

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

MAVERICK County

Deed of Trust Dated: February 11, 2008

Amount: \$66,400.00

Grantor(s): CARLOS GARZA and MARIA M GARZA

Original Mortgagee: JPMORGAN CHASE BANK, N.A., ORGANIZED AND EXISTING UNDER THE LAWS OF THE U.S.A.

Current Mortgagee: SPECIALIZED LOAN SERVICING LLC

Mortgagee Address: SPECIALIZED LOAN SERVICING LLC, 8742 Lucent Blvd. Ste. 300, Highlands Ranch, CO 80129-2386

Recording Information: Document No. 147672

Legal Description: SITUATED IN THE COUNTY OF MAVERICK AND STATE OF TEXAS: BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND TOGETHER WITH ALL IMPROVEMENTS THEREON, AND BEING LOT 2, IN BLOCK 24, CARTHAGE PLACE SUBDIVISION, UNIT 12, AND ADDITION TO THE CITY OF EAGLE PASS, MAVERICK COUNTY, TEXAS, AS SHOWN ON THE PLAT OF SAID UNIT 12 WHICH IS OF RECORD IN ENVELOPE 146, SIDE A, MAP RECORDS OF MAVERICK COUNTY, TEXAS.

Whereas, an Order to Proceed with Expedited Foreclosure under the Texas Rule Civil Procedure 736 was entered on December 9, 2019 under Cause No. 19-09-37932-MCV in the 293rd Judicial District Court of MAVERICK County, Texas

Date of Sale: March 3, 2020 between the hours of 10:00 AM and 1:00 PM.

Earliest Time Sale Will Begin: 10:00 AM

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

CALVIN SPEER OR MELODY SPEER, WENDY SPEER, RAMON PEREZ, AMY ORTIZ, CHRIS LAFOND, NANCY GOMEZ, VICKY RODRIGUEZ, STACEY SANDERS, GARRETT SANDERS OR LEO GOMEZ have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. 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. 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.

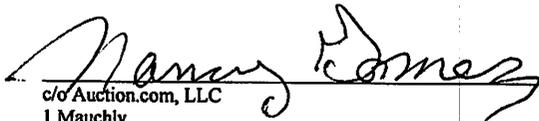
NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. 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.

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.



KIM ELLEN LEWINSKI, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2019-004185



c/o Auction.com, LLC
1 Mauchly
Irvine, California 92618

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

JAN 16 2020

SARA MONTEMAYOR
County Clerk, Maverick County, Texas
By  Deputy