

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 04/19/2012
Grantor(s): REYNALDO CANTU AND SAN JUANA CANTU HUSBAND AND WIFE
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR LEADERONE FINANCIAL CORP, ISAOA, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$85,281.00
Recording Information: Book 3247 Page 649 Instrument 1131745 ; re-recorded under Book 3282 Page 400 Instrument 1138420
Property County: Webb
Property: SITUATED IN WEBB COUNTY, TEXAS, AND BEING THE SURFACE ESTATE ONLY OF LOT NUMBER THIRTY-TWO (32), IN BLOCK NUMBER THREE (3), RIVERHILL SUBDIVISION, UNIT VIII, A SUBDIVISION SITUATED IN THE CITY OF LAREDO, AS PER PLAT RECORDED IN VOLUME 26, PAGE 20 WEBB COUNTY PLAT RECORDS
Reported Address: 618 SAM BRATTON, LAREDO, TX 78046

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.
Current Mortgagee: Wells Fargo Bank, NA
Mortgage Servicer: Wells Fargo Bank, N. A.
Current Beneficiary: Wells Fargo Bank, NA
Mortgage Servicer Address: 3476 Stateview Boulevard, Fort Mill, SC 29715

BY: *[Signature]* DEPUTY
WEBB COUNTY, TEXAS
2016 SEP 26 PM 1:10
MARGIE R. IBARRA
COUNTY CLERK
FILED

SALE INFORMATION:

Date of Sale: Tuesday, the 6th day of December, 2016
Time of Sale: 1:00PM or within three hours thereafter.
Place of Sale: AT THE AREA OUTSIDE THE NORTHWEST (PARKING GARAGE) 1ST FLOOR ENTRANCE TO THE WEBB COUNTY JUSTICE CENTER, 1110 VICTORIA STREET in Webb County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Webb County Commissioner's Court.
Substitute Trustee(s): Sandra Mendoza, Arnold Mendoza, W.D. Larew, Colette Mayers, Stephen Mayers, Bob Dickerson, Troy Robinett, Frederick Britton, Evan Press, Jack Burns II, Kristie Alvarez, Julian Perrine, Martha Boeta, Marcia Chapa, Matthew Wolfson, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, 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 Sandra Mendoza, Arnold Mendoza, W.D. Larew, Colette Mayers, Stephen Mayers, Bob Dickerson, Troy Robinett, Frederick Britton, Evan Press, Jack Burns II, Kristie Alvarez, Julian Perrine, Martha Boeta, Marcia Chapa, Matthew Wolfson, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, 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. Sandra Mendoza, Arnold Mendoza, W.D. Larew, Colette Mayers, Stephen Mayers, Bob Dickerson, Troy Robinett, Frederick Britton, Evan Press, Jack Burns II, Kristie Alvarez, Julian Perrine, Martha Boeta, Marcia Chapa, Matthew Wolfson, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, 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,
[Signature]
Buckley Madole, P.C.

DECEMBER -1
Clerk: *[Signature]*

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 06, 2016

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

Place: THE AREA JUST OUTSIDE THE NORTHWEST FIRST FLOOR ENTRANCE TO THE WEBB COUNTY JUSTICE CENTER, 1110 VICTORIA STREET, OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2016 SEP 26 PM 1:05
WEBB COUNTY TEXAS
BY *[Signature]* DEPUTY
MARGIE R. IBARRA
COUNTY CLERK
FILED

2. **Terms of Sale.** Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated December 13, 2005 and recorded in Document VOLUME 1993, PAGE. 451; AS AFFECTED BY VOLUME 4101, PAGE 417 real property records of WEBB County, Texas, with ADA Jael GARZA AND JAVIER VAZQUEZ AND ROXANA VAZQUEZ, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by ADA Jael GARZA AND JAVIER VAZQUEZ AND ROXANA VAZQUEZ, securing the payment of the indebtednesses in the original principal amount of \$67,238.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. 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. WELLS FARGO BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o WELLS FARGO BANK, N.A.
3476 STATEVIEW BLVD
FORT MILL, SC 29715

[Signature]
SANDRA MENDOZA, ARNOLD MENDOZA, WILLIAM D. LAREW, COLETTE MAYERS, STEPHEN MAYERS, BOB DICKERSON, TROY ROBINETT, FREDERICK BRITTON, EVAN PRESS, JACK BURNS II, KRISTIE ALVAREZ, JULIAN MERRINE, MARTHA BOETA, MARCIA CHAPA OR MATTHEW WOLFSON

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

Certificate of Posting

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

Declarants Name: _____
Date: _____

DECEMBER -2
Clerk: *[Signature]*



NOS0000006136196

EXHIBIT "A"

THE SURFACE ESTATE ONLY IN AND TO LOT FIVE (5), BLOCK SIX (6), FIESTA SUBDIVISION, PHASE III, P.U.D., SITUATED IN THE CITY OF LAREDO, WEBB COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 21, PAGE 72, PLAT RECORDS OF WEBB COUNTY, TEXAS.



NOS0000006136196

2-A

MARGIE R. IBARRA
COUNTY CLERK
FILED

2016 SEP 29 PM 2:08

RECORDING REQUESTED BY:

WEBB COUNTY, TEXAS

WHEN RECORDED MAIL TO:

BY [Signature] DEPUTY

Sandra Mendoza, Arnold Mendoza, W.D. Larew, Martin
Vacca
c/o Malcolm Cisneros/Trustee Corps
17100 Gillette Avenue
Irvine, CA 92614
(949) 252-8300

TS No TX08000014-16-1

APN 98584003080

TO No 1008105762

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on September 15, 2006, LUCIANO VILLANUEVA AND ELSA VILLANUEVA, HUSBAND AND WIFE as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of ROBERT K. FOWLER as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as nominee for FIRST FRANKLIN A DIVISION OF NATIONAL CITY BANK, its successors and assigns, as original Beneficiary, which Deed of Trust secures the payment of that certain Promissory Note of even date therewith in the original amount of \$153,600.00, payable to the order of Deutsche Bank National Trust Company as Trustee for First Franklin Mortgage Loan Trust 2006-FF16, Asset-Backed Certificates, Series 2006-FF16 as current Beneficiary, which Deed of Trust recorded on September 20, 2006 as Document No. 936594 in Book 2189, on Page 61 in Webb County, Texas. Deed of Trust covers all of the real property described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit: **SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

APN 98584003080

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed Sandra Mendoza, Arnold Mendoza, W.D. Larew, Martin Vacca or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust; and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Deutsche Bank National Trust Company as Trustee for First Franklin Mortgage Loan Trust 2006-FF16, Asset-Backed Certificates, Series 2006-FF16, the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust.

NOW THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, December 6, 2016 at 01:00 PM**, no later than three (3) hours after such time, being the first Tuesday of such month, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place in Webb County, Texas, at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a Deed of Trust or other contract lien as follows: **THE AREA OUTSIDE THE NORTHWEST (PARKING GARAGE) 1ST FLOOR ENTRANCE TO THE WEBB COUNTY JUSTICE CENTER located at 1110 Victoria Street Laredo, Texas 78040.**

DECEMBER -3

Clerk: [Signature]



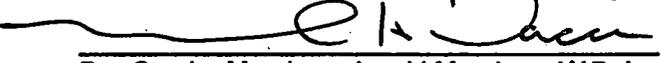
4594071

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of and Deutsche Bank National Trust Company as Trustee for First Franklin Mortgage Loan Trust 2006-FF16, Asset-Backed Certificates, Series 2006-FF16's election to proceed against and sell both the real property and any personal property described in said Deed of Trust in accordance with and Deutsche Bank National Trust Company as Trustee for First Franklin Mortgage Loan Trust 2006-FF16, Asset-Backed Certificates, Series 2006-FF16's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

NOTICE IS FURTHER GIVEN, that except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition. Conveyance of the Property shall be made without any representations or warranties whatsoever, expressed or implied. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters and are advised to conduct an independent investigation of the nature and physical condition 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 expressed or implied warranties, except as to the warranted.

WITNESS, my hand this 29 day of September, 2016


By: Sandra Mendoza, Arnold Mendoza, W.D. Larew, Martin Vacca
Substitute Trustee(s)

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.

FOR REINSTATEMENT / PAY OFF REQUESTS CONTACT: (949) 252-8300
THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

To the extent your original obligation was discharged, or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party retains rights under its security instrument, including the right to foreclose its lien.

TS No TX08000014-16-1

APN 98584003080

TO No 1008105762

EXHIBIT "A"

SITUATED IN WEBB COUNTY, TEXAS AND BEING THE SURFACE ONLY OF LOT NUMBER EIGHT (8), IN BLOCK NUMBER THREE (3), WYNDUM TERRACE SUBDIVISION, A SUBDIVISION SITUATED IN THE CITY OF LAREDO, AS PER PLAT RECORDED IN VOLUME 24, PAGE 24, WEBB COUNTY PLAT RECORDS.

3-B

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Matter No.: 046246-TX

Date: September 27, 2016

County where Real Property is Located: Webb

ORIGINAL MORTGAGOR: JOHN ROKOHL, A SINGLE PERSON

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., SOLELY AS NOMINEE FOR NTFN, INC., ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: PennyMac Loan Services, LLC

MORTGAGE SERVICER: PennyMac Loan Services, LLC

DEED OF TRUST DATED 11/16/2015, RECORDING INFORMATION: Recorded on 11/23/2015, as Instrument No. 1250300, in Book 3887, Page 257,

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): SITUATED IN WEBB COUNTY, TEXAS, AND BEING THE SURFACE ONLY OF LOT NUMBER THREE (3), IN BLOCK NUMBER FOURTEEN (14), SAN ISIDRO NORTHEAST LOS PALMARES SUBDIVISION , UNIT 3, A SUBDIVISION SITUATED IN THE CITY OF LAREDO, AS PER PLAT RECORDED IN VOLUME 30, PAGES 70-71, WEBB COUNTY PLAT RECORDS.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **12/6/2016**, the foreclosure sale will be conducted in **Webb** County in the area of the courthouse designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than **10:00 AM**, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

PennyMac Loan Services, LLC is acting as the Mortgage Servicer for PennyMac Loan Services, LLC who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. PennyMac Loan Services, LLC, as Mortgage Servicer, is representing the Mortgagee, whose address is:

PennyMac Loan Services, LLC
3043 Townsgate Rd, Suite 200
Westlake Village, CA 91361

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.

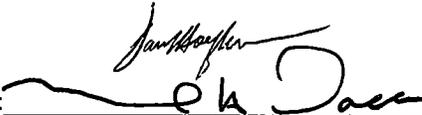
2016 SEP 29 PM 2:09
WEBB COUNTY, TEXAS
BY *[Signature]* DEPUTY
MARGIE R. IBARRA
COUNTY CLERK
FILED

DECEMBER -4
Clerk: *[Signature]*



Matter No.: 046246-TX

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.

By:  Substitute Trustee
SANDRA MENDOZA, ARNOLD MENDOZA, W.D. LAREW,
COLETTE MAYERS, STEPHEN MAYERS, BOB
DICKERSON, TROY ROBINETT, FREDERICK BRITTON,
EVAN PRESS, JACK BURNS II, MARTIN VACCA, PAUL A.
HOEFKER, ROBERT L. NEGRIN

Return to:
ALDRIDGE PITE, LLP
4375 JUTLAND DR., SUITE 200
P.O. BOX 17935
SAN DIEGO, CA 92177-0935
FAX #: 619-590-1385
866-931-0036

4-A

NOTICE OF FORECLOSURE SALE

PURSUANT TO TEXAS TAX CODE SECTION 32.06, THE FORECLOSURE SALE REFERRED TO IN THIS DOCUMENT IS A SUPERIOR TRANSFER TAX LIEN SUBJECT TO RIGHT OF REDEMPTION UNDER CERTAIN CONDITIONS. THE FORECLOSURE IS SCHEDULED TO OCCUR ON DECEMBER 6, 2016.

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/Contract for Foreclosure of Tax Lien

Dated: November 16, 2009

Indebtedness (original amount): \$8,802.56

Grantor: Yolanda Perez

Mortgagee: RioProp Ventures, LLC

Recorded: Document # 1056899 in the Real Property Records of Webb County, Texas

Tax Lien Transfer(s)

Recorded as Document # 1211820 in the Real Property Records of Webb County, Texas

Recorded as Document # 1087351 in the Real Property Records of Webb County, Texas

Recorded as Document # 1077694 in the Real Property Records of Webb County, Texas

Recorded as Document # 1218814 in the Real Property Records of Webb County, Texas

Recorded as Document # 1059202 in the Real Property Records of Webb County, Texas

MARGIE R. IBARRA
COUNTY CLERK
FILED
2016 OCT -4 PM 2:46
WEBB COUNTY, TEXAS
BY Re DEPUTY

PROPERTY

ALL OF LOT 10, BLOCK 973, EASTERN DIVISION, AN ADDITION TO THE CITY OF LAREDO, WEBB COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGE 42, PLAT RECORDS, WEBB COUNTY, TEXAS.

DATE OF SALE December 6, 2016

EARLIEST TIME SALE WILL BEGIN 1:00 pm

PLACE OF SALE OF THE PROPERTY At the Webb County Courthouse or as otherwise designated by the County Commissioners Court.

Propel Financial Services, LLC hereby discloses, as required by the Sec. 51.0025 of the Texas Property Code, as amended, that Propel Financial Services, LLC, whose address is 7990 IH 10 West, Suite 200, San Antonio, TX 78230, is a mortgage servicer representing the actual holder of the Note under a servicing agreement with said holder; the name of the actual holder of the Note is Propel Funding National 1, LLC.

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.

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 MORTGAGEE SERVICER.

DECEMBER -5

Clerk: [Signature]

Y Reyes

By:

Yanira M. Reyes, attorney for the mortgagee or mortgagee servicer

Sandra Mendoza

Richard Duncan, Yanira Reyes, Sandra Mendoza, Arnold Mendoza, W.D. Larew
and/or Martin H. Vacca

Substitute Trustee

c/o Harrison & Duncan PLLC, 8700 Crownhill, Suite 505, San Antonio, Texas 78209

Dated October 4, 2016

MARGIE R. IBARRA
COUNTY CLERK
FILED

2016 OCT 11 AM 9:49

WEBB COUNTY, TEXAS

BY [Signature] DEPUTY

NOTICE OF FORECLOSURE SALE

State of Texas §
 §
County of Webb §

Notice is hereby given of a public non-judicial foreclosure sale.

1. Property To Be Sold. The property to be sold is described as follows:

SITUATED IN WEBB COUNTY, TEXAS, AND BEING THE SURFACE ONLY OF LOT NUMBER TWENTY-TWO (22), IN BLOCK NUMBER TWO (2), SOUTHGATE, UNIT II-A, PHASE I, P.U.D., A SUBDIVISION SITUATED IN THE CITY OF LAREDO, WEBB COUNTY, TEXAS, AS PER PLAT RECORDED IN VOLUME 3, PAGE 11, WEBB COUNTY, PLAT RECORDS AND REPLAT RECORDED IN VOLUME 16, PAGES 69-70, WEBB COUNTY PLAT RECORDS.

2. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

Date: **December 6, 2016**

Time: The sale shall begin no earlier than **01:00 PM** or no later than three hours thereafter.

Place: **Webb County Courthouse in Laredo, Texas**, at the following location: the area designated by the Commissioners Court of **Laredo, Webb County, Texas**, pursuant to § 51.002 of the Texas Property Code as the place where foreclosure sales are to take place (if no such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

The deed of trust permits the Mortgagee of Record to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refileing may be after the date originally scheduled for this sale.

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. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

3. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the Mortgagee of Record thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

1000398-2

DECEMBER -6

Clerk: OR

The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. The sale shall not cover any part of the property that has been released of public record from the lien of the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

4. Type of Sale. The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust executed by **Francisco M Zuniga, Juanita Zuniga.**
5. Obligations Secured. The Deed of Trust is dated **September 26, 1997**, and is recorded in the office of the County Clerk of **Webb County, Texas**, in/under **Document No. 611161, Official Public Records of Webb County, Texas.** The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to the promissory note in the original principal amount of **\$50,300.00**, executed by **Francisco M Zuniga, Juanita Zuniga**, and payable to the order of **International Bank of Commerce.**

Original Mortgagee: International Bank of Commerce.

Current Mortgagee of Record: International Bank of Commerce whose address is **1 South Broadway, McAllen, TX 78501-4838.**

6. Default and Request To Act. Default has occurred under the deed of trust, and the beneficiary has requested me, as Substitute Trustee, to conduct this public sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

7. 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.

Sent by: Jeffrey B. Lewis
Robertson Anschutz Vettors
1500 CityWest Blvd., Suite 700
Houston, TX 77042

DATED October 10, 2016.



Sandra Mendoza, Arnold Mendoza, W.D. Lafew, Martin
Vacca , Substitute Trustee
c/o Robertson Anschutz Vettors
1500 CityWest Blvd., Suite 700
Houston, TX 77042
Phone: 713-244-1360

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.

1000398-2

C-B

NOTICE OF FORECLOSURE SALE

2016 OCT 11 AM 9:52

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 OR 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. Property to Be Sold. The property to be sold is described as follows: SITUATED IN WEBB COUNTY, TEXAS AND BEING LOT NUMBER TWELVE (12), IN BLOCK NUMBER EIGHT HUNDRED FIFTY-TWO (852), IN THE WESTERN DIVISION OF THE CITY OF LAREDO, AS PER REPLAT RECORDED IN VOLUME 2, PAGE 49, WEBB COUNTY DEED RECORDS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 11/16/2010 and recorded in Book 3019 Page 259 Document 1087841 real property records of Webb County, Texas.

3. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

Date: 12/06/2016
Time: 01:00 PM
Place: Webb County Courthouse, Texas at the following location: THE AREA JUST OUTSIDE THE NORTHWEST (PARKING GARAGE) 1st FLOOR ENTRANCE TO THE WEBB COUNTY JUSTICE CENTER, 1110 VICTORIA STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

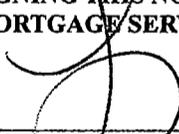
4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of 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.

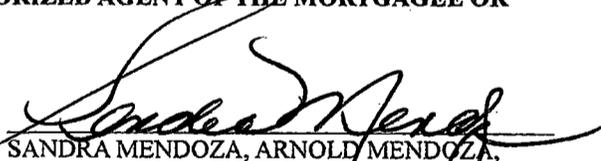
5. Obligations Secured. The Deed of Trust executed by FRANCISCA GARCIA, provides that it secures the payment of the indebtedness in the original principal amount of \$91,500.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. BANK OF AMERICA, N.A. is the current mortgagee of the note and deed of trust and REVERSE MORTGAGE SOLUTIONS, INC. is mortgage servicer. A servicing agreement between the mortgagee, whose address is BANK OF AMERICA, N.A. c/o REVERSE MORTGAGE SOLUTIONS, INC., 14405 Walters Road, Suite 200, Houston, TX 77014 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. Order to Foreclose. BANK OF AMERICA, N.A. obtained a Order from the 49th District Court of Webb County on 03/03/2016 under Cause No. 2015CVF003713D1. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.

7. Substitute Trustee(s) Appointed to Conduct Sale. In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint SANDRA MENDOZA, ARNOLD MENDOZA, W.D.LAREW, MARTIN H. VACCA, MICHAEL W. ZIENTZ OR BOB FRISCH, Substitute Trustee to act under and by virtue of said Deed of Trust.

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.


Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L Keller Mackie, Attorney at Law
Lori Liane Long, Attorney at Law
Tracey Midkiff, Attorney at Law
Joseph Modric, Attorney at Law
Parkway Office Center, Suite 900
14160 North Dallas Parkway
Dallas, TX 75254


SANDRA MENDOZA, ARNOLD MENDOZA,
W.D.LAREW, MARTIN H. VACCA, MICHAEL W. ZIENTZ
OR BOB FRISCH
c/o AVT Title Services, LLC
1101 Ridge Rd. Suite 222
Rockwall, TX 75087

Certificate of Posting

I am _____ whose address is 14160 N. Dallas Pkwy, Suite 900, Dallas, TX 75254. I declare under penalty of perjury that on _____ I filed this Notice of Foreclosure Sale at the office of the Webb County Clerk and caused it to be posted at the location directed by the Webb County Commissioners Court.

[RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:]

Carrington Foreclosure Services, LLC
P.O. Box 3309
Anaheim, California 92803
For Sale Information: (888) 313-1969
For Reinstatement Requests: 1-866-874-5860
Pay Off Requests: 1-800-561-4567

MARGIE R. IBARRA
COUNTY CLERK
FILED

2016 OCT 11 AM 10:32

WEBB COUNTY, TEXAS

BY  DEPUTY

TS#: 16-16111

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 6/19/2006, Sonia Garcia and Jesus Hernandez Saucedo, wife and husband, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of Eldon L. Youngblood, as Trustee, New Century Mortgage Corporation, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$100,800.00, payable to the order of New Century Mortgage Corporation, which Deed of Trust is Recorded on 6/23/2006 as Volume 925761, Book 2121, Page 386, in Webb County, Texas, Deed of Trust covers all of the real property, personal property, and fixtures described therein, including, but not limited to, all the following described property, rights and interests (the "Property"), to-wit;

Situated in Webb County, Texas and being Lot Number Twenty-Two (22), in Block Number Two (2), ELEDEN SUBDIVISION, UNIT 10 situated in the City of Laredo, Webb County, Texas according to plat thereof recorded in Volume 25, page 58 Webb County, Texas.

Commonly known as: **2304 LOS PINOS, LAREDO, TX 78046-000**

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Sandra Mendoza, Arnold Mendoza, W.D. Larew, Martin Vacca**, or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust: and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Carrington Mortgage Services, LLC whose address is 1600 Douglass Road, Suite 200 A, Anaheim, CA 92806 is acting as the mortgage servicer for **Wells Fargo Bank N.A., as Trustee, for Carrington Mortgage Loan Trust, Series 2006-NC3 Asset-Backed Pass-Through Certificates**, which is the mortgagee of the Note and Deed of Trust or mortgage and the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust. Carrington Mortgage Services, LLC is authorized to represent the mortgagee by virtue of a written servicing agreement with the mortgagee. Pursuant to that agreement and Texas Property Code Section 51.0025, Carrington Mortgage Services, LLC is authorized to administer the foreclosure referenced herein.

DECEMBER -8

Clerk: 



4595111

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on **TUESDAY, 12/6/2016** at **1:00 PM**, or no later than three (3) hours after such time, being the first Tuesday of such month, of **Webb County, Texas**, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: **The area outside the Northwest (parking garage) 1st floor entrance to the Webb County Justice Center, 1110 Victoria Street**

NOTICE IS FURTHER GIVEN that , except to the extent that the Substitute Trustee may bind and obligate Mortgagees to warrant title the Property under the terms of the Deed of Trust, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied.

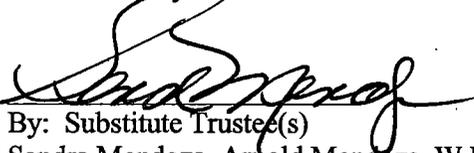
If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

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

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.

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.

WITNESS, my hand this 10/7/2016



By: Substitute Trustee(s)
Sandra Mendoza, Arnold Mendoza, W.D. Larew, Martin Vacca,
C/O Carrington Foreclosure Services, LLC
P.O. Box 3309
Anaheim, California 92803

THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

8-A

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. Sender is: Codilis & Stawiarski, PC, 650 North Sam Houston Parkway East, Suite 450, Houston, Texas 77060

Date of Security Instrument: September 24, 2013

Grantor(s): Jose A. Hinojosa and Margarita Hinojosa

Original Trustee: Thomas E. Black, Jr.

Original Mortgagee: Mortgage Electronic Registration Systems, Inc. ("MERS"), solely as nominee for Prospect Mortgage, LLC, a Limited Liability Company, its successors and assigns

MARGIE R. IBARRA
COUNTY CLERK
FILED
16 OCT 11 AM 10:33
WEBB COUNTY, TEXAS
DEPUTY

Recording Information: Vol. 3507, Page 602, or Clerk's File No. 1182199, in the Official Public Records of WEBB County, Texas.

Current Mortgagee: Lakeview Loan Servicing, LLC

Mortgage Servicer: Cenlar FSB, whose address is C/O Attn: FC or BK Department
425 Phillips Blvd Ewing, NJ 08618 Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property.

Date of Sale: 12/06/2016 **Earliest Time Sale Will Begin:** 1:00 PM

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.

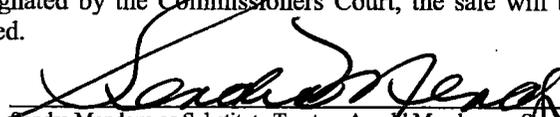
Legal Description:

SURFACE ONLY OF LOT NUMBER SEVENTEEN (17), IN BLOCK NUMBER SIX (6), SAN ISIDRO NORTHEAST LOS PALMARES SUBDIVISION, UNIT 4, A SUBDIVISION SITUATED IN THE CITY OF LAREDO, AS PER PLAT RECORDED IN VOLUME 31, PAGE 23-26, WEBB COUNTY, TEXAS.

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

For Information:

Codilis & Stawiarski, P.C.
650 N. Sam Houston Parkway East
Suite 450
Houston, TX 77060
(281) 925-5200


Sandra Mendoza as Substitute Trustee, Arnold Mendoza as Successor Substitute Trustee, Colette Mayers as Successor Substitute Trustee, Stephen Mayers as Successor Substitute Trustee, Bob Dickerson as Successor Substitute Trustee, Troy Robinett as Successor Substitute Trustee, Jack Burns II as Successor Substitute Trustee, W.D. Larew as Successor Substitute Trustee, Frederick Britton as Successor Substitute Trustee, Evan Press as Successor Substitute Trustee, Martin Vacca as Successor Substitute Trustee, or Cathy Cagle as Successor Substitute Trustee

DECEMBER -9
Clerk: 



NOTICE OF TRUSTEE'S SALE

PURSUANT to authority conferred upon me by that certain Deed of Trust executed by JOSE ANGEL FERNANDO MACIEL, JR., of Webb County, Texas, executed on July 2, 2015, and recorded in Volume 3818, Pages 860-863 of the Official Records of Webb County, Texas, I will, as Trustee for LISTO DEVELOPMENT, LTD., Beneficiary under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, LISTO DEVELOPMENT, LTD., default having been made in the payment thereof, sell on TUESDAY, December 6, 2016, that being the FIRST TUESDAY of said month, at public auction to the highest bidder, for cash, at the area just outside the northwest (parking garage) 1st floor entrance to the Webb County Justice Center, 1110 Victoria Street, Laredo, Texas, between the hours of ten o'clock a.m. and four o'clock p.m. of that day, the following described property situated in Webb County, Texas, to-wit:

Situated in Webb County, Texas and being the Surface Only of Lot Number Seven (7) in Block Number Four (4), Cheyenne Subdivision, Phase III, a subdivision in the City of Laredo, as per Plat recorded in Volume 20, Page 11, Webb County Plat Records.

The earliest time at which the sale will occur is ten o'clock a.m. and the sale will occur not later than one o'clock p.m.

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.

EXECUTED this 19th day of October, 2016.

Robert N. Freeman II
ROBERT N. FREEMAN, II
TRUSTEE
6909 Springfield Ave., Ste. 300
Laredo, Texas 78045

2016 OCT 19 PM 3:54
WEBB COUNTY, TEXAS
BY *[Signature]* DEPUTY
MARGIE R. IBARRA
COUNTY CLERK
FILED

STATE OF TEXAS §
COUNTY OF WEBB §

This instrument was acknowledged before me on this 19th day of October, 2016, by Robert N. Freeman, II, Trustee.



Annette Villagomez
Notary Public, State of Texas

DECEMBER -10
Clerk: *[Signature]*

NOTICE OF TRUSTEE'S SALE

PURSUANT to authority conferred upon me by that certain Deed of Trust executed by NORMA CHAVEZ, of Webb County, Texas, executed on February 26, 2004, and recorded in Volume 1549, Pages 841-843 of the Official Records of Webb County, Texas, I will, as Trustee for LISTO DEVELOPMENT, LTD., Beneficiary under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, LISTO DEVEMOPMENT, LTD., default having been made in the payment thereof, sell on TUESDAY, December 6, 2016, that being the FIRST TUESDAY of said month, at public auction to the highest bidder, for cash, at the area just outside the northwest (parking garage) 1st floor entrance to the Webb County Justice Center, 1110 Victoria Street, Laredo, Texas, between the hours of ten o'clock a.m. and four o'clock p.m. of that day, the following described property situated in Webb County, Texas, to-wit:

The Surface Only of Lot Number Twenty-Five (25) in Block Number One (1), Cheyenne Subdivision, Phase I, a subdivision situated in the City of Laredo, Webb County, Texas as per Plat recorded in Volume 17, Pages 84-85, Plat Records of Webb county, Texas and having a street address of 923 Comanche Loop, Laredo, Texas.

The earliest time at which the sale will occur is ten o'clock a.m. and the sale will occur not later than one o'clock p.m.

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.

EXECUTED this 19th day of October, 2016.

Robert N. Freeman
ROBERT N. FREEMAN, II
TRUSTEE
6909 Springfield Ave., Ste. 300
Laredo, Texas 78045

BY *[Signature]* DEPUTY

WEBB COUNTY, TEXAS

2016 OCT 19 PM 3:54

MARGIE R. IBARRA
COUNTY CLERK
FILED

STATE OF TEXAS §
COUNTY OF WEBB §

This instrument was acknowledged before me on this 19th day of October, 2016, by Robert N. Freeman, II, Trustee.



Annette Villagomez
Notary Public, State of Texas

DECEMBER -11

Clerk: *[Signature]*

MARGIE R. IBARRA
COUNTY CLERK
FILED

NOTICE OF TRUSTEE'S SALE

2016 OCT 24 AM 10: 52

STATE OF TEXAS §

WEBB COUNTY, TEXAS

COUNTY OF WEBB §

BY 157 DEPUTY

WHEREAS, by that certain Deed of Trust (the "Deed of Trust") dated March 25, 2016, JORGE RODRIGUEZ AND HILDA V. RODRIGUEZ (hereinafter collectively referred to as "Mortgagor") conveyed certain real property (the "Property") to Sigifredo Pérez, III, Trustee for SOLA DEVELOPMENT PARTNERS, LTD., a Texas limited partnership; and,

WHEREAS, the Property is more particularly described as follows:

Lot No. 6, Block No. 9, COLLEGE HEIGHTS SUBDIVISION, UNIT III, a subdivision situated in the City of Laredo, Webb County, Texas, as per Plat recorded in Volume 33, Pages 87-88, Webb County Plat Records.

together with any other improvements and other property thereon as described in the Deed of Trust; and

WHEREAS, the above described Deed of Trust is recorded in Volume 4045 at Page 831 et seq., of the Official Records of Webb County, Texas, and,

WHEREAS, the Deed of Trust pledged the Property to secure the payment of that one certain Real Estate Lien Note of even date therewith, executed by Mortgagor and payable to the order of SOLA DEVELOPMENT PARTNERS, LTD. the original beneficiary under the Deed of Trust, in the original principal amount of \$24,320.00 (the "Note") and any and all other indebtedness secured and described in the Deed of Trust; and

WHEREAS, the Note is in default and the entire unpaid principal balance thereof has matured and is now due and payable, and demand has been made on the persons or entities obligated to pay said indebtedness; and

WHEREAS, SOLA DEVELOPMENT PARTNERS, LTD., the beneficiary, intends to have the power of sale set forth in the Deed of Trust enforced; and

WHEREAS, SOLA DEVELOPMENT PARTNERS, LTD., the beneficiary under the Deed of Trust and the owner and holder of the indebtedness thereby secured, has directed the Trustee to enforce the power of sale under the Deed of Trust for the purpose of collecting the indebtedness set forth therein after giving notice of the time, place and terms of said sale, and the Property to be sold, pursuant to the Deed of Trust and the Laws of the State of Texas;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That I, SIGIFREDO PEREZ, III, Trustee, hereby give notice that I will accordingly after due publication of this Notice, and after having given written notice at least twenty-one (21) days preceding the date of such sale by certified mail to each debtor obligated to pay the Note and indebtedness secured by the Deed of Trust at the address of each such debtor according to the records of the beneficiary as required by the Deed of Trust and the Laws of the State of Texas, sell the Property at public auction to the highest bidder or bidders for cash at the area designated for foreclosure sales by the County Commissioners' Court of Webb County, Texas, between the hours of eleven o'clock (11:00) a.m. and four o'clock (4:00) p.m., on the first Tuesday of December of 2016, the same being the 6th day of December, 2016. This is notice that the sale will begin at eleven o'clock (11:00) a.m. or not later than three hours after that time on Tuesday, December 6, 2016.

EXECUTED on this 21st day of October, 2016.

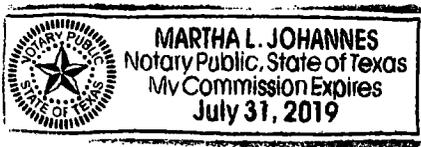


SIGIFREDO PEREZ, III

STATE OF TEXAS §

COUNTY OF WEBB §

This instrument was acknowledged before me on this 24th day of October, 2016 by SIGIFREDO PEREZ, III.




Notary Public, State of Texas

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: 12/06/2016

Time: The sale will begin at 01:00 PM or not later than three hours after that time

Place: The area outside of the Northwest (Parking Garage) 1st Floor entrance to the Webb County Justice Center, 1110 Victoria Street or any other area designated by the County Commissioners Court 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: 1762 Aransas Pass Dr., Laredo, TX 78045

2. Terms of Sale: Cash

3. Instrument to be Foreclosed: The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 09/09/2005 and recorded 09/19/2005 in Document 893042, Book 1921 Page 620 and re-recorded 04/04/2006 in Document 915878, Book 2060 Page 660, real property records of Webb County Texas, with Fernando Gonzalez and Claudia M. Espinosa, husband and wife grantor(s) and DHI Mortgage Company, LTD.

4. Appointment of Substitute Trustee: The undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by the above referenced Deed of Trust.

5. Obligation Secured: Deed of Trust or Contract Lien executed by Fernando Gonzalez and Claudia M. Espinosa, husband and wife securing the payment of the indebtedness in the original principal amount of \$ 115,704.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. **DEUTSCHE BANK NATIONAL TRUST COMPANY, as Trustee for MORGAN STANLEY ABS CAPITAL I INC. TRUST 2006-NC3** is the current mortgagee of the note and the deed of trust or contract lien.

DECEMBER -13

Clerk: OR

MARGIE R. IBARRA
COUNTY CLERK
FILED
2016 OCT 24 PM 2:01
WEBB COUNTY, TEXAS
BY *[Signature]* DEPUTY

Notice of [Substitute] Trustee Sale

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-ONE (31), BLOCK ONE (1), THE GREEN SUBDIVISION, PHASE 2, SITUATED IN THE CITY OF LAREDO, WEBB COUNTY TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 25, PAGE 24, PLAT RECORDS OF WEBB COUNTY, TEXAS.

8. **Mortgage Servicer Information:** The Mortgage Service 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**

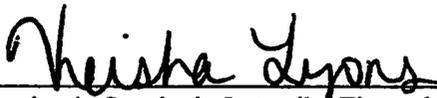
13-A

Notice of [Substitute] Trustee Sale

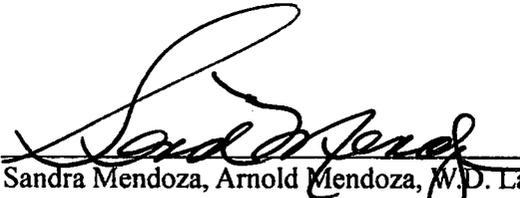
9. **Limitation of Damages:** If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's attorney.

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, 2016



Stephanie Spurlock, Laterrika Thompkins, Camisha Scott, Keisha Lyons, Melisa Jones, Iman Walcott, Tanesha Humphrey, – Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer



Sandra Mendoza, Arnold Mendoza, W.D. Larew, Martin H. Vacca, Colette Mayers, Stephen Mayers, Bob Dickerson, Troy Robinett, Frederick Britton, Evan Press, Jack Burns II, Kristie Alvarez, Julian Perrine, Kristi Knight, Zana Jackson, Matthew Wolfson, Chance Oliver, Max Murphy or Bret Allen– Substitute Trustee(s)

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

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.

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 06, 2016

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

Place THE AREA JUST OUTSIDE THE NORTHWEST FIRST FLOOR ENTRANCE TO THE WEBB COUNTY JUSTICE CENTER, 1110 VICTORIA STREET, OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale.** Cash.

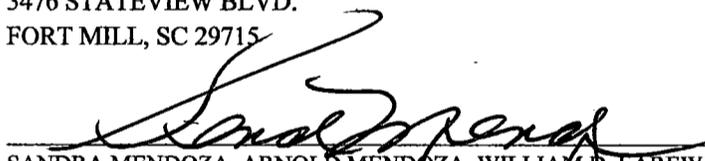
3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated July 25, 2011 and recorded in Document VOLUME 3124, PAGE 312; AS AFFECTED BY VOLUME 3707, PAGE 675 real property records of WEBB County, Texas, with JESUS PULIDO, JR., grantor(s) and WELLS FARGO BANK, NATIONAL ASSOCIATION, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JESUS PULIDO, JR., securing the payment of the indebtednesses in the original principal amount of \$98,439.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. 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. WELLS FARGO BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o WELLS FARGO BANK, N.A.
3476 STATEVIEW BLVD.
FORT MILL, SC 29715


SANDRA MENDOZA, ARNOLD MENDOZA, WILLIAM D. LAREW, COLETTE MAYERS, STEPHEN MAYERS, BOB DICKERSON, TROY ROBINETT, FREDERICK BRITTON, EVAN PRESS, JACK BURNS II, KRISTIE ALVAREZ, JULIAN PERRINE, MARTHA BOETA, MARCIA CHAPA, OR MATTHEW WOLFSON
Substitute Trustee

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

Certificate of Posting

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

Declarants Name: _____

Date: _____

MARGIE R. IBARRA
COUNTY CLERK
FILED
2016 OCT 24 PM 2:03
WEBB COUNTY, TEXAS
BY  DEPUTY

DECEMBER -14

Clerk: 



EXHIBIT "A"

SURFACE ESTATE ONLY IN AND TO: LOT NUMBER EIGHT (8), IN BLOCK NUMBER TEN (10), LOMAS DEL SUR SUBDIVISION, UNIT 2, A SUBDIVISION IN THE CITY OF LAREDO, AS PER PLAT RECORDED IN VOLUME 27, PAGES 19-20, WEBB COUNTY PLAT RECORDS.

14-A



NOS0000005704689

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 06, 2016

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

Place THE AREA JUST OUTSIDE THE NORTHWEST FIRST FLOOR ENTRANCE TO THE WEBB COUNTY JUSTICE CENTER, 1110 VICTORIA STREET, 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 21, 2015 and recorded in Document VOLUME 3926, PAGE 514 AND RE-FILED AS VOLUME 4059, PAGE 633 real property records of WEBB County, Texas, with CHRISTIAN JAVIER PEREZ, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by CHRISTIAN JAVIER PEREZ, securing the payment of the indebtednesses in the original principal amount of \$132,554.00, 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


SANDRA MENDOZA, ARNOLD MENDOZA, WILLIAM D. LAREW, COLETTE MAYERS, STEPHEN MAYERS, BOB DICKERSON, TROY ROBINETT, FREDERICK BRITTON, EVAN PRESS, JACK BURNS II, KRISTIE ALVAREZ, JULIAN PERRINE, MARTHA BOETA, MARCIA CHAPA, OR MATTHEW WOLFSON
Substitute Trustee

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

Certificate of Posting

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

Declarants Name: _____
Date: _____

2016 OCT 24 PM 2:03
WEBB COUNTY, TEXAS
BY  DEPUTY
MARGIE R. IBARRA
COUNTY CLERK
FILED

DECEMBER -15
Clerk: QR



EXHIBIT "A"

THE SURFACE ESTATE ONLY IN AND TO LOT SIX (6), BLOCK SIX (6), DEERFIELD SUBDIVISION, PHASE 4, SITUATED IN THE CITY OF LAREDO, WEBB COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 18, PAGE 28, PLAT RECORDS OF WEBB COUNTY, TEXAS.

15-A



NOS0000006228449

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 06, 2016

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

Place THE AREA JUST OUTSIDE THE NORTHWEST FIRST FLOOR ENTRANCE TO THE WEBB COUNTY JUSTICE CENTER, 1110 VICTORIA STREET, 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 March 12, 2013 and recorded in Document CLERK'S FILE NO. 1162083 real property records of WEBB County, Texas, with HECTOR VEDARTE JR, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by HECTOR VEDARTE JR, securing the payment of the indebtednesses in the original principal amount of \$144,327.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. 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. WELLS FARGO BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o WELLS FARGO BANK, N.A.
3476 STATEVIEW BLVD.
FORT MILL, SC 29715


SANDRA MENDOZA, ARNOLD MENDOZA, WILLIAM D. LAREW, COLETTE MAYERS, STEPHEN MAYERS, BOB DICKERSON, TROY ROBINETT, FREDERICK BRITTON, EVAN PRESS, JACK BURNS II, KRISTIE ALVAREZ, JULIAN PERRINE, MARTHA BOETA, MARCIA CHAPA, OR MATTHEW WOLFSON
Substitute Trustee

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

Certificate of Posting

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

Declarants Name: _____
Date: _____

MARGIE R. IBARRA
COUNTY CLERK
FILED
2016 OCT 24 PM 2:03
WEBB COUNTY, TEXAS
BY  DEPUTY

DECEMBER -16
Clerk: 



EXHIBIT "A"

THE SURFACE ESTATE ONLY IN AND TO LOT TEN (10) BLOCK EIGHT (8), LAGO DEL VALLE SUBDIVISION, PHASE II, SITUATED IN THE CITY OF LAREDO, WEBB COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 27, PAGES 48-50, PLAT RECORDS OF WEBB COUNTY, TEXAS.

16-A



NOS0000006255632

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 06, 2016

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

Place THE AREA JUST OUTSIDE THE NORTHWEST FIRST FLOOR ENTRANCE TO THE WEBB COUNTY JUSTICE CENTER, 1110 VICTORIA STREET, 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 August 28, 1997 and recorded in Document VOLUME 547, PAGE 645 real property records of WEBB County, Texas, with JULIAN CARMONA AND SANDRA CARMONA AND MARIO ARROYO, grantor(s) and AEGIS MORTGAGE CORPORATION, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JULIAN CARMONA AND SANDRA CARMONA AND MARIO ARROYO, securing the payment of the indebtednesses in the original principal amount of \$72,726.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. CITIMORTGAGE, INC. 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. CITIMORTGAGE, INC., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CITIMORTGAGE, INC.
1000 TECHNOLOGY DRIVE
O'FALLON, MO 63368


SANDRA MENDOZA, ARNOLD MENDOZA, WILLIAM D. LAREW, COLETTE MAYERS, STEPHEN MAYERS, BOB DICKERSON, TROY ROBINETT, FREDERICK BRITTON, EVAN PRESS, JACK BURNS II, KRISTIE ALVAREZ, JULIAN PERRINE, MARTHA BOETA, MARCIA CHAPA, OR MATTHEW WOLFSON
Substitute Trustee

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

Certificate of Posting

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

Declarants Name: _____
Date: _____

2016 OCT 24 PM 2: 03
WEBB COUNTY, TEXAS
MARGIE R. IBARRA
COUNTY CLERK
FILED
BY  DEPUTY

DECEMBER -17
Clerk: OK



EXHIBIT "A"

SITUATED IN WEBB COUNTY, TEXAS, AND BEING THE SURFACE ONLY OF LOT NUMBER THIRTEEN (13), IN BLOCK NUMBER TWO (2), GEORGE WASHINGTON SUBDIVISION, PHASE VII, A SUBDIVISION IN THE CITY OF LAREDO, AS PER PLAT RECORDED IN VOLUME 16, PAGE 57, WEBB COUNTY PLAT RECORDS.

17-A



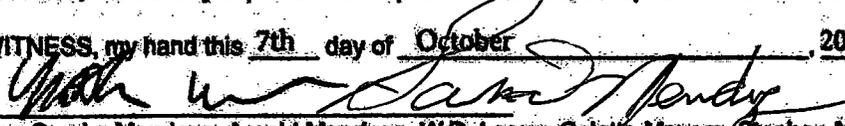
NOS0000006306070

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of and PennyMac Corp.'s election to proceed against and sell both the real property and any personal property described in said Deed of Trust in accordance with and PennyMac Corp.'s rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

NOTICE IS FURTHER GIVEN, that except to the extent that the Substitute Trustee may bind and obligate Mortgagees to warrant title the Property under the terms of the Deed of Trust. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition. Conveyance of the Property shall be made without any representations or warranties whatsoever, expressed or implied. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters and are advised to conduct an independent investigation of the nature and physical condition 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 expressed or implied warranties, except as to the warranted.

WITNESS, my hand this 7th day of October, 2016.


By: Sandra Mendoza, Arnold Mendoza, W.D. Larew, Collette Mayers, Stephen Mayers, Bob Dickerson, Troy Robinett, Frederick Britton, Evan Press, Jack Burns II, Kristie Alvarez, Julian Perrina, Kristi Knight, Zana Jackson, Matthew Wolfson
Substitute Trustee(s)

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.

FOR REINSTATEMENT / PAY OFF REQUESTS CONTACT: (949) 252-6300
THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

To the extent your original obligation was discharged, or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party retains rights under its security instrument, including the right to foreclose its lien.

TS No TX08000045-15-2

APN 240994 / 985-10007-010

TO No 150232086-TX-RWI,

EXHIBIT "A"

SITUATED IN WEBB COUNTY, TEXAS, AND BEING THE SURFACE ONLY OF LOT NUMBER ONE (1), IN BLOCK NUMBER SEVEN (7), THE ESTATES OF WINFIELD P.U.D., A SUBDIVISION SITUATED IN THE CITY OF LAREDO, AS PER PLAT RECORDED IN VOLUME 13, PAGES 61-62, WEBB COUNTY PLAT RECORDS.

18-B

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 06, 2016

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

Place THE AREA JUST OUTSIDE THE NORTHWEST FIRST FLOOR ENTRANCE TO THE WEBB COUNTY JUSTICE CENTER, 1110 VICTORIA STREET, 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 June 07, 1999 and recorded in Document VOLUME 783, PAGE 464; AS AFFECTED BY LOAN MODIFICATION AGREEMENT VOLUME 3290, PAGE 419 real property records of WEBB County, Texas, with GABRIEL ADAN GUERRA AND MARIA DE LOS ANGELES MARTINEZ, grantor(s) and ADVANTAGE INVESTORS MORTGAGE CORPORATION, A TEXAS CORPORATION, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by GABRIEL ADAN GUERRA AND MARIA DE LOS ANGELES MARTINEZ, securing the payment of the indebtednesses in the original principal amount of 71,401.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. MIDFIRST BANK 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. MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK
999 N.W. GRAND BLVD, STE 110
OKLAHOMA CITY, OK 73118-6077

SANDRA MENDOZA, ARNOLD MENDOZA, WILLIAM F. LAREW, COLETTE MAYERS, STEPHEN MAYERS, BOB DICKERSON, TROY ROBINETT, FREDERICK BRITTON, EVAN PRESS, JACK BURNS II, KRISTIE ALVAREZ, JULIAN PERRINE, MARTHA BOETA, MARCIA CHAPA, OR MATTHEW WOLFSON

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

Certificate of Posting

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

Declarants Name: _____
Date: _____

BY RL DEPUTY
WEBB COUNTY, TEXAS
2016 OCT 20 PM 3:31
MARGIE R. IBARRA
COUNTY CLERK
FILED

DECEMBER -19
Clerk: OR



NOS0000006367155

EXHIBIT "A"

THE SURFACE ESTATE ONLY IN AND TO LOT TEN (10), BLOCK ELEVEN (11), DEERFIELD SUBDIVISION, PHASE 2, SITUATED N THE CITY OF LAREDO, WEBB COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 17, PAGE 48, PLAT RECORDS OF WEBB COUNTY, TEXAS.

19-A



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.

MARGIE R. IBARRA
COUNTY CLERK
FILED
2016 OCT 26 AM 11:08
WEBB COUNTY, TEXAS
Sandra Mendez
CLERK

1. Date, Time, and Place of Sale.

Date: 12/06/2016

Time: The sale will begin at **01:00 PM** or not later than three hours after that time

Place: The area outside of the Northwest (Parking Garage) 1st Floor entrance to the Webb County Justice Center, 1110 Victoria Street or any other area designated by the County Commissioners Court 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: 1605 Market St., Laredo, TX 78043

2. Terms of Sale: Cash

3. Instrument to be Foreclosed: The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 06/14/2006 and recorded 06/15/2006 in Document 924912, Book 2115 Page 811, real property records of Webb County Texas, with Rodolfo Hernandez, a single man, as sole and separate property grantor(s) and New Century Mortgage Corporation.

4. Appointment of Substitute Trustee: The undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by the above referenced Deed of Trust.

5. Obligation Secured: Deed of Trust or Contract Lien executed by Rodolfo Hernandez, a single man, as sole and separate property securing the payment of the indebtedness in the original principal amount of \$ **114,300.00**, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. **WELLS FARGO BANK, NATIONAL ASSOCIATION**, as Trustee under **POOLING AND SERVICING AGREEMENT** Dated as of **October 1, 2006 SECURITIZED ASSET BACKED RECEIVABLES LLC TRUST 2006-NC3 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-NC3** is the current mortgagee of the note and the deed of trust or contract lien.

DECEMBER 20

Clerk: Sandra Mendez

Notice of [Substitute] Trustee Sale

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:

SITUATED IN WEBB COUNTY, TEXAS AND BEING LOT NUMBER FOUR (4) AND THE WEST ONE-HALF OF LOT NUMBER FIVE (W. ½ OF 5), IN BLOCK NUMBER EIGHT HUNDRED NINETY-FOUR (894), SITUATED IN THE EASTERN DIVISION OF THE CITY OF LAREDO, AS PER THE STURGIS REPLAT OF SAID BLOCK RECORDED IN VOLUME 17, PAGE 634, WEBB COUNTY DEED RECORDS.

8. **Mortgage Servicer Information:** The Mortgage Service 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**

Notice of [Substitute] Trustee Sale

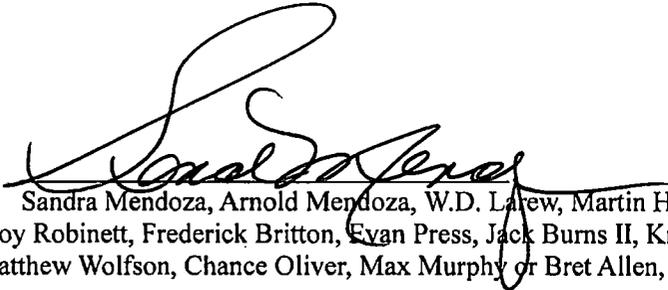
9. **Limitation of Damages:** If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's attorney.

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 25, 2016



Stephanie Spurlock, Laterricka Thompkins, Camisha Scott, Keisha Lyons, Melisa Jones, Iman Walcott, Tanesha Humphrey, – Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer



Sandra Mendoza, Arnold Mendoza, W.D. Law, Martin H. Vacca, Colette Mayers, Stephen Mayers, Bob Dickerson, Troy Robinett, Frederick Britton, Evan Press, Jack Burns II, Kristie Alvarez, Julian Perrine, Kristi Knight, Zana Jackson, Matthew Wolfson, Chance Oliver, Max Murphy or Bret Allen, – Substitute Trustee(s)

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

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.

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: 12/06/2016

Time: The sale will begin at 01:00 PM or not later than three hours after that time

Place: The area outside of the Northwest (Parking Garage) 1st Floor entrance to the Webb County Justice Center, 1110 Victoria Street or any other area designated by the County Commissioners Court 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: 1818 Chacon St , Laredo, TX 78043

2. Terms of Sale: Cash

3. Instrument to be Foreclosed: The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 10/19/2006 and recorded 11/20/2009 in Document 1055087, Book 2849 Page 895, real property records of Webb County Texas, with Maria Esther Dorantes, A single Woman grantor(s) and New Century Mortgage Corporation., as Lender Mortgage Electronic Registration Systems, Inc., as Beneficiary.

4. Appointment of Substitute Trustee: The undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by the above referenced Deed of Trust.

5. Obligation Secured: Deed of Trust or Contract Lien executed by Maria Esther Dorantes, A single Woman securing the payment of the indebtedness in the original principal amount of \$ 168,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. **DEUTSCHE BANK NATIONAL TRUST COMPANY, As Trustee for Securitized Asset Backed Receivables LLC Trust 2007-NC2, Mortgage-Pass Through Certificates, Series 2007-NC2** is the current mortgagee of the note and the deed of trust or contract lien.

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:

SITUATED IN WEBB COUNTY, TEXAS AND BEING LOT NUMBER SEVEN (7) EIGHT (8), AND NINE (9) IN BLOCK NUMBER NINE HUNDRED NINETY SEVEN (997), OF THE EASTERN DIVISION, SITUATED IN THE CITY OF LAREDO, WEBB COUNTY, TEXAS.

MARGIE R. IBARRA
COUNTY CLERK
FILED
16 OCT 31 PM 3:09
WEBB COUNTY, TEXAS
DEPUTY

OR

Notice of [Substitute] Trustee Sale

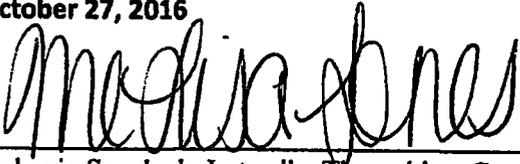
8. **Mortgage Servicer Information:** The Mortgage Service is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any 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**

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 27, 2016



Stephanie Spurlock, Laterrika Thompkins, Camisha Scott, Keisha Lyons, Melisa Jones, Iman Walcott, Tanesha Humphrey, – Attorney or Authorized Agent of The Mortgage or Mortgage Servicer



Sandra Mendoza, Arnold Mendoza, W.D. Larew, Martin H. Vacca, Colette Mayers, Stephen Mayers, Bob Dickerson, Troy Robinett, Frederick Britton, Evan Press, Jack Burns II, Kristie Alvarez, Julian Perrine, Kristi Knight, Zana Jackson, Matthew Wolfson, Chance Oliver, Max Murphy or Bret Allen – Substitute Trustee(s)

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

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.

THIS NOTICE WAS SENT BY THE OFFICE OF ROSENDO ANCIRA III, 1219 VICTORIA, LAREDO, TEXAS 78040.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Pursuant to authority conferred upon me by that certain Deed of Trust executed by Jose A. Velasquez and wife Maria D. Velasquez of Webb County, Texas dated June 25, 2008, and recorded in Volume 2613, Pages 820-826 of the Deed of Trust Records of Webb County, Texas, I will, as Substitute Trustee for Consolidated Towne East Holdings, Ltd., beneficiary under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, Consolidated Towne East Holdings, Ltd, default having been made in the payment thereof, sell on December 6, 2016, that being the FIRST TUESDAY of said month, at public auction to the highest bidder, for cash, at the area outside the northwest (parking garage) 1st floor entrance to the Webb County Justice Center, 1110 Victoria St. Laredo, Texas, between the hours of Ten O'clock, (10:00) a.m. and Four o'clock (4:00) p.m. of that day, the following described property situated in Laredo, Webb County, Texas, to wit:

THE SURFACE ONLY OF Lot Twenty Nine (9) Block Three (3) Phase III in the CHEYENNE SUBDIVISION, a subdivision situated in the City of Laredo, Webb County, Texas.

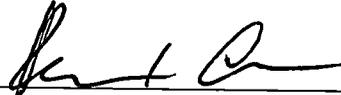
The earliest time at which the sale will occur is at Ten'clock, (10:00) a.m. and the sale will occur no later than Four O'clock, (4:00) p.m. of that day.

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.

MARGIE R. IBARRA
COUNTY CLERK
FILED
2016 NOV - 1 PM 3:50
WEBB COUNTY, TEXAS
BY TL DEPUTY

DECEMBER -22
Clerk: Sandra Mendez

Executed this 1 day of November 2016


Rosendo Ancira III, Substitute Trustee

STATE OF TEXAS

COUNTY OF WEBB

This Instrument was acknowledged before me on this 1st day of November 2016, by
ROSENDO ANCIRA III, Substitute Trustee.




NOTARY PUBLIC, STATE OF TEXAS
My commission expires 11-7-16

THIS NOTICE WAS SENT BY THE OFFICE OF ROSENDO ANCIRA III, 1219 VICTORIA, LAREDO, TEXAS 78040.

NOTICE OF TRUSTEE'S SALE

Pursuant to authority conferred upon me by that certain Deed of Trust executed by Graciela Solis of Webb County, Texas dated April 19, 2016, and recorded in Volume 4047, Pages 336-342 of the Deed of Trust Records of Webb County, Texas, I will, as Trustee for Consolidated Towne East Holdings, Ltd., beneficiary under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, Consolidated Towne East Holdings, Ltd, default having been made in the payment thereof, sell on December 6, 2016, that being the FIRST TUESDAY of said month, at public auction to the highest bidder, for cash, at the area outside the northwest (parking garage) 1st floor entrance to the Webb County Justice Center, 1110 Victoria St. Laredo, Texas, between the hours of Ten o'clock, (10:00) a.m. and Four o'clock (4:00) p.m. of that day, the following described property situated in Laredo, Webb County, Texas, to wit:

THE SURFACE ONLY OF Lot Nine (9) Block Six (6) in the CHEYENNE SUBDIVISION PHASE III, a subdivision situated in the City of Laredo, Webb County, Texas.

The earliest time at which the sale will occur is at Ten o'clock, (10:00) a.m. and the sale will occur no later than Four O'clock, (4:00) p.m. of that day.

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.

MARGIE R. IBARRA
COUNTY CLERK
FILED

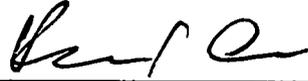
2016 NOV - 1 PM 3:51

WEBB COUNTY, TEXAS

BY RL DEPUTY

DECEMBER -23
Clerk: Sandra Medina

Executed this 1 day of November 2016



Rosendo Ancira III, Trustee

STATE OF TEXAS

COUNTY OF WEBB

This Instrument was acknowledged before me on this 1ST day of November 2016, by
ROSENDO ANCIRA III, Trustee.




NOTARY PUBLIC, STATE OF TEXAS
My commission expires 11-7-16

THIS NOTICE WAS SENT BY THE OFFICE OF ROSENDO ANCIRA III, 1219 VICTORIA, LAREDO, TEXAS 78040.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Pursuant to authority conferred upon me by that certain Deed of Trust executed by Diana E. Lopez of Webb County, Texas dated January 9, 2009, and recorded in Volume 2714, Pages 590-596 of the Deed of Trust Records of Webb County, Texas, I will, as Substitute Trustee for Consolidated Towne East Holdings, Ltd., beneficiary under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, Consolidated Towne East Holdings, Ltd, default having been made in the payment thereof, sell on December 6, 2016, that being the FIRST TUESDAY of said month, at public auction to the highest bidder, for cash, at the area outside the northwest (parking garage) 1st floor entrance to the Webb County Justice Center, 1110 Victoria St. Laredo, Texas, between the hours of Ten O'clock, (10:00) a.m. and Four o'clock (4:00) p.m. of that day, the following described property situated in Laredo, Webb County, Texas, to wit:

THE SURFACE ONLY OF Lot Four (4) Block Two(2), CHEYENNE SUBDIVISION PHASE III, a subdivision situated in the City of Laredo, Webb County, Texas.

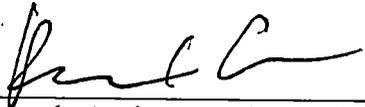
The earliest time at which the sale will occur is at Ten'clock, (10:00) a.m. and the sale will occur no later than Four O'clock, (4:00) p.m. of that day.

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.

MARGIE R. IBARRA
COUNTY CLERK
FILED
2016 NOV - 1 PM 3: 51
WEBB COUNTY, TEXAS
BY *RL* DEPUTY

DECEMBER -24
Clerk: *Sandra Medaya*

Executed this 1 day of November 2016


Rosendo Ancira III, Substitute Trustee

STATE OF TEXAS

COUNTY OF WEBB

This Instrument was acknowledged before me on this 1ST day of November 2016, by
ROSENDO ANCIRA III, Substitute Trustee.




NOTARY PUBLIC, STATE OF TEXAS
My commission expires 11-7-16

THIS NOTICE WAS SENT BY THE OFFICE OF ROSENDO ANCIRA III, 1219 VICTORIA, LAREDO, TEXAS 78040.

NOTICE OF TRUSTEE'S SALE

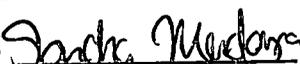
Pursuant to authority conferred upon me by that certain Deed of Trust executed by Jose M. Castillo of Webb County, Texas dated June 22, 2015, and recorded in Volume 3876, Pages 373-379 of the Deed of Trust Records of Webb County, Texas, I will, as Trustee for Consolidated Towne East Holdings, Ltd., beneficiary under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, Consolidated Towne East Holdings, Ltd, default having been made in the payment thereof, sell on December 6, 2016, that being the FIRST TUESDAY of said month, at public auction to the highest bidder, for cash, at the area outside the northwest (parking garage) 1st floor entrance to the Webb County Justice Center, 1110 Victoria St. Laredo, Texas, between the hours of Ten o'clock, (10:00) a.m. and Four o'clock (4:00) p.m. of that day, the following described property situated in Laredo, Webb County, Texas, to wit:

THE SURFACE ONLY OF Lot Twenty Two (22) Block Eight Hundred Thirty Six A (836)-A, VILLA DEL RIO SUBDIVISION, a subdivision Situated in the City of Laredo, Webb County, Texas as per plat recorded in Volume 17 pages 2-3 Webb County Plat records.

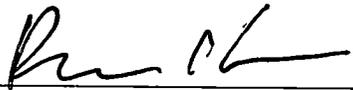
The earliest time at which the sale will occur is at Ten o'clock, (10:00) a.m. and the sale will occur no later than Four O'clock, (4:00) p.m. of that day.

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.

BY  DEPUTY
WEBB COUNTY, TEXAS
2016 NOV - 1 PM 3:52
MARGIE R. IBARRA
COUNTY CLERK
FILED

DECEMBER -25
Clerk: 

Executed this 1 day of November 2016



Rosendo Ancira III, Trustee

STATE OF TEXAS

COUNTY OF WEBB

This Instrument was acknowledged before me on this 1st day of Novmeber 2016, by
ROSENDO ANCIRA III, Substitute Trustee.





NOTARY PUBLIC, STATE OF TEXAS
My commission expires 11-7-16

THIS NOTICE WAS SENT BY THE OFFICE OF ROSENDO ANCIRA III, 1219 VICTORIA, LAREDO, TEXAS 78040.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Pursuant to authority conferred upon me by that certain Deed of Trust executed by Norma Gonzalez of Webb County, Texas dated December 16, 2008, and recorded in Volume 2695, Pages 165-171 of the Deed of Trust Records of Webb County, Texas, I will, as Substitute Trustee for Consolidated Towne East Holdings, Ltd., beneficiary under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, Consolidated Towne East Holdings, Ltd, default having been made in the payment thereof, sell on December 6, 2016, that being the FIRST TUESDAY of said month, at public auction to the highest bidder, for cash, at the area outside the northwest (parking garage) 1st floor entrance to the Webb County Justice Center, 1110 Victoria St. Laredo, Texas, between the hours of Ten o'clock, (10:00) a.m. and Four o'clock (4:00) p.m. of that day, the following described property situated in Laredo, Webb County, Texas, to wit:

THE SURFACE ONLY of Lot number Twelve (12), in Block Number Eight Thirty Four A (834-A), VILLA DEL RIO SUBDIVISION, a subdivision situated in the Western Division of the City of Laredo, Webb County, Texas, known as 3104 Pinder

The earliest time at which the sale will occur is at Ten o'clock, (10:00) a.m. and the sale will occur no later than Four o'clock, (4:00) p.m. of that day.

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.

MARGIE R. IBARRA
COUNTY CLERK
FILED
2016 NOV -1 PM 3:53
WEBB COUNTY, TEXAS
BY  DEPUTY

DECEMBER -26
Clerk: Sandra Mendez

Executed this 6 day of November 2016

Rosendo Ancira III
Rosendo Ancira III, Substitute Trustee

STATE OF TEXAS

COUNTY OF WEBB

This Instrument was acknowledged before me on this 1st day of November 2016, by
ROSENDO ANCIRA III, Substitute Trustee.



Sergio J. Ruiz
NOTARY PUBLIC, STATE OF TEXAS
My commission expires 11-7-16

THIS NOTICE WAS SENT BY THE OFFICE OF ROSENDO ANCIRA III, 1219 VICTORIA, LAREDO, TEXAS 78040

NOTICE OF TRUSTEE'S SALE

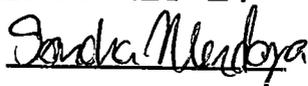
Pursuant to authority conferred upon me by that certain Deed of Trust executed by David Hernandez of Webb County, Texas dated June 3, 2016, and recorded in Volume 3691, Pages 727-734 of the Deed of Trust Records of Webb County, Texas, I will, as Trustee for Consolidated Towne East Holdings, Ltd., beneficiary under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, Consolidated Towne East Holdings, Ltd, default having been made in the payment thereof, sell on December 6, 2016, that being the FIRST TUESDAY of said month, at public auction to the highest bidder, for cash, at the area outside the northwest (parking garage) 1st floor entrance to the Webb County Justice Center, 1110 Victoria St. Laredo, Texas, between the hours of Ten o'clock, (10:00) a.m. and Four o'clock (4:00) p.m. of that day, the following described property situated in Laredo, Webb County, Texas, to wit:

THE SURFACE ONLY OF Lot Seven (7) Block Two (2), VILLAGE SOUTH SUBDIVISION PHASE I, a subdivision situated in the City of Laredo, Webb County, Texas as per plat recorded in Volume 31 page 73 Webb County Plat records

The earliest time at which the sale will occur is at Ten o'clock, (10:00) a.m. and the sale will occur no later than Four o'clock, (4:00) p.m. of that day.

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.

MARGIE R. IBARRA
COUNTY CLERK
FILED
2016 NOV - 1 PM 3:54
WEBB COUNTY, TEXAS
BY  DEPUTY

DECEMBER -27
Clerk: 

Executed this 1 day of November 2016



Rosendo Ancira III, Trustee

STATE OF TEXAS

COUNTY OF WEBB

This Instrument was acknowledged before me on this 1st day of November 2016, by
ROSENDO ANCIRA III, Trustee.




NOTARY PUBLIC, STATE OF TEXAS
My commission expires 11-7-16

MARGIE R. IBARRA
COUNTY CLERK
FILED

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WEBB County
Deed of Trust Dated: February 23, 2005
Amount: \$85,450.00
Grantor(s): CONNIE G. VILLARREAL and RODOLFO VILLARREAL

2016 NOV -3 PM 3:38

WEBB COUNTY, TEXAS

Original Mortgagee: SOUTHSTAR FUNDING, L.L.C.
Current Mortgagee: WILMINGTON TRUST COMPANY NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS SUCCESSOR TRUSTEE TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, FOR MASTR ALTERNATIVE LOAN TRUST 2005-5

[Signature]
DEPUTY

Mortgagee Servicer and Address: c/o EVERBANK, 301 WEST BAY STREET, JACKSONVILLE, FL 32202
Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property

Recording Information: Document No. 869184

Legal Description: THE SURFACE ESTATE ONLY IN AND TO LOT SEVEN (7), BLOCK TWENTY-ONE (21), CONCORD HILLS COMMUNITY - PHASE IX PLANNED UNIT DEVELOPMENT, SITUATED IN THE CITY OF LAREDO, WEBB COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 24, PAGE 19, PLAT RECORDS OF WEBB COUNTY, TEXAS.

WHEREAS CONNIE G. VILLARREAL is deceased.

Date of Sale: December 6, 2016 between the hours of 1:00 PM and 4:00 PM.

Earliest Time Sale Will Begin: 1:00 PM

Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the WEBB 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.

SANDRA MENDOZA OR ARNOLD MENDOZA, MARTIN H. VACCA OR BOB FRISCH 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 AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER

[Signature]
Aaron Espinoza, Attorney at Law

HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2016-012876

[Signature]

SANDRA MENDOZA OR ARNOLD MENDOZA, MARTIN H. VACCA OR BOB FRISCH
c/o Tejas Trustee Services
4100 Midway Rd Ste 1040
Carrollton, TX 75007

DECEMBER -28
Clerk: *[Signature]*

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military 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.

WHEREAS, on **7/30/2010**, **ALEJANDRO TAYS, JR., JOINED HEREIN PRO FORMA BY HIS WIFE, ALMA D. TAYS**, executed a Deed of Trust conveying to **JON MULKIN** as Trustee, the Real Estate hereinafter described, to **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR COMPASS BANK, ITS SUCCESSORS AND ASSIGNS**, in the payment of a debt therein described, said Deed of Trust being recorded under Instrument 1077247, Volume 2966, Page 113, and unrecorded loan modification dated 8/13/2015 in the DEED OF TRUST OR REAL PROPERTY records of **WEBB COUNTY, Texas**; and

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

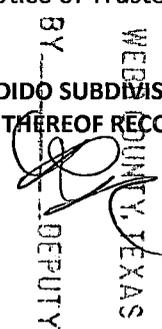
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **12/6/2016** beginning not earlier than **1:00 PM**, or not later than three hours thereafter, I will sell said Real Estate in **WEBB COUNTY, TEXAS** to the highest bidder for cash. The sale will be conducted in the area designated by the Commissioners' Court, of said 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 at the location where this Notice of Trustee's Sale was posted. Said Real Estate is described as follows:

THE SURFACE ESTATE ONLY IN AND TO LOT SEVENTY-EIGHT (78), BLOCK ONE (1), ESCONDIDO SUBDIVISION UNIT 5, SITUATED IN THE CITY OF LAREDO, WEBB COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 28, PAGES 90-91, PLAT RECORDS OF WEBB COUNTY, TEXAS.

Property Address: **5112 LOST HILLS TRAIL, LAREDO, TX 78041**
Mortgage Servicer: **Caliber Home Loans, Inc.**
Mortgage Servicer Address: **13801 WIRELESS WAY, OKLAHOMA CITY, OK, 73134**
Reinstatement Line: **(800) 401-6587**
Noteholder: **U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust**

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.

WITNESS MY HAND this day, November 03, 2016

BY  DEPUTY
WEBB COUNTY, TEXAS
2016 NOV 3 PM 3:42
MARGIE R. IBARRA
COUNTY CLERK
FILED



When recorded please return to:
Caliber Home Loans, Inc. – Document Control
13801 WIRELESS WAY
OKLAHOMA CITY, OK 73134

Sandra Mendoza, Arnold Mendoza, W.D. Larew, Martin Vacca,
Substitute Trustee

DECEMBER 20
Clerk: 



4597846