

Our File Number: 16-11233

Name: LUIS A GOMEZ AND RAQUEL C. GOMEZ, HUSBAND AND WIFE

NOTICE OF TRUSTEE'S SALE

WHEREAS, on May 21, 2008, LUIS A. GOMEZ AND RAQUEL C. GOMEZ, HUSBAND AND WIFE, executed a Deed of Trust/Security Instrument conveying to RANDALL C. PRESENT, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. SOLELY AS NOMINEE FOR DHI MORTGAGE COMPANY LTD, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 1005319, in Book 2590, at Page 555, in the DEED OF TRUST OR REAL PROPERTY records of WEBB COUNTY, TEXAS; and

WHEREAS, An Amended and Restated Note executed JANUARY 5, 2012 to BANK OF AMERICA, N.A., AND ITS SUCCESSORS AND ASSIGNS in the principal sum \$175,447.35, to which reference is here made for a description of such Note; 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 has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust/Security Instrument; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, JANUARY 3, 2017, between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, I will sell said Real Estate at the County Courthouse in WEBB COUNTY, TEXAS to the highest bidder for cash. The sale will be conducted in the area of the Courthouse 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 in the area immediately adjacent (next) to the location where this notice was posted.

Said Real Estate is described as follows:

LOT TEN (10), BLOCK EIGHT (8), THE GREEN SUBDIVISION, PHASE 3, SITUATED IN THE CITY OF LAREDO, WEBB COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 25, PAGE 151, PLAT RECORDS OF WEBB COUNTY, TEXAS.

Property Address: 1806 MUSTANG ISLAND DRIVE
LAREDO, TX 78045

Mortgage Servicer: CARRINGTON MORTGAGE SERVICES, LLC.

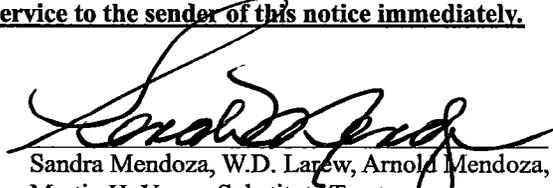
Noteholder: BANK OF AMERICA, N.A.
1600 S. DOUGLASS ROAD, SUITE 200-A
ANAHEIM, CA 92806

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.

ACTIVE MILITARY SERVICE NOTICE

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 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.

WITNESS MY HAND this 24th day of October, 2016.


Sandra Mendoza, W.D. Larow, Arnold Mendoza,
Martin H. Vacca, Substitute Trustees

Marinosci & Law Group
14643 Dallas Parkway, Suite 750
Dallas, Texas 75254
(972) 331-2300

JANUARY -1

Clerk: 

MARGIE R. IBARRA
COUNTY CLERK
FILED
2016 OCT 24 PM 2:00
WEBB COUNTY, TEXAS
DEPUTY

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 03/30/2005
Grantor(s): HECTOR TELLO AND SPOUSE, ARACELY TELLO, AND MARISA TELLO, A SINGLE PERSON
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR FIRST MAGNUS FINANCIAL CORPORATION, AN ARIZONA CORPORATION, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$100,604.00
Recording Information: Book 1806 Page 86 Instrument 873350
Property County: Webb
Property: SITUATED IN WEBB COUNTY, TEXAS, AND BEING THE SURFACE ONLY OF LOT NUMBER TEN 10, IN BLOCK NUMBER ONE 1, LAS MISIONES SUBDIVISION, UNIT 1, A SUBDIVISION SITUATED IN THE CITY OF LAREDO, AS PER PLAT RECORDED IN VOLUME 24, PAGES 10 THROUGH 11, WEBB COUNTY PLAT RECORDS.
Reported Address: 6018 CATEDRAL LOOP, LAREDO, TX 78043

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, N.A.
Mortgage Servicer: Wells Fargo Bank, N.A.
Current Beneficiary: Wells Fargo Bank, N.A.
Mortgage Servicer Address: 3476 Stateview Boulevard, Fort Mill, SC 29715

2016 OCT 24 PM 2:02
WEBB COUNTY, TEXAS
MARGIE R. IBARRA
COUNTY CLERK
FILED
By *[Signature]* DEPUTY

SALE INFORMATION:

Date of Sale: Tuesday, the 3rd day of January, 2017
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.

JANUARY -2

Clerk: OR

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: January 03, 2017

Time: The sale will begin at 1:00PM 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.

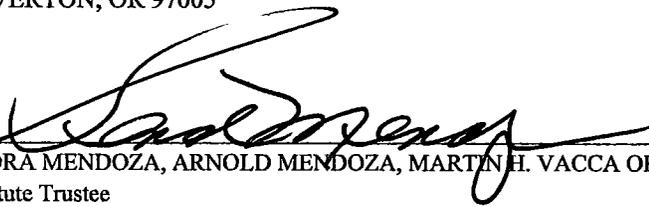
3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated February 11, 2008 and recorded in Document VOLUME 2532, PAGE 387 real property records of WEBB County, Texas, with JAMES FRANKLIN GOLDEN AND ROSA ISELA GOLDEN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JAMES FRANKLIN GOLDEN AND ROSA ISELA GOLDEN, securing the payment of the indebtednesses in the original principal amount of \$160,000.00, and obligations herein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. FEDERAL NATIONAL MORTGAGE ASSOCIATION, A/K/A FANNIE MAE 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. SETERUS, INC., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o SETERUS, INC.
14523 SW MILLIKAN WAY SUITE 200
BEAVERTON, OR 97005


SANDRA MENDOZA, ARNOLD MENDOZA, MARTIN H. VACCA OR WILLIAM D. LAREW
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  DEPUTY
WEBB COUNTY, TEXAS
2016 OCT 24 PM 2:03
MARGIE R. JBARRA
COUNTY CLERK
FILED

JANUARY -3
Clerk: 



EXHIBIT "A"

SITUATED IN WEBB COUNTY, TEXAS AND BEING THE SURFACE ONLY OF LOT NUMBER FIVE (5), IN BLOCK NUMBER FOUR (4), VILLAS SAN AGUSTIN-UNIT 2, A SUBDIVISION IN THE CITY OF LAREDO, AS PLAT RECORDED IN VOLUME 25, PAGE 132, WEBB COUNTY PLAT RECORDS.

3-A



NOS0000006264071

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: January 03, 2017

Time: The sale will begin at 1:00PM 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 November 15, 2007 and recorded in Document CLERK'S FILE NO. 988334 real property records of WEBB County, Texas, with JOSE M. RODRIGUEZ, JR AND VICTOR R. RODRIGUEZ, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JOSE M. RODRIGUEZ, JR AND VICTOR R. RODRIGUEZ, securing the payment of the indebtednesses in the original principal amount of \$191,337.00, 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, W. D. LAREW, OR BOB FRISCH
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

JANUARY -4

Clerk: 



EXHIBIT "A"

SITUATED IN WEBB COUNTY, TEXAS, AND BEING THE SURFACE ONLY OF LOT NUMBER THREE (3), IN BLOCK NUMBER THREE (3), SHENANDOAH VALLEY SUBDIVISION, PHASE 1, A SUBDIVISION SITUATED IN THE CITY OF AREDO, AS PER PLAT RECORDED IN VOLUME 24, PAGE 25, WEBB COUNTY PLAT RECORDS.

4-A

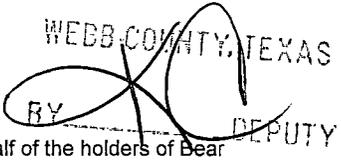


NOS20120169807891

MARGIE R. IBARRA
COUNTY CLERK
FILED

2016 OCT 27 PM 1:35

WEBB COUNTY, TEXAS

BY  DEPUTY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WEBB County
Deed of Trust Dated: April 14, 2005
Amount: \$92,000.00
Grantor(s): ERIKA ELISA VELA and VICTOR M. SOTO

Original Mortgagee: MIT LENDING
Current Mortgagee: U.S. Bank, N.A., successor trustee to LaSalle Bank National Association, on behalf of the holders of Bear Stearns Asset Backed Securities I Trust 2005-HE9, Asset-Backed Certificates Series 2005-HE9

Mortgagee Servicer and Address: c/o SELECT PORTFOLIO SERVICING, INC., 3217 South Decker Lake Drive, Salt Lake City, UT 84119

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. 875866

Legal Description: SITUATED IN WEBB COUNTY, TEXAS, AND BEING THE SURFACE ONLY OF LOT NUMBER FOUR (4), IN BLOCK NUMBER TWENTY-SIX (26), SANTA FE SUBDIVISION, UNIT VII, SUBDIVISION SITUATED IN THE CITY OF LAREDO, AS PER PLAT RECORDED IN VOLUME 24, PAGE 32, WEBB COUNTY PLAT RECORDS.

Date of Sale: January 3, 2017 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.

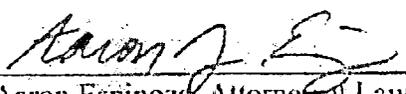
The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

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.

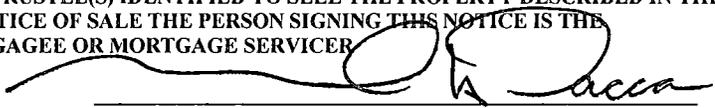
NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever,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


Aaron Espinoza, Attorney at Law

HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2016-016620


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

JANUARY -5

Clerk: 

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
2/13/2004

Grantor(s)/Mortgagor(s):
RENE ROBLES AND WIFE, LUZ K ROBLES

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR AEGIS WHOLESALE CORPORATION, ITS SUCCESSORS AND ASSIGNS

Current Beneficiary/Mortgagee:
Lakeview Loan Servicing, LLC

Recorded in:
Volume: 1545
Page: 889
Instrument No: 826679

Property County:
WEBB

Mortgage Servicer:
M&T Bank is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
1 Fountain Plaza, Buffalo, NY 14203

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

Legal Description: SITUATED IN WEBB COUNTY, TEXAS AND BEING THE SURFACE ONLY OF LOT NUMBER TWENTY-SEVEN (27), IN BLOCK NUMBER ONE (1), LAKESIDE SUBDIVISION, PHASE 3, A SUBDIVISION IN THE CITY OF LAREDO, AS PER PLAT RECORDED IN VOLUME 19, PAGE 61, WEBB COUNTY PLAT RECORDS

Date of Sale: 1/3/2017 **Earliest Time Sale Will Begin:** 10:00 AM

Place of Sale of Property: Webb County Justice Center, 1110 Victoria Street, Laredo, TX 78040 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

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.

Notice Pursuant to Tex. Prop. Code § 51.002(i): 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.

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, Sandra Mendoza, Arnold Mendoza, Martin H. Vacca or Bob Frisch
or Cole D. Patton
or Denny Tedrow
MCCARTHY HOLTHUS - TEXAS, LLP
ATTN: SALES
1255 West 15th Street, Suite 1060
Plano, TX 75075

MH File Number: TX-15-25107-FC
Loan Type: FHA

JANUARY 6
Clerk:

MARGIE R. IBARRA
COUNTY CLERK
FILED

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WEBB County
Deed of Trust Dated: July 28, 2006
Amount: \$143,912.00
Grantor(s): EDUARDO VALLS and LILIA P. VALLS

2016 NOV 10 PM 12:11

WEBB COUNTY, TEXAS

Original Mortgagee: FIRST FRANKLIN A DIVISION OF NAT. CITY BANK OF IN
Current Mortgagee: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE FIRST FRANKLIN MORTGAGE LOAN TRUST 2006-FF14 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-FF14 Y

Mortgagee Servicer and Address: c/o SELECT PORTFOLIO SERVICING, INC., 3217 South Decker Lake Drive, Salt Lake City, UT 84119

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. 930834

Legal Description: SITUATED IN WEBB COUNTY, TEXAS AND BEING THE SURFACE ONLY OF LOT 5, BLOCK 8, VISTA NUEVA SUBDIVISION, CITY OF LAREDO, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 25, PAGE 121, PLAT RECORD OF WEBB COUNTY, TEXAS.

Date of Sale: January 3, 2017 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.

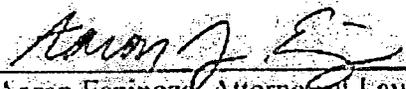
The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

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.

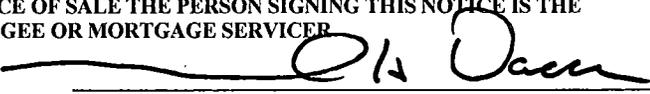
NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever,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

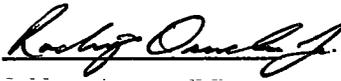
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER


Aaron Espinoza, Attorney at Law

HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2015-006443


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

JANUARY -7

Clerk: 

MARGIE R. IBARRA
COUNTY CLERK
FILED

2016 NOV 10 PM 12:12

WEBB COUNTY, TEXAS

BY _____ DEPUTY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WEBB County

Deed of Trust Dated: December 13, 2012

Amount: \$157,188.00

Grantor(s): LEONEL AYALA

Original Mortgagee: FLAGSTAR BANK, FSB, A FEDERALLY CHARTERED SAVINGS BANK

Current Mortgagee: MATRIX FINANCIAL SERVICES CORPORATION

Mortgagee Servicer and Address: c/o FLAGSTAR BANK, FSB, 5151 Corporate Drive, Troy, MI 48098

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. 1153471

Legal Description: SITUATED IN WEBB COUNTY, TEXAS, AND BEING THE SURFACE ONLY OF LOT NUMBER ONE (1), IN BLOCK NUMBER TWO (2), LOS PRESIDENTES, UNIT 12, A SUBDIVISION SITUATED IN THE CITY OF LAREDO, AS PER PLAT RECORDED IN VOLUME 27, PAGES 45- 45A, WEBB COUNTY PLAT RECORDS.

Date of Sale: January 3, 2017 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.

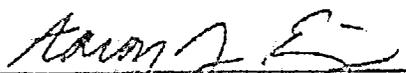
The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

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

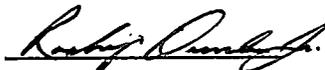

Aaron Espinoza, Attorney at Law

HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2014-027637



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

JANUARY -8

Clerk: 

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: 01/03/2017

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: 2117 Mallorca Drive, Laredo, TX 78046

2. Terms of Sale: Cash

3. Instrument to be Foreclosed: The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 09/05/2006 and recorded 09/12/2006 in Document 935453, Book 2182 Page 40, real property records of Webb County Texas, with Cesar Carranza and Maria Granados, husband and wife grantor(s) and Sebring Capital Partners, Limited Partnership, 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 Cesar Carranza and Maria Granados, husband and wife securing the payment of the indebtedness in the original principal amount of \$ **146,290.00**, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. U.S. Bank, National Association, as Trustee under the Pooling and Servicing Agreement dated as of December 1, 2006, GSAMP Trust 2006-HE8, Mortgage Pass-Through Certificates, Series 2006-HE8 is the current mortgagee of the note and the deed of trust or contract lien.

BY *[Signature]*
DEPUTY

WEBB COUNTY, TEXAS

2016 NOV 14 PM 2:41

MARGIE R. IBARRA
COUNTY CLERK
FILED

JANUARY -9

Clerk: *[Signature]*

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 THE SURFACE ONLY OF LOT 27, BLOCK 49, LOS PRESIDENTES SUBDIVISION, UNIT 11, A SUBDIVISION IN THE CITY OF LAREDO, TEXAS AS PER PLAT OF RECORD IN VOLUME 25, PAGE 117, AMENDED AND RECORDED IN VOLUME 25, PAGE 127, 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**

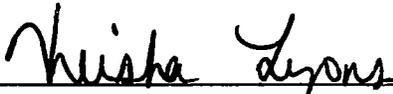
9-A

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: November 7, 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: January 03, 2017

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 January 10, 2002 and recorded in Document VOLUME 1159, PAGE 710; AS AFFECTED BY VOLUME 1549, PAGE 849 real property records of WEBB County, Texas, with RAUL LEAL AND IRENE GLORIA LEAL, grantor(s) and MAJOR MORTGAGE DBA TRICO MORTGAGE CORPORATION, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by RAUL LEAL AND IRENE GLORIA LEAL, securing the payment of the indebtednesses in the original principal amount of \$133,929.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. BANK OF AMERICA, 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. 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: _____

JANUARY -10
Clerk: 

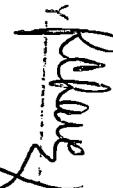
MARGIE R. IBARRA
COUNTY CLERK
FILED
2016 NOV 14 PM 2:44
WEBB COUNTY, TEXAS
BY  DEPUTY



EXHIBIT "A"

THE SURFACE ESTATE ONLY IN AND TO LOT THIRTEEN (13), BLOCK ONE (1), LAS BRISAS DEL MAR SUBDIVISION, UNIT 3, SITUATED IN THE CITY OF LAREDO, WEBB COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 11, PAGE 60, PLAT RECORDS OF WEBB COUNTY, TEXAS.

10 - A



NOS0000006057533

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: January 03, 2017

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.

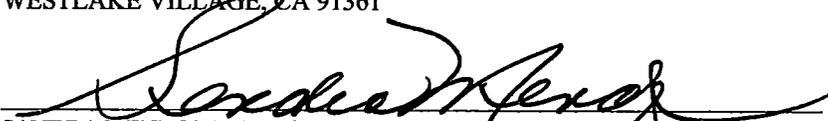
3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated July 21, 2015 and recorded in Document VOLUME 3926, PAGE 514 AND RE-FILED AS VOLUME 4059, PAGE 633 real property records of WEBB County, Texas, with CHRISTIAN JAVIER PEREZ, grantor(s) and MORTGAGE 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, TX 91361


SANDRA MENDOZA, ARNOLD MENDOZA, WILLIAM D. LAHEW, 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 NOV 14 PM 2:44
WEBB COUNTY, TEXAS
BY  DEPUTY

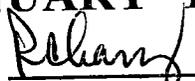
JANUARY -11
Clerk: 



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.

11- 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: January 03, 2017

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.

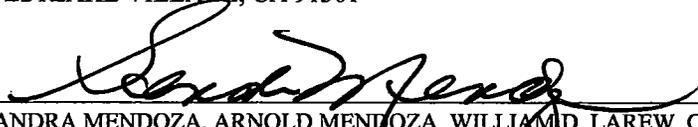
3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated October 25, 2012 and recorded in Document VOLUME 3338, PAGE 219; AS AFFECTED BY VOLUME 3355, PAGE 1 real property records of WEBB County, Texas, with MICHAEL PAUL CASTANEDA, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by MICHAEL PAUL CASTANEDA, securing the payment of the indebtednesses in the original principal amount of \$242,526.00, 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

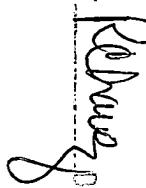

SANDRA MENDOZA, ARNOLD MENDOZA, WILLIAM D. LAREW, COLETTE MAYERS, STEPHEN MAYERS, BOB DICKERSON, TROY ROBINETT, FREDERICK BRITTON, EVAN PRESS, JACK BURNS II, KRISTIE ALVAREZ, JULIAN PERRINE, MARTHA BOETA, MARCIA CHAPA, OR MATTHEW WOLFSON
Substitute Trustee

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 NOV 14 PM 2:44
WEBB COUNTY, TEXAS
BY  DEPUTY
MARGIE R. IBARRA
COUNTY CLERK
FILED

JANUARY -12
Clerk: 



EXHIBIT "A"

SITUATED IN WEBB COUNTY, TEXAS AND BEING THE SURFACE ONLY OF LOT NUMBER SIXTEEN (16), IN BLOCK NUMBER ELEVEN (11), SAN ISIDRO NORTHEAST LOS PALMARES SUBDIVISION, UNIT 2, A SUBDIVISION SITUATED IN THE CITY OF LAREDO, AS PER PLAT RECORDED IN VOLUME 30, PAGES 63-64, WEBB COUNTY PLAT RECORDS.

12-A



NOS0000006335541

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: January 03, 2017

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 30, 2004 and recorded in Document VOLUME 1573, PAGE 426 real property records of WEBB County, Texas, with CRISTINA DOVALINA, grantor(s) and IMORTGAGE FUNDING CORPORATION, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by CRISTINA DOVALINA, securing the payment of the indebtednesses in the original principal amount of \$111,244.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR GSMPS MORTGAGE LOAN TRUST 2006-RP2 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

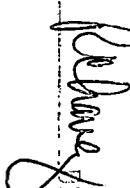

SANDRA MENDOZA, ARNOLD MENDOZA, WILLIAM D. LAREW, COLETTE MAYERS, STEPHEN MAYERS, BOB DICKERSON, TROY ROBINETT, FREDERICK BRITTON, EVAN PRESS, JACK BURNS II, KRISTIE ALVAREZ, JULIAN PERRINE, MARTHA BOETA, MARCIA CHAPA, OR MATTHEW WOLFSON
Substitute Trustee

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 NOV 14 PM 2:44
WEBB COUNTY, TEXAS
BY  DEPUTY

JANUARY -13
Clerk: 



EXHIBIT "A"

LOT THIRTY-TWO (32), BLOCK FORTY-FOUR (44), LOS PRESIDENTES, UNIT 9, CITY OF LAREDO, WEBB COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 22, PAGE 63, PLAT RECORDS OF WEBB COUNTY, TEXAS.

13-A



NOS0000006348684

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: January 03, 2017

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 February 06, 2013 and recorded in Document CLERK'S FILE NO. 1158177 real property records of WEBB County, Texas, with ROGELIO GOMEZ, JR, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by ROGELIO GOMEZ, JR, securing the payment of the indebtednesses in the original principal amount of \$155,324.00, 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

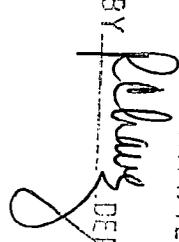

SANDRA MENDOZA, ARNOLD MENDOZA, WILLIAM D. LAREW, COLETTE MAYERS, STEPHEN MAYERS, BOB DICKERSON, TROY ROBINETT, FREDERICK BRITTON, EVAN PRESS, JACK BURNS II, KRISTIE ALVAREZ, JULIAN PERRINE, MARTHA BOETA, MARCIA CHAPA, OR MATTHEW WOLFSON
Substitute Trustee

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: _____

BY  DEPUTY
WEBB COUNTY, TEXAS
2016 NOV 14 PM 2:44
MARGIE R. BARRA
COUNTY CLERK
FILED

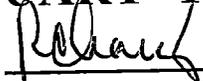
JANUARY -14
Clerk: 



EXHIBIT "A"

SITUATED IN WEBB COUNTY, TEXAS AND BEING THE SURFACE ONLY OF LOT NUMBER FIFTEEN (15), IN BLOCK NUMBER FIFTY-ONE (51), LOS PRESIDENTES SUBDIVISION, UNIT 11, A SUBDIVISION SITUATED IN THE CITY OF LAREDO, AS PER PLAT RECORDED IN VOLUME 25, PAGE 117 WEBB COUNTY PLAT RECORDS; AS PER AMENDED PLAT RECORDED IN VOLUME 25, PAGE 127, WEBB COUNTY PLAT RECORDS.

14-A



NOS0000006358956

[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 NOV 14 PM 2:51

WEBB COUNTY, TEXAS

BY: R. Chavez DEPUTY

TS#: 16-17676

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 7/29/2005, Armando Molina, a single man, as sole and separate property, 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 \$79,837.00, payable to the order of New Century Mortgage Corporation, which Deed of Trust is Recorded on 8/4/2005 as Volume 887496, Book 1888, Page 497, 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 THE SURFACE ONLY of Lot Number SEVENTEEN (17), in Block Number FOUR (4), CUATRO VIENTOS SUBDIVISION, PHASE II, a subdivision situated in the City of Laredo, as per Plat recorded in Volume 23, page 49, Webb County Plat Records.

Commonly known as: **4457 VIENTOS RD, LAREDO, TX 78046**

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 **Deutsche Bank National Trust Company, as Indenture Trustee, for New Century Home Equity Loan Trust 2006-1**, 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.

JANUARY -15

Clerk: R. Chavez



4598661

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on **TUESDAY, 1/3/2017 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 Mortgagors 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 Mortgagor, 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 11/10/2016



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.

15-A

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 04/05/2010
Grantor(s): GARARDO MARTINEZ AND CRYSTAL GUADALUPE ALMANZA HUSBAND AND WIFE
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR CORNERSTONE MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$126,844.00
Recording Information: Book 2914 Page 214 Instrument 1067454
Property County: Webb
Property: SITUATED IN WEBB COUNTY, TEXAS AND BEING THE SURFACE ONLY OF LOT NUMBER FOURTEEN (14), IN BLOCK NUMBER FOUR (4), AQUERO SUBDIVISION, PHASE I, A SUBDIVISION IN THE CITY OF LAREDO AS PER PLAT RECORDED IN VOLUME 28, PAGE 95, 95A, 95B, WEBB COUNTY PLAT RECORDS.
Reported Address: 313 POMIAN CT, LAREDO, TX 78045

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

SALE INFORMATION:

Date of Sale: Tuesday, the 3rd day of January, 2017
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,

Buckley Madole, P.C.

MARGIE R. IBARRA
COUNTY CLERK
FILED
NOV 14 PM 2:57
WEBB COUNTY, TEXAS
Deputy

JANUARY -16

Clerk:

NATIONSTAR MORTGAGE LLC (CXE)
ROCHA, JULIO C. AND KARINA
813 DEER LANE, LAREDO, TX 78045

CONVENTIONAL
Our File Number: 16-023585

NOTICE OF TRUSTEE'S SALE

WHEREAS, on March 15, 2007, JULIO C. ROCHA AND KARINA ROCHA, HUSBAND AND WIFE, as Grantor(s), executed a Deed of Trust conveying to MATTHEW HADDOCK, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR FIRST FRANKLIN FINANCIAL CORP., AN OP. SUB. OF MLB&T CO., FSB in payment of a debt therein described. The Deed of Trust was filed in the real property records of **WEBB COUNTY, TX** and is recorded under Clerk's File/Instrument Number 958165 Volume 2318, Page 30, to which reference is herein made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

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

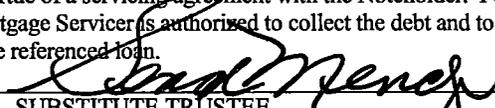
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, January 3, 2017** between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00PM or not later than three hours thereafter, I will sell said Real Estate in the area designated by the Commissioners Court, of **Webb county**, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Webb, State of Texas:

SITUATED IN WEBB COUNTY, TEXAS, AND BEING THE SURFACE ONLY LOT NUMBER FIFTEEN (15), IN BLOCK NUMBER FOUR (4), DEERFIELD SUBDIVISION, PHASE 1, A SUBDIVISION SITUATED IN THE CITY OF LAREDO, AS PER PLAT RECORDED IN VOLUME 14, PAGE 59, WEBB COUNTY PLAT RECORDS.

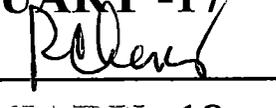
Property Address: 813 DEER LANE
LAREDO, TX 78045
Mortgage Servicer: NATIONSTAR MORTGAGE LLC
Noteholder: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR FIRST FRANKLIN MORTGAGE LOAN TRUST 2007-2, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-2
8950 CYPRESS WATERS BLVD
COPPELL, TEXAS 75019

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.


SUBSTITUTE TRUSTEE
SANDRA MENDOZA OR ARNOLD MENDOZA OR
MARTIN H. VACCA OR BOB FRISCH OR W.D.
LAREW OR COLETTE MAYERS OR STEPHEN
MAYERS OR BOB DICKERSON OR TROY ROBINETT
OR FREDERICK BRITTON OR EVAN PRESS OR
JACK BURNS II
c/o Shapiro Schwartz, LLP
13105 Northwest Freeway, Suite 1200
Houston, TX 77040
(713)462-2565

MARGIE R. IBARRA
COUNTY CLERK
FILED
2016 NOV 14 PM 2:57
WEBB COUNTY, TEXAS
BY  DEPUTY

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active military service to the sender of this notice immediately.

JANUARY -17
Clerk: 

MARGIE R. IBARRA
CLERK
FILED

2016 NOV 15 PM 2:12

WEBB COUNTY, TEXAS

BY Ro DEPUTY

C&S No. 44-16-3050 / FHA / Yes
LoanCare, LLC

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: December 20, 2013

Grantor(s): Rene N Resendez, a married woman and Zulema A Resendez, signing pro forma to perfect lien only

Original Trustee: Michael Burns, Attorney at Law, Anderson, Burns and Bela, LLP

Original Mortgagee: Mortgage Electronic Registration Systems, Inc. ("MERS"), solely as nominee for Evolve Bank & Trust, its successors and assigns

Recording Information: Vol. 3547, Page 4, or Clerk's File No. 1189228, in the Official Public Records of WEBB County, Texas.

Current Mortgagee: Lakeview Loan Servicing, LLC

Mortgage Servicer: LoanCare, LLC, whose address is C/O 3637 Sentara Way, Virginia Beach, VA 23452 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.

Legal Description:
THE SURFACE ESTATE ONLY IN AND TO LOT FIFTY-THREE (53), BLOCK SEVEN (7), LOMAS DEL SUR SUBDIVISION, UNIT V, SITUATED IN THE CITY OF LAREDO, WEBB COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 27, PAGES 72-73, PLAT RECORDS OF WEBB COUNTY, TEXAS.

Date of Sale: 01/03/2017 **Earliest Time Sale Will Begin:** 1:00 PM

APPOINTMENT OF SUBSTITUTE TRUSTEE

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.

WHEREAS, the undersigned hereby APPOINTS AND DESIGNATES 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

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 Mortgagee or the Mortgagee's attorney.



JANUARY -18
Clerk: Ro

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.

Executed on this the 14th day of November, 2016.



For Information:

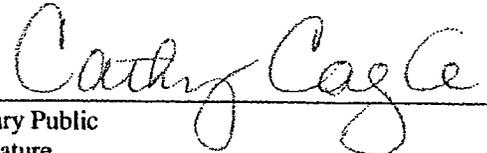
Adnan Ahmad, Attorney at Law
Codilis & Stawiarski, P.C.
650 N. Sam Houston Pkwy East, Suite 450, Houston, TX 77060
(281) 925-5200

STATE OF TEXAS

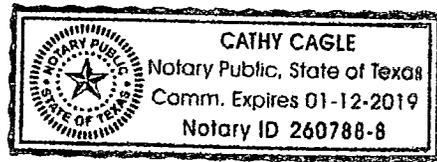
COUNTY OF HARRIS

Before me, the undersigned Notary Public, on this day personally appeared Adnan Ahmad as Attorney for the Mortgagee and/or Mortgage Servicer known to me or proved to me through a valid State driver's license or other official identification described as Personal Knowledge, to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he/she executed the same for the purposes and consideration therein expressed.

Given under my hand seal of office on this the 14th day of November, 2016.



Notary Public
Signature



C&S No. 44-16-3050 / FHA / Yes
LoanCare, LLC

18-A