2103 DORADO DRIVE
LAREDO, TX 78046

00000005776620

## 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.**

2016 JUL 25 PM 12:54
WEBB COUNTY, TEXAS
BY _____ DEPUTY

MARGIE R. IBARRA
COUNTY CLERK
FILED

1. **Date, Time, and Place of Sale.**

Date: October 04, 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 May 31, 2006 and recorded in Document CLERK'S FILE NO. 926304 REFILED IN CLERK'S FILE 960520 AS AFFECTED BY CLERK'S FILE NO. 1224234 real property records of WEBB County, Texas, with GUILLERMINA GARCIA AND ANA LAURA GARCIA AND GUSTAVO FLORES AND ELIZABETH FLORES, grantor(s) and IMORTGAGE FUNDING CORPORATION, A CALIFORNIA CORPORATION, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by GUILLERMINA GARCIA AND ANA LAURA GARCIA AND GUSTAVO FLORES AND ELIZABETH FLORES, securing the payment of the indebtednesses in the original principal amount of $123,018.00, 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, KRISTI KNIGHT, ZANA JACKSON, 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:_____

**OCTOBER -1**
**Clerk:** VMR

NOS00000005776620

**EXHIBIT "A"**

SITUATED IN WEBB COUNTY, TEXAS AND BEING THE SURFACE ONLY OF LOT 10, BLOCK 49, LOS PRESIDENTES SUBDIVISION, UNIT 11, A SUBDIVISION IN THE CITY OF LAREDO, TEXAS AS PER PLAT OF RECORD IN VOLUME 27, PAGE 117, AMENDED AND RECORDED IN VOLUME 25, PAGE 127, PLAT RECORDS OF WEBB COUNTY, TEXAS.

1-A

2947 MEHLHORN LOOP
LAREDO, TX 78045

00000006075568

## 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.**

2016 JUL 25 PM 12:5
WEBB COUNTY, TEXAS
BY VMR DEPUTY

MARGIE RIBARRA
COUNTY CLERK
FILED

1. **Date, Time, and Place of Sale.**

Date: October 04, 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 September 24, 2012 and recorded in Document CLERK'S FILE NUMBER 1146863 real property records of WEBB County, Texas, with JOSE ANTONIO HERNANDEZ AND JUANITA M. HERNANDEZ, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured**. Deed of Trust or Contract Lien executed by JOSE ANTONIO HERNANDEZ AND JUANITA M. HERNANDEZ, securing the payment of the indebtednesses in the original principal amount of $274,918.00, 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, KRISTI KNIGHT, ZANA JACKSON, 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: _____

**OCTOBER -2**
**Clerk:** VMR

NOS00000006075568

**EXHIBIT "A"**

HE SURFACE ESTATE ONLY IN AND TO LOT SIXTEEN (16), BLOCK FOUR (4), DEER RIDGE , SUBDIVISION, PHASE 1, SITUATED IN THE CITY OF LAREDO, WEBB COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 26, PAGES 38-42, AMENDED IN VOLUME 26, PAGES 84, 84A-84D, PLAT RECORDS OF WEBB COUNTY, TEXAS.

2-A

303 E DEL MAR BOULEVARD
LAREDO, TX 78041

00000006151005

# 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.**

2016 JUL 25 PM 12:54
WEBB COUNTY, TEXAS
DEPUTY
MARGIE R. IBARRA
COUNTY CLERK
FILED

1. **Date, Time, and Place of Sale.**

Date: October 04, 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 May 29, 2002 and recorded in Document VOLUME 1226, PAGE 656 real property records of WEBB County, Texas, with ADRIAN AZAEL GONZALEZ AND VENTURA GARZA, grantor(s) and REALTY MORTGAGE CORPORATION DBA REALNET FINANCIAL, mortgagee.

4. **Obligations Secured**. Deed of Trust or Contract Lien executed by ADRIAN AZAEL GONZALEZ AND VENTURA GARZA, securing the payment of the indebtednesses in the original principal amount of $118,146.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. JPMORGAN CHASE BANK, NATIONAL ASSOCIATION 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. JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o JPMORGAN CHASE BANK, NATIONAL ASSOCIATION
3415 VISION DRIVE
COLUMBUS, OH 43219

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, KRISTI KNIGHT, ZANA JACKSON, OR MATTHEW WOLFSON
Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Active Duty Notifications: Special Loans Unit /CHASE Home Lending Attn: SCRA/2210 Enterprise Drive /Florence, SC 29501 /Fax: 843 413 5433/scra.military.orders@chase.com

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:_____

**OCTOBER -3**
**Clerk: VMR**

NOS00000006151005

00000006151005

EXHIBIT "A"

LOT TWO HUNDRED NINETY-EIGHT (298), BLOCK FOURTEEN (14), DEL MAR HILLS, SECTION 1, AREA 'C', CITY OF LAREDO, WEBB COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 2, PAGE 178, PLAT RECORDS OF WEBB COUNTY, TEXAS.

3-A

NOS00000006151005

MARGIE R. BARRA
COUNTY CLERK
FILED

2016 JUL 28 AM 10: 02

WEBB COUNTY, TEXAS

BY Ro DEPUTY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**WEBB County**
**Deed of Trust Dated:** January 27, 2005
**Amount:** $97,964.00
**Grantor(s):** DAVID RAMIREZ andYOLANDA RAMIREZ

**Original Mortgagee:** IRWIN MORTGAGE CORPORATION
**Current Mortgagee:** DITECH FINANCIAL LLC

**Mortgagee Address:** DITECH FINANCIAL LLC, 4250 North Freeway, Fort Worth, TX 76137

**Recording Information:** Document No. 865625, said Deed of Trust was modified by that certain Loan Modification Agreement recorded in the office of the County Clerk in Document No. 1093777, and said Deed of Trust was further modified by that certain Loan Modification Agreement recorded in the office of the County Clerk in Document No. 1146325

**Legal Description:** SITUATED IN WEBB COUNTY, TEXAS, AND BEING THE SURFACE ONLY OF LOT NUMBER EIGHT (8), IN BLOCK NUMBER THREE (3), LAS MISIONES SUBDIVISION, UNIT I, A SUBDIVISION SITUATED IN THE CITY OF LAREDO, AS PER PLAT RECORDED IN VOLUME 24, PAGES 10-11, WEBB COUNTY PLAT RECORDS

**Date of Sale**: October 4, 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**

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

SARAH ROBBINS, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2013-010842

**OCTOBER -4**
**Clerk:**

# NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

**DEED OF TRUST INFORMATION:**

**Date:** 08/11/2011

**Grantor(s):** CLAUDIA M VELASCO, A MARRIED WOMAN AND HUGO QUIROZ RIVAS, SIGNING PRO FORMA TO PERFECT LIEN ONLY

**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR ARK-LA-TEX FINANCIAL SERVICES, LLC DBA BENCHMARK MORTGAGE, A LIMITED IABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS

**Original Principal:** $128,169.00

**Recording Information:** Book 3130 Page 778 Instrument 1109445

**Property County:** Webb

**Property:**

SITUATED IN WEBB COUNTY, TEXAS AND BEING UNIT NUMBER A108, IN BUILDING "A", THE FLORIDIAN CONDOMINIUMS, RESIDENTIAL PHASE I, A CONDOMINIUM PROJECT SITUATED IN THE CITY OF LAREDO, AS FULLY DESCRIBED IN CONDOMINIUM DECLARATION RECORDED IN VOLUME 2425, PAGE 313-348, VOLUME 2427, PAGES 237-252, VOLUME 2494, PAGES 130-167, AND AMENDED IN VOLUME 2510, PAGES 849-861, WEBB COUNTY OFFICIAL PUBLIC RECORDS, TOGETHER WITH AN UNDIVIDED 4.09% INTEREST IN AND TO THE COMMON ELEMENTS AS PER SAID DECLARATION.

**Reported Address:** 8709 CASA VERDE ROAD #A108, LAREDO, TX 78041

**MORTGAGE SERVICING INFORMATION:**

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

**Current Mortgagee:** JPMorgan Chase Bank, National Association

**Mortgage Servicer:** JPMorgan Chase Bank, N.A.

**Current Beneficiary:** JPMorgan Chase Bank, National Association

**Mortgage Servicer Address:** PO Box 1015238, Columbus, OH 43219

FILED
JACQUIE R. IBARRA
COUNTY CLERK
WEBB COUNTY, TEXAS
2016 JUL 28 AM 10:
BY: DEPUTY

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 4th day of October, 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, Kristi Knight, Zana Jackson, 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, Kristi Knight, Zana Jackson, 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, Kristi Knight, Zana Jackson, 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.

**OCTOBER -5**

**Clerk:**

5-A

CLAUDIA M VELASCO, A MARRIED WOMAN AND HUGO QUIROZ RIVAS,

5-B

# NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

**DEED OF TRUST INFORMATION:**

| | |
|---|---|
| **Date:** | 09/08/2009 |
| **Grantor(s):** | JEFFREY R. BORGSTEDTE & ELSY D. BORGSTEDTE, HUSBAND & WIFE |
| **Original Mortgagee:** | MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS A NOMINEE FOR GEO MORTGAGE SERVICES INC., ITS SUCCESSORS ASSIGNS |
| **Original Principal:** | $208,640.00 |
| **Recording Information:** | Book 2814 Page 714 Instrument 1048477 |
| **Property County:** | Webb |
| **Property:** | SITUATED IN WEBB COUNTY, TEXAS AND BEING THE SURFACE ONLY OF LOT NUMBER NINE (9), BLOCK NUMBER TWO (2), SAN ISIDRO NORTHEAST SUBDIVISION, PHASE 7, KNOWN AS LA PRIMAVERA SUBDIVISION, A SUBDIVISION SITUATED IN THE CITY OF LAREDO, AS PER PLAT RECORDED IN VOLUME 28, PAGES 40-42, WEBB COUNTY PLAT RECORDS. |
| **Reported Address:** | 313 KAHLO LOOP, 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:** | JPMorgan Chase Bank, National Association |
| **Mortgage Servicer:** | JPMorgan Chase Bank, N.A. |
| **Current Beneficiary:** | JPMorgan Chase Bank, National Association |
| **Mortgage Servicer Address:** | PO Box 1015238, Columbus, OH 43219 |

2016 JUL 28 AM 10:0
WEBB COUNTY, TEXAS
BY _____ DEPUTY
MARSIE R. IBARRA
COUNTY CLERK
FILED

**SALE INFORMATION:**

| | |
|---|---|
| **Date of Sale:** | Tuesday, the 4th day of October, 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, Kristi Knight, Zana Jackson, 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, Kristi Knight, Zana Jackson, 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, Kristi Knight, Zana Jackson, 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.

**OCTOBER -6**

**Clerk:** _____

## 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 October 4, 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.**

Tax Lien Contract
Dated: April 23, 2012
Indebtedness (original amount): $5,497.73
Grantor: John Flowers, Daphney Rodriguez Flowers & Guadalupe F Martinez
Mortgagee: RioProp Ventures, LLC
Recorded: Document # 1132545 in the Real Property Records of Webb County, Texas

Tax Lien Transfer(s)
Recorded as Document # 1136253 in the Real Property Records of Webb County, Texas
Recorded as Document # 1135298 in the Real Property Records of Webb County, Texas
Recorded as Document # 1135006 in the Real Property Records of Webb County, Texas

PROPERTY
ALL OF LOT 4, BLOCK 911, EASTERN DIVISION, AN ADDITION TO THE CITY OF LAREDO, WEBB COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN MAP RECORDS, WEBB COUNTY, TEXAS.

DATE OF SALE October 4, 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 PFS Tax Lien Trust 2014-1, a DE Statutory 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.

FILED
2016 AUG -2 PM 2:52
WEBB COUNTY, TEXAS
BY: _____ DEPUTY

**OCTOBER -7**

1327

**Clerk:** _____

LF No. 16-10029

# APPOINTMENT OF SUBSTITUTE TRUSTEE and NOTICE OF TRUSTEE SALE

MARGIE R. IBARRA
COUNTY CLERK
FILED

2016 AUG 15 PM 12:46

WEBB COUNTY, TEXAS

BY _____ DEPUTY

THE STATE OF TEXAS
COUNTY OF WEBB

**Deed of Trust Date:**
JULY 31, 2008

**Property address:**
3710 BRUMOSO CT
LAREDO, TX 78046

**Grantor(s)/Mortgagor(s):**
NORBERTO PAREDES AN UNMARRIED MAN

**LEGAL DESCRIPTION:**
SITUATED IN WEBB COUNTY, TEXAS AND BEING THE SURFACE ONLY OF LOT 45, BLOCK 17, CUATRO VIENTOS NORTE SUBDIVISION, PHASE V, A SUBDIVISION SITUATED IN THE CITY OF LAREDO, AS PER PLAT RECORDED IN VOLUME 27, PAGES 70-71, WEBB COUNTY PLAT RECORDS.

**Original Mortgagee:**
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS A NOMINEE FOR THE MORTGAGE MAKERS, INC., A TEXAS CORPORATION

**Earliest Time Sale Will Begin:** 1:00 PM

**Current Mortgagee:**
PENNYMAC LOAN SERVICES, LLC

**Date of Sale:** 10/04/2016

**Recorded on:** AUGUST 4, 2008

**Original Trustee:** MORTGAGE DOCS

**Property County:** WEBB
**As Clerk's File No.:** 1012009
**In Volume:** 2627
**At Page:** 83

**Substitute Trustee:** 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

**Mortgage Servicer:**
PENNYMAC LOAN SERVICES, LLC

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.

The Current Mortgagee under said Deed of Trust, according to the provisions therein set out does hereby remove the original trustee and all successor substitute trustees and appoints in their stead 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, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust, and, further, does hereby request, authorize and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the Mortgagee therein.

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;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday OCTOBER 4, 2016 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. 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 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.

**OCTOBER -8**

**Clerk:** _____

PENNYMAC LOAN SERVICES, LLC, who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. 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 debt.

**ACTIVE MILITARY SERVICE NOTICE**

**Assert and protect your rights as a member of the armed forces of the Unites 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, August 11, 2016

MARINOSCI LAW GROUP, PC

By: _____

KYLE HAUSMANN
MANAGING PARALEGAL (name & title)

THE STATE OF TEXAS
COUNTY OF Dallas

Before me, Jacqueline R. Garner (insert name of notary) the undersigned officer, on this, the 11th day of August, 2016, personally appeared KYLE HAUSMANN, ☑ known to me, who identified ~~herself~~/himself to be the MANAGING PARALEGAL of MARINOSCI LAW GROUP PC, the person and officer whose name is subscribed to the foregoing instrument, and being authorized to do so, acknowledged that (s)he had executed the foregoing instrument as the act of such corporation for the purpose and consideration described and in the capacity stated.

Witness my hand and official seal
(SEAL)

Jacqueline R Garner
Commission # 12877242
NOTARY PUBLIC
STATE OF TEXAS
EXPIRES
10-21-2019

_____
Notary Public for the State of TEXAS

My Commission Expires: 10-21-2019

Jacqueline R. Garner
Printed Name and Notary Public

Grantor: PENNYMAC LOAN SERVICES, LLC
3043 TOWNSGATE ROAD #200, WESTLAKE
VILLAGE, CA 91361
LF No. 16-10029

Return to: MARINOSCI LAW GROUP, P.C.
MARINOSCI & BAXTER
14643 DALLAS PARKWAY, SUITE 750
DALLAS, TX 75254

Our File Number: 15-13005
Name: JUAN GALVAN AND CLAUDIA GALVAN, HUSBAND AND WIFE

## NOTICE OF TRUSTEE'S SALE

WHEREAS, on November 5, 2007, JUAN GALVAN AND CLAUDIA GALVAN, HUSBAND AND WIFE, executed a Deed of Trust/Security Instrument conveying to RAY GONZALES, as Trustee, the Real Estate hereinafter described, to FALCON INTERNATIONAL BANK, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 985589, in Book 2481, at Page 321, 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 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, OCTOBER 4, 2016,** 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:

SITUATED IN WEBB COUNTY, TEXAS AND BEING THE SURFACE ONLY OF LOT NUMBER FOUR (4), BLOCK NUMBER THREE (3), SAN JOSE SUBDIVISION, UNIT V, A SUBDIVISION SITUATED IN THE CITY OF LAREDO, AS PER PLAT RECORDED IN VOLUME 20, PAGE 46, WEBB COUNTY PLAT RECORDS.

Property Address: 6508 CEREUS CT
LAREDO, TX 78043
Mortgage Servicer: NATIONSTAR MORTGAGE LLC
Noteholder: NATIONSTAR MORTGAGE LLC
8950 CYPRESS WATERS BLVD
COPPELL, TX 75019

2016 AUG 15 PM 12:

MARGIE R. IBARRA
COUNTY CLERK
FILED

WEBB COUNTY, TEXAS

BY: DEPUTY

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 15th day of August, 2016.

Sandra Mendoza, W.D. Larew, Arnold Mendoza, Stephen Mayers, Colette Mayers, Troy Robinett, Zana Jackson, Frederick Britton, Evan Press, Bob Dickerson, Julian Perrine, Matthew Wolfson, Jack Burns II, Kristie Alvarez, Martin H. Vacca, Kristie Knight, Substitute Trustees

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

**OCTOBER -9**
**Clerk:**

MARGIE R. IBARRA
COUNTY CLERK
FILED

2016 AUG 15 PM 12:51

WEBB COUNTY, TEXAS

BY _____ DEPUTY

# NOTICE OF FORECLOSURE 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 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 THE SURFACE ONLY OF LOT NUMBER FOURTEEN (14), IN BLOCK NUMBER TWO (2), SAN ISIDRO NORTHEAST LA CUESTA SUBDIVISION, PHASE 1, A SUBDIVISION SITUATED IN THE CITY OF LAREDO, AS PER PLAT RECORDED IN VOLUME 32, PAGES 19-20, WEBB COUNTY PLAT RECORDS.

2. ***Instrument to be Foreclosed.*** The instrument to be foreclosed is the Deed of Trust dated 10/22/2015 and recorded in Book 3873 Page 125 Document 1247829 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: | 10/04/2016 |
| 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 JORGE BECERRIL ALATORRE AND ALIN MICHELLE PORRAS AMEZQUITA, provides that it secures the payment of the indebtedness in the original principal amount of $239,886.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Crosscountry Mortgage, Inc. is the current mortgagee of the note and deed of trust and MGC MORTGAGE, INC. is mortgage servicer. A servicing agreement between the mortgagee, whose address is Crosscountry Mortgage, Inc. c/o MGC MORTGAGE, INC., 1 Corporate Dr., Ste. 360, Lake Zurich, IL 60047 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. ***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
13770 Noel Road #801529
Dallas, TX 75380-1529

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.

16-000028-390 // 308 ALTOZANO DR, LAREDO, TX 78045

**OCTOBER -10**

**Clerk:** _____

303 COLORADO STREET
LAREDO, TX 78041

00000006183990

## 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.**

2016 AUG 15 PM 12:52
MARGIE R. IBARRA
COUNTY CLERK
FILED
WEBB COUNTY, TEXAS
BY
DEPUTY

1. **Date, Time, and Place of Sale.**

Date: October 04, 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 14, 2008 and recorded in Document VOLUME 2550, PAGE 625, AS AFFECTED BY VOLUME 3533, PAGE 55 real property records of WEBB County, Texas, with PATRICK MENDOZA, III AND GRACE Y. MENDOZA, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured**. Deed of Trust or Contract Lien executed by PATRICK MENDOZA, III AND GRACE Y. MENDOZA, securing the payment of the indebtednesses in the original principal amount of $154,280.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. JPMORGAN CHASE BANK, NATIONAL ASSOCIATION 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. JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o JPMORGAN CHASE BANK, NATIONAL ASSOCIATION
3415 VISION DRIVE
COLUMBUS, OH 43219

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, KRISTI KNIGHT, ZANA JACKSON, OR MATTHEW WOLFSON
Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Active Duty Notifications: Special Loans Unit /CHASE Home Lending Attn: SCRA/2210 Enterprise Drive /Florence, SC 29501 /Fax: 843 413 5433/scra.military.orders@chase.com

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:_____

**OCTOBER -11**

**Clerk:** _____

NOS00000006183990

FCTX_NSTS_Sigs.rpt - (03/08/2016) - Ver-45

EXHIBIT "A"

SURFACE ESTATE ONLY AND SUBJECT TO ALL RIGHTS, PRIVILEGES AND IMMUNITIES RELATING TO INTERESTS NOT CONSTITUTING PART OF THE SURFACE TO THE FOLLOWING DESCRIBED PROPERTY:

LOT SIX HUNDRED THIRTY-ONE (631), BLOCK THIRTY-ONE (31), HILLSIDE TERRACE SUBDIVISION, UNIT 6, SITUATED IN THE CITY OF LAREDO, WEBB COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 3, PAGE 12A, PLAT RECORDS OF WEBB COUNTY, TEXAS.

MARGIE R. IBARRA
COUNTY CLERK
FILED

2016 AUG 15 PM 1:15

WEBB COUNTY, TEXAS

BY _____ DEPUTY

NATIONSTAR MORTGAGE LLC (CXE)
SALINAS, OMAR A. AND GRACIELA G.
1602 SHERWOOD DRIVE, LAREDO, TX 78045

FHA 495-9189815-703
Our File Number: 15-020741

## NOTICE OF TRUSTEE'S SALE

WHEREAS, on November 18, 2011, OMAR A. SALINAS AND GRACIELA G. SALINAS, HUSBAND AND WIFE, as Grantor(s), executed a Deed of Trust conveying to G. TOMMY BASTIAN, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR BANK OF AMERICA, N.A. 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 1118432 Volume 3177, Page 859, rerecorded on February 8, 2012, as Instrument 1124832, Volume 3213, Page 523, Webb County 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, **October 4, 2016** between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM 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 OF LOT NUMBER TWENTY-ONE (21), IN BLOCK NUMBER TWO (2), HIGHLAND PARK SUBDIVISION, UNIT I, A SUBDIVISION SITUATED IN THE CITY OF LAREDO, AS PER PLAT RECORDED IN VOLUME NUMBER TWELVE (12) PAGE 88, WEBB COUNTY PLAT RECORDS.

| | |
|---|---|
| Property Address: | 1602 SHERWOOD DRIVE<br>LAREDO, TX 78045 |
| Mortgage Servicer: | NATIONSTAR MORTGAGE LLC |
| Noteholder: | NATIONSTAR MORTGAGE, LLC<br>8950 CYPRESS WATERS BLVD<br>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 TRISCH 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

THE STATE OF Texas
COUNTY OF Nueces

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Sandra Mendoza, Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 15 day of August, 2016.

ARNOLDO MENDOZA
Notary ID #: 12457894-7
My Commission Expires
06/29/2019

NOTARY PUBLIC in and for _____ COUNTY,

**OCTOBER -12**

**Clerk:**

My commission expires: _____
Type or Print Name of Notary

_____

**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.**

## NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

**DEED OF TRUST INFORMATION:**

| | |
|---|---|
| **Date:** | 07/29/2011 |
| **Grantor(s):** | MARISOL ROJAS AN UNMARRIED WOMAN |
| **Original Mortgagee:** | MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR LEADERONE FINANCIAL CORP, ITS SUCCESSORS AND ASSIGNS |
| **Original Principal:** | $213,197.00 |
| **Recording Information:** | Book 3123 Page 471 Instrument 1108090 |
| **Property County:** | Webb |
| **Property:** | SITUATED IN WEBB COUNTY, TEXAS, AND BEING THE SURFACE ONLY OF LOT NUMBER NINE (9), IN BLOCK NUMBER THREE (3), NEW-VISION SUBDIVISION, PHASE 2, SITUATED IN THE CITY OF LAREDO, AS PER PLAT RECORDED IN VOLUME 26, PAGE 95, WEBB COUNTY PLAT RECORDS. |
| **Reported Address:** | 7519 ROB BROGAN COURT, LAREDO, TX 78041 |

**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 |

MARGIE R. IBARRA
COUNTY CLERK
FILED
2016 AUG 15 PM 1:16
WEBB COUNTY, TEXAS
BY: _____ DEPUTY

**SALE INFORMATION:**

| | |
|---|---|
| **Date of Sale:** | Tuesday, the 4th day of October, 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, Kristi Knight, Zana Jackson, 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, Kristi Knight, Zana Jackson, 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, Kristi Knight, Zana Jackson, 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.

**OCTOBER -13**

**Clerk:** _____

MARGIE R. IBARRA
COUNTY CLERK
FILED
2016 AUG 15 PM 1:17
WEBB COUNTY, TEXAS
BY _____ DEPUTY

**NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE**

**DEED OF TRUST INFORMATION:**

| | |
|---|---|
| **Date:** | 06/25/2004 |
| **Grantor(s):** | JUAN G. PEREZ AND SELINA REYNA HUSBAND AND WIFE |
| **Original Mortgagee:** | IMORTGAGE FUNDING CORPORATION, A CALIFORNIA CORPORATION |
| **Original Principal:** | $139,806.00 |
| **Recording Information:** | Book 1630 Page 562 Instrument 842101 |
| **Property County:** | Webb |
| **Property:** | LOT FORTY-ONE (41), BLOCK ONE (1), SAN ISIDRO-AMAZONIA SUBDIVISION, PHASE IV, SITUATED IN THE CITY OF LAREDO, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 23, PAGE 69, PLAT RECORDS OF WEBB COUNTY, TEXAS. |
| **Reported Address:** | 2126 LIMA LOOP, 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.

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| **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:**

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| **Date of Sale:** | Tuesday, the 4th day of October, 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, Kristi Knight, Zana Jackson, 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, Kristi Knight, Zana Jackson, 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, Kristi Knight, Zana Jackson, 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.

**OCTOBER -14**

**Clerk:** _____