

19-03372
1713 CALLE OAXACA ST, EAGLE PASS, TX 78852

NOTICE OF FORECLOSURE SALE

- Property:** The Property to be sold is described as follows:
LOT 58, IN BLOCK 3, LAS BRISAS SUBDIVISION, MAVERICK COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN ENVELOPE 93, SIDE 1, PLAT RECORDS, MAVERICK COUNTY, TEXAS.
- Security Instrument:** Deed of Trust dated September 23, 2016 and recorded on September 27, 2016 at Instrument Number 193937 in the real property records of MAVERICK County, Texas, which contains a power of sale.
- Sale Information:** January 7, 2020, at 10:00 AM, or not later than three hours thereafter, at the steps at the front of the Maverick County Courthouse on Quarry Street, or as designated by the County Commissioners Court.
- Terms of Sale:** Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.
- Obligation Secured:** The Deed of Trust executed by AMCO MANAGEMENT & LEASING SERVICES, LLC, BY ALBERTO MACIAS, MEMBER, secures the repayment of a Note dated September 23, 2016 in the amount of \$256,425.00. PATCH OF LAND LENDING LLC #201500001, whose address is c/o FCI Lender Services, Inc., 8180 East Kaiser Blvd., Anaheim Hills, CA 92808, is the current mortgagee of the Deed of Trust and Note and FCI Lender Services, Inc. is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.
- Substitute Trustee:** In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

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.

FILED
AT 10:45 O'CLOCK P.M.

DEC 17 2019

SARA MONTEMAYOR
County Clerk Maverick County, Texas
Deputy
S. Salazar Martinez



4713519

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.

T. C. Midkiff

Miller, Watson & George, P.C.
Dustin C. George, Attorney at Law
Tracey Midkiff, Attorney at Law
Jonathan Andring, Attorney at Law
5550 Granite Parkway, Suite 245
Plano, Texas 75024

Calvin Speer

Substitute Trustee(s): Nancy Gomez, Leo Gomez,
Calvin Speer, Wendy Speer, Melody Speer, Raymond
Perez, Amy Ortiz, Stacey Bennett, Garrett Sanders,
Vanessa McHaney, Vicki Rodriguez
c/o Miller, Watson & George, P.C.
5550 Granite Parkway, Suite 245
Plano, Texas 75024

Certificate of Posting

I, *Calvin Speer*, declare under penalty of perjury that on the *17* day of *Feb.*, 20*18* I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of MAVERICK County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).