

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

FILED  
AT 12:26 O'CLOCK P. M.

OCT 17 2019

Maverick County Texas Home Equity Security Instrument

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

Date of Security Instrument: November 10, 2006

Amount: \$89,581.49

Grantor(s): ISMAEL MARTINEZ AND MAGDALENA MARTINEZ,  
HUSBAND AND WIFE

Original Mortgagee: CITIFINANCIAL, INC.

Current Mortgagee: ELIZON MASTER PARTICIPATION TRUST I, U.S. BANK  
TRUST NATIONAL ASSOCIATION, AS OWNER  
TRUSTEE

Original Trustee: JESUS R. FUENTES

Mortgage Servicer and Address: Rushmore Loan Management Services, LLC  
15480 Laguna Canyon Road, Suite 100  
Irvine, CA 92618

Recording Information: Recorded on 11/20/2006, as Instrument No. 139816 in Book  
991 Page 141 Maverick County, Texas

Legal Description: BEING ALL THAT CERTAIN TRACT OR PARCEL OF  
LAND, TOGETHER WITH ALL IMPROVEMENTS  
THEREON, AND BEING LOT 10, IN BLOCK 4, IN THE  
WESTLAKE SUBDIVISION, UNIT 1, IN MAVERICK  
COUNTY, TEXAS, AS SHOWN ON THE PLAT OF SAID  
UNIT 1 WHICH IS OF RECORDS IN ENVELOPE 132,  
SIDE B, MAP RECORDS OF MAVERICK COUNTY,  
TEXAS.

Date of Sale: 12/3/2019

Earliest Time Sale Will Begin: 10:00 AM

Place of Sale: The foreclosure sale will be conducted in the area designated by the Maverick County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosures 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.

WHEREAS, an Default Order was entered on 8/5/2019, under Cause No. 19-02-36983-MCVAJA, in the 365th Judicial District Court of Maverick County, Texas;

The undersigned has been appointed as Substitute Trustee(s), each empowered to act independently, in the place of said Original Trustee, upon the contingency and in the manner authorized by said Texas Home Equity Security Instrument.

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 state above or within three (3) 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 the notice immediately.**



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

EXECUTED in multiple originals on 10/11/2019.



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Calvin Speer, Melody Speer, Wendy Speer, Paul A. Hoefker,  
Robert L. Negrin Substitute Trustee(s) c/o Aldridge Pite,  
LLP, 4375 Jutland Drive, Suite 200, P.O. Box 17935, San  
Diego, CA 92177-0935  
866-931-0036

COMPLAINTS REGARDING THE SERVICING OF YOUR MORTGAGE SHOULD BE SENT TO THE DEPARTMENT OF SAVINGS AND MORTGAGE LENDING, 2601 NORTH LAMAR, SUITE 201, AUSTIN, TX 78705. A TOLL-FREE CONSUMER HOTLINE IS AVAILABLE AT 877-276-5550