINANCIAL SERVICES, INC.
3217 S. DECKER LAKE DR.
SALT LAKE CITY, UTAH 84119

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 above-referenced loan.



SUBSTITUTE TRUSTEE

Nancy Gomez, Leo Gomez, Calvin Speer, Wendy Speer,
Melody Speer or Vicki Rodriguez
c/o Shapiro Schwartz, LLP
13105 Northwest Freeway, Suite 1200
Houston, TX 77040
(713)462-2565

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.

FILED
AT 11:30 O'CLOCK AM

AUG 29 2019

SARA MONTEMAYOR
County Clerk Maverick County, Texas
By  Deputy

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 01, 2019

Time: The sale will begin at 10:00 AM 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 28, 2015 and recorded in Document VOLUME 1546, PAGE 175 real property records of MAVERICK County, Texas, with BENJAMIN JIMENEZ, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by BENJAMIN JIMENEZ, securing the payment of the indebtednesses in the original principal amount of \$206,196.00, 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, CA 91361

FILED
AT 3:46 O'CLOCK P M

AUG 29 2019

SARA MONTEMAYOR
County Clerk, Maverick County, Texas
By *Sara Montemayor* Deputy



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 undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead NANCY GOMEZ, LEO GOMEZ, CALVIN SPEER, WENDY SPEER, MELODY SPEER, VICKY RODRIGUEZ, RAMON PEREZ, AMY ORTIZ, STACEY SANDERS, GARRETT SANDERS BERTHA CARDENAS OR DORIS S SANCHEZ whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 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 beneficiary therein.



Shawnika Harris

Certificate of Posting

My name is Bertha Cardenas, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on Aug 29th 2019 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: Aug 29th 2019

2225 APPLE WOOD STREET
EAGLE PASS, TX 78852

0000008523615

0000008523615

MAVERICK



LOT 4, IN BLOCK 3, RE-PLAT OF LOTS 4, 5, 6 AND 7, JAMES BASS SUBDIVISION, UNIT 1, IN THE CITY OF EAGLE PASS, MAVERICK COUNTY, TEXAS, AS SHOWN ON THE RE-PLAT OF SAID UNIT 1, WHICH IS OF RECORD IN ENVELOPE 293, SIDE B, MAP RECORDS OF MAVERICK COUNTY, TEXAS.