

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

NOTICE OF TRUSTEE'S SALE

Pursuant to authority conferred upon me by that certain Deed of Trust executed by Jean B. Defay of Webb County, Texas dated February 28, 2014, and recorded in Volume 3584, Pages 756-763 of the Deed of Trust Records of Webb County, Texas, I will, as Trustee for Consolidated Towne East Holdings, Ltd., beneficiary under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, Consolidated Towne East Holdings, Ltd, default having been made in the payment thereof, sell on October 4, 2016, that being the FIRST TUESDAY of said month, at public auction to the highest bidder, for cash, at the area outside the northwest (parking garage) 1st floor entrance to the Webb County Justice Center, 1110 Victoria St. Laredo, Texas, between the hours of Ten o'clock, (10:00) a.m. and Four o'clock (4:00) p.m. of that day, the following described property situated in Laredo, Webb County, Texas, to wit:

THE SURFACE ONLY OF Lot Twenty Eight (28) Block Four (4),
VILLAGE SOUTH SUBDIVISION PHASE I, a subdivision situated in the City of
Laredo, Webb County, Texas as per plat recorded in Volume 31 page 73 Webb
County Plat records

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

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

MARGIE R. IBARRA
COUNTY CLERK
FILED
2016 SEP 12 PM 1:22
WEBB COUNTY, TEXAS
BY  DEPUTY

OCTOBER -30
Clerk: 

Executed this 9th day of September, 2016



Rosendo Ancira III, Trustee

STATE OF TEXAS

COUNTY OF WEBB

This Instrument was acknowledged before me on this 9th day of September 2016, by
ROSENDO ANCIRA III, Trustee.




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

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Pursuant to authority conferred upon me by that certain Deed of Trust executed by Francisco A. Benavides and Mayra Pedraza of Webb County, Texas dated July 2, 2008, and recorded in Volume 2614, Pages 439-445 of the Deed of Trust Records of Webb County, Texas, I will, as Substitute Trustee for Consolidated Towne East Holdings, Ltd., A Texas Limited Partnership, beneficiary under said Deed of Trust, as per Transfer of Notes & Liens dated October 26, 2012 in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, Consolidated Towne East Holdings, Ltd, default having been made in the payment thereof, sell on October 4, 2016, that being the FIRST TUESDAY of said month, at public auction to the highest bidder, for cash, at the area outside the northwest (parking garage) 1st floor entrance to the Webb County Justice Center, 1110 Victoria St. Laredo, Texas, between the hours of Ten o'clock, (10:00) a.m. and Four o'clock (4:00) p.m. of that day, the following described property situated in Laredo, Webb County, Texas, to wit:

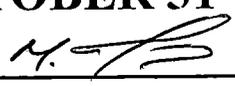
THE SURFACE ONLY of Lot number Seven (7), in Block Number Three (3), DOREL HILLS SUBDIVISION, a subdivision situated in the City of Laredo, Webb County, Texas, as per plat recorded in Volume 15, Page 27, Webb County Plat Records together with all improvements located thereon.

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

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

MARGIE R. IBARRA
COUNTY CLERK
FILED
2016 SEP 12 PM 1:22
WEBB COUNTY, TEXAS
BY  DEPUTY

OCTOBER 31

Clerk: 

Executed this 12th day of September 2016



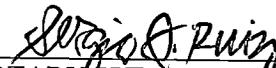
Rosendo Ancira III, Substitute Trustee

STATE OF TEXAS

COUNTY OF WEBB

This Instrument was acknowledged before me on this 12th day of September 2016, by
ROSENDO ANCIRA III, Substitute Trustee.




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

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

NOTICE OF TRUSTEE'S SALE

Pursuant to authority conferred upon me by that certain Deed of Trust executed by Simonsita Garza of Webb County, Texas dated June 18, 2014, and recorded in Volume 3691, Pages 771-778 of the Deed of Trust Records of Webb County, Texas, I will, as Trustee for Consolidated Towne East Holdings, Ltd., beneficiary under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, Consolidated Towne East Holdings, Ltd, default having been made in the payment thereof, sell on October 4, 2016, that being the FIRST TUESDAY of said month, at public auction to the highest bidder, for cash, at the area outside the northwest (parking garage) 1st floor entrance to the Webb County Justice Center, 1110 Victoria St. Laredo, Texas, between the hours of Ten o'clock, (10:00) a.m. and Four o'clock (4:00) p.m. of that day, the following described property situated in Laredo, Webb County, Texas, to wit:

THE SURFACE ONLY OF Lot Two (2) & Three (3) Block Eleven (11), VILLAGE SOUTH SUBDIVISION PHASE I, a subdivision situated in the City of Laredo, Webb County, Texas as per plat recorded in Volume 31 Page 73 Webb County Plat records

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

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

MARGIE R. IBARRA
COUNTY CLERK
FILED
2016 SEP 12 PM 1:22
WEBB COUNTY, TEXAS
BY  DEPUTY

OCTOBER 32
Clerk: 

Executed this 12th day of September 2016



Rosendo Ancira III, Trustee

STATE OF TEXAS

COUNTY OF WEBB

This Instrument was acknowledged before me on this 12th day of September 2016, by
ROSENDO ANCIRA III, Trustee.





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

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Pursuant to authority conferred upon me by that certain Deed of Trust executed by Victor M Santillan Jr. and wife Lisa Santillan of Webb County, Texas dated November 7, 2007, and recorded in Volume 2493, Pages 243-249 of the Deed of Trust Records of Webb County, Texas, I will, as Substitute Trustee for Consolidated Towne East Holdings, Ltd., beneficiary under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, Consolidated Towne East Holdings, Ltd, default having been made in the payment thereof, sell on October 4, 2016, that being the FIRST TUESDAY of said month, at public auction to the highest bidder, for cash, at the area outside the northwest (parking garage) 1st floor entrance to the Webb County Justice Center, 1110 Victoria St. Laredo, Texas, between the hours of Ten o'clock, (10:00) a.m. and Four o'clock (4:00) p.m. of that day, the following described property situated in Laredo, Webb County, Texas, to wit:

THE SURFACE ONLY OF Lot Nineteen (19) Block Six (6), CHEYENNE SUBDIVISION, PHASE III, a subdivision situated in the City of Laredo, Webb County, Texas

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

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

MARGIE R. IBARRA
COUNTY CLERK
FILED

2016 SEP 12 PM 1:23

WEBB COUNTY, TEXAS

BY  DEPUTY

OCTOBER 33

Clerk: 

Executed this 12th day of September 2016



Rosendo Ancira III, Substitute Trustee

STATE OF TEXAS

COUNTY OF WEBB

This Instrument was acknowledged before me on this 12th day of September 2016, by
ROSENDO ANCIRA III, Substitute Trustee.




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

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Pursuant to authority conferred upon me by that certain Deed of Trust executed by Edward J. Camina and wife Dora A. Camina of Webb County, Texas dated November 7, 2007, and recorded in Volume 2482, Pages 147-153 of the Deed of Trust Records of Webb County, Texas, I will, as Substitute Trustee for Consolidated Towne East Holdings, Ltd., beneficiary under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, Consolidated Towne East Holdings, Ltd, default having been made in the payment thereof, sell on October 4, 2016, that being the FIRST TUESDAY of said month, at public auction to the highest bidder, for cash, at the area outside the northwest (parking garage) 1st floor entrance to the Webb County Justice Center, 1110 Victoria St. Laredo, Texas, between the hours of Ten o'clock, (10:00) a.m. and Four o'clock (4:00) p.m. of that day, the following described property situated in Laredo, Webb County, Texas, to wit:

THE SURFACE ONLY OF Lot Nine (9) Block One Thousand Sixty Eight (1068), CHEYENNE, situated in the WESTERN DIVISION of the City of Laredo, Webb County, Texas as per plat recorded in Volume 2 pages 119 Webb County Plat records

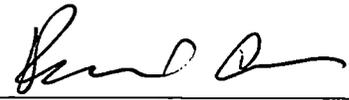
The earliest time at which the sale will occur is at Ten o'clock, (10:00) a.m. and the sale will occur no later than Four o'clock, (4:00) p.m. of that day.

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

MARGIE R. IBARRA
COUNTY CLERK
FILED
2016 SEP 12 PM 1:23
WEBB COUNTY, TEXAS
BY  DEPUTY

OCTOBER 34
Clerk: 

Executed this 12th day of September 2016



Rosendo Ancira III, Substitute Trustee

STATE OF TEXAS

COUNTY OF WEBB

This Instrument was acknowledged before me on this 12th day of September 2016, by
ROSENDO ANCIRA III, Substitute Trustee.




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

NOTICE OF TRUSTEE'S SALE

MARGIE R. IBARRA
COUNTY CLERK
FILED

Date: September 12, 2016
Substitute Trustee: ROBERT A. SALDAÑA
217 W. Village Blvd., Ste. 3
Laredo, Webb County, Texas 78041
Holder: ELIFAM PROPERTIES, CO., a Texas General Partnership
Note(s):
Date: January 5, 2005
Amount: \$11,538.68
Maker: Alberta Canela, a single woman
Payee: ELIFAM PROPERTIES CO., a Texas General Partnership
Final Maturity Date: AS THEREIN PROVIDED

2016 SEP 12 PM 2: 04

WEBB COUNTY, TEXAS

BY  DEPUTY

Deed of Trust:
Date: January 5, 2005
Grantor: Alberta Canela, a single woman
Trustee: ROBERT A. SALDAÑA
Beneficiary: ELIFAM PROPERTIES CO., a Texas General Partnership
Recording information: Volume 1746, Page 64, et seq., Official Records of Webb County, Texas.
Property: Lot 83, Block 2, RIO BRAVO ANNEX SUBDIVISION, Webb County, Texas, according to plat thereof recorded in Volume 9, Page 24, Plat Records of Webb County, Texas

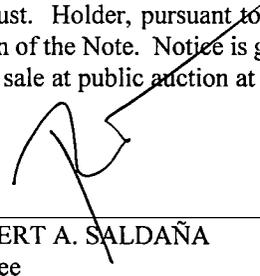
County: WEBB

Date of Sale (first Tuesday of Month): October 4, 2016

Time of Sale: Not earlier than 1:00 p.m. and not later than 4:00 p.m.

Place of Sale: At that area just outside the northwest (parking garage) 1st floor entrance to the Webb County Justice Center (1110 Victoria Street, and being the place designated by the Commissioners Court of Webb County, Texas, as the place where such foreclosures are to take place)

ROBERT A. SALDAÑA is Trustee under the Deed of Trust. Holder, pursuant to the Deed of Trust, has instructed Trustee to offer the Property for sale toward the satisfaction of the Note. Notice is given that on the Date of Sale and during the Time of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash.


ROBERT A. SALDAÑA
Trustee

Assert and protect your rights as a member of the US armed forces. 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 national guard of another state or as a member of a reserve component of the US armed forces, send written notice of the active duty military service to the sender of this notice immediately.

OCTOBER 35
Clerk: 

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: July 18, 2013

Grantor(s): Juan Guerrero, an unmarried man

Original Trustee: Steve Holmes Law Firm, P.C.

Original Mortgagee: Mortgage Electronic Registration Systems, Inc. as nominee for H.ending, Inc., successors and assigns

MARGIE R. IBARRA
COUNTY CLERK
FILED
2016 SEP 12 PM 2:41
WEBB COUNTY, TEXAS
BY *[Signature]* DEPUTY

Recording Information: Vol. 3471, Page 177, or Clerk's File No. 1175445, in the Official Public Records of WEBB County, Texas.

Current Mortgagee: First Guaranty Mortgage Corporation

Mortgage Servicer: Fay Servicing, LLC, whose address is C/O 939 W. North Ave. Suite 680 Chicago, IL 60642 Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property.

Date of Sale: 10/04/2016 **Earliest Time Sale Will Begin:** 1:00 PM

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

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

Legal Description:
LOT NINETEEN (19), BLOCK SEVEN (7), LOS PRESIDENTES, UNIT 12, SITUATED IN THE CITY OF LAREDO, WEBB COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 27, PAGES 45-45A, PLAT RECORDS OF WEBB COUNTY, TEXAS.

Place of Sale of Property: The foreclosure sale will be conducted in the area designated by the WEBB County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

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

[Signature]
Sandra Mendoza as Substitute Trustee, Arnold Mendoza as Successor Substitute Trustee, W.D. Larew as Successor Substitute Trustee, Maria Vacca as Successor Substitute Trustee, or Cathy Cagle as Successor Substitute Trustee
c/o Servicelink Default Abstract Solutions
1320 Greenway Drive, Suite 300
Irving, TX 75038

OCTOBER 36
Clerk: *[Signature]*



NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Webb County Texas Home Equity Security Instrument

Date of Security Instrument: April 24, 2006
Amount: \$53,000.00
Grantor(s): ROLANDO S HERRERA
Original Mortgagee: INTERNATIONAL BANK OF COMMERCE
Current Mortgagee: INTERNATIONAL BANK OF COMMERCE
Original Trustee: EVA MONTOYA
Mortgage Servicer and Address: Dovenmuehle Mortgage, Inc
1 Corporate Drive Suite 360,
Lake Zurich IL 60047-8924
Recording Information: Recorded on 5/23/2006, as Instrument No. 921910,
in Book 2097, Page 586, and later modified by a
loan modification agreement recorded as Instrument
1101605, book 3089, page 211 on 05/17/2011,
Webb County, Texas
Legal Description: THE WEST ONE-HALF OF LOT EIGHT (W. ½
OF LOT 8) AND LOT NINE (9), BLOCK ONE
THOUSAND EIGHT-ONE (1081) EASTERN
DIVISION, SITUATED IN THE CITY OF
LAREDO, WEBB COUNTY, TEXAS,
ACCORDING TO THE WILMER THREADGILL
REPLAT RECORDED IN VOLUME 79, PAGE
364, DEED RECORDS OF WEBB COUNTY,
TEXAS.
Date of Sale: 10/4/2016
Earliest Time Sale Will Begin: 1:00 PM

2016 SEP 12 PM 2:10
WEBB COUNTY, TEXAS
BY  DEPUTY
MARGIE R. IBARRA
COUNTY CLERK
FILED

Place of Sale: 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 foreclosures 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.

OCTOBER 37

Clerk: 



4591971

WHEREAS, an Order to Proceed with Notice of Foreclosure Sale and Foreclosure Sale was entered on 6/8/2016, under Cause No. 2015CVF003645 D3, in the 341st Judicial District Judicial District Court of Webb County, Texas;

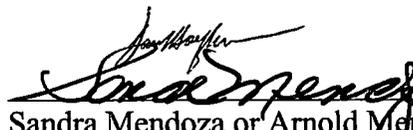
The undersigned has been appointed as Substitute Trustee(s), each empowered to act independently, in the place of said Original Trustee, upon the contingency and in the manner authorized by said Texas Home Equity Security Instrument.

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 state above or within three (3) hours after that time.

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 the notice immediately.

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

EXECUTED in multiple originals on 8/30/2016.


Sandra Mendoza or Arnold Mendoza or W.D.
Larew or Martin Vacca or Paul A. Hoefker or
Robert L. Negrin Substitute Trustee(s) c/o Aldridge
Pite, LLP, 4375 Jutland Drive, Suite 200, P.O. Box
17935, San Diego, CA 92177-0935
866-931-0036

COMPLAINTS REGARDING THE SERVICING OF YOUR MORTGAGE SHOULD BE SENT TO THE DEPARTMENT OF SAVINGS AND MORTGAGE LENDING, 2601 NORTH LAMAR, SUITE 201, AUSTIN, TX 78705. A TOLL-FREE CONSUMER HOTLINE IS AVAILABLE AT 877-276-5550

TS Number: 032825-TX

37-A

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Matter No.: 026578-TX

Date: September 6, 2016

County where Real Property is Located: Webb

ORIGINAL MORTGAGOR: ANIBAL ROBERTO IBARRA AND CECILIA IBARRA HUSBAND AND WIFE

ORIGINAL MORTGAGEE: ENTERPRISE RESIDENTIAL MORTGAGE, LTD.

CURRENT MORTGAGEE: INTERNATIONAL BANK OF COMMERCE

MORTGAGE SERVICER: INTERNATIONAL BANK OF COMMERCE

DEED OF TRUST DATED 12/6/1999, RECORDING INFORMATION: Recorded on 1/10/2000, as Instrument No. 683560, in Book 863, Page 357,

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): SITUATED IN WEBB COUNTY, TEXAS, AND BEING THE SURFACE ONLY OF LOT NUMBER FIFTY-EIGHT (58), IN BLOCK NUMBER TWO (2), OF EASTWOODS SUBDIVISION, PHASE II, A SUBDIVISION OF THE CITY OF LAREDO, AS PER PLAT RECORDED IN VOLUME 15, PAGE 69, WEBB COUNTY PLAT RECORDS.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **10/4/2016**, the foreclosure sale will be conducted in **Webb** County in the area of the courthouse designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than **1:00 PM**, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

INTERNATIONAL BANK OF COMMERCE is acting as the Mortgage Servicer for INTERNATIONAL BANK OF COMMERCE who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. INTERNATIONAL BANK OF COMMERCE, as Mortgage Servicer, is representing the Mortgagee, whose address is:

INTERNATIONAL BANK OF COMMERCE
9606 North Mopac Expressway, Suite 100
Austin, TX 78759

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

MARGIE R. IBARRA
COUNTY CLERK
FILED

2016 SEP 12 PM 2:10
WEBB COUNTY, TEXAS
BY *[Signature]* DEPUTY

OCTOBER 38

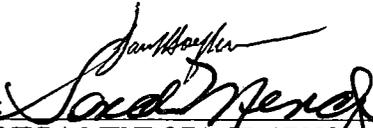
Clerk: *[Signature]*



4591974

Matter No.: 026578-TX

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

By:  Substitute Trustee
SANDRA MENDOZA OR ARNOLD MENDOZA OR PAUL A.
HOEFKER OR ROBERT L. NEGRIN

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

38-A

SELECT PORTFOLIO SERVICING, INC. (SPS)
VAZQUEZ, JORGE AND IRMA
102 JACALES COURT, LAREDO, TX 78045

CONVENTIONAL
Our File Number: 14-018728

2016 SEP 12 PM 2:23
WEBB COUNTY, TEXAS
BY  DEPUTY
MARGIE R. IBARRA
COUNTY CLERK
FILED

NOTICE OF TRUSTEE'S SALE

WHEREAS, on September 22, 2006, JORGE VAZQUEZ, A MARRIED MAN AND IRMA VAZQUEZ, SIGNING PRO FORMA, as Grantor(s), executed a Deed of Trust conveying to DENNIS P. SCHWARTZ, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR PEOPLE'S CHOICE HOME LOAN, INC. 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 938137, 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

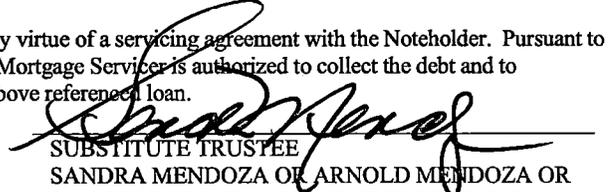
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, **October 4, 2016** between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 P.M. or not later than three hours thereafter, I will sell said Real Estate in the area designated by the Commissioners Court, of **Webb** county, 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 SUFACE ONLY OF LOT 37, BLOCK 2, VILLAS SAN AGUSTIN UNIT 2 SITUATED IN THE CITY OF LAREDO, AS PER PLAT RECORDED IN VOLUME 25, PAGE 132, RECORDS OF WEBB COUNTY, TEXAS.

Property Address: 102 JACALES COURT
LAREDO, TX 78045
Mortgage Servicer: SELECT PORTFOLIO SERVICING, INC.
Noteholder: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES RFC 2007-HE1
3217 S. DECKER LAKE DR.
SALT LAKE CITY, UTAH 84119

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

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.

OCTOBER 39
Clerk: 

SELECT PORTFOLIO SERVICING, INC. (SPS)
RODRIGUEZ, LUIS
4718 LOS LAURELES LANE, LAREDO, TX 78046

CONVENTIONAL
Our File Number: 16-025311

2016 SEP 12 PM 2:23
WEBB COUNTY, TEXAS
BY  DEPT. CLERK
MARGIE R. IBARRA
COUNTY CLERK
FILED

NOTICE OF TRUSTEE'S SALE

WHEREAS, on January 8, 2007, LUIS RODRIGUEZ, JOINED HEREIN PRO FORMA BY HIS WIFE, MONICA RODRIGUEZ, as Grantor(s), executed a Deed of Trust conveying to ALLAN B. POLUNSKY, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR RESMAE MORTGAGE CORPORATION 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 951043, 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

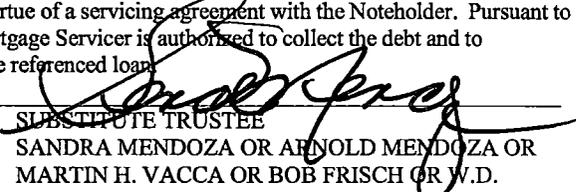
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, October 4, 2016 between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 P.M. or not later than three hours thereafter, I will sell said Real Estate in the area designated by the Commissioners Court, of Webb county, pursuant 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 SEVENTEEN (17), IN BLOCK NUMBER TWELVE (12), SIERRA VISTA SUBDIVISION, UNIT V, A SUBDIVISION IN THE CITY OF LAREDO, AS PER PLAT RECORDED IN VOLUME 25, PAGE 180, WEBB COUNTY PLAT RECORDS.

Property Address: 4718 LOS LAURELES LANE
LAREDO, TX 78046
Mortgage Servicer: SELECT PORTFOLIO SERVICING, INC.
Noteholder: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, ON BEHALF OF THE
HOLDERS OF THE J.P. MORGAN MORTGAGE ACQUISITION TRUST 2007-HE1 ASSET
BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-HE1
3217 S. DECKER LAKE DR.
SALT LAKE CITY, UTAH 84119

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

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.

OCTOBER 40
Clerk: 

MARGIE R. IBARRA
COUNTY CLERK
FILED

2016 SEP 12 PM 2:23

WEBB COUNTY, TEXAS

BY  DEPUTY

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 VALLS

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

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: 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.

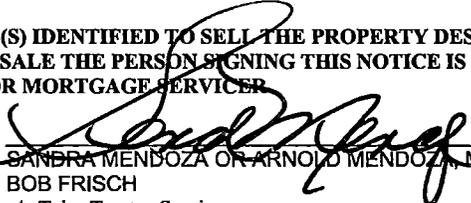
NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever,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

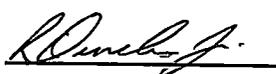
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER



SARAH ROBBINS, 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

OCTOBER 4
Clerk: 

MARGIE R. IBARRA
WEBB COUNTY CLERK
FILED

2016 SEP 12 PM 2:22

WEBB COUNTY, TEXAS

BY  DEPUTY CLERK

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, by that one certain Deed of Trust dated February 5, 2009, recorded under Document No. 1029410, Volume 2714, Page 811, in the Official Records of Webb County, Texas (the "Deed of Trust"), to which record reference is here made for all purposes, Patricio Castillo Acero and Maria Del Carmen Gomez Soto (hereinafter called the "Mortgagor" whether one or more) granted, sold and conveyed to the Trustee named therein the real property described in Exhibit "A" attached hereto and made a part hereof for all purposes (said real property, together with any and all appurtenances, improvements and fixtures of any kind located thereon or pertaining thereto, and together with any personal property located thereon or pertaining thereto to the extent such personal property is described in and covered by the Deed of Trust, being collectively referred to herein as the "Property"), in order to secure payment of that one certain promissory note dated February 5, 2009, in the original principal sum of \$342,000.00 executed by Patricio Castillo Acero and made payable to the order of First National Bank (said promissory note, as modified or extended by any modifications or extensions thereof, being herein referred to as the "Note"), and payment of any and all other indebtedness secured by and described in the Deed of Trust; and

WHEREAS, PlainsCapital Bank, Dallas, Texas, is successor-in-interest to certain assets of First National Bank, Edinburg, Texas, including the Note and Deed of Trust, pursuant to that certain Purchase and Assumption Agreement, effective as of September 13, 2013, by and between PlainsCapital Bank and the Federal Deposit Insurance Corporation, as Receiver of First National Bank, Edinburg, Texas; and

WHEREAS, PlainsCapital Bank ("Beneficiary") is the legal owner and holder of the Note and the beneficiary of the Deed of Trust; and

WHEREAS, pursuant to authority granted in the Deed of Trust, Beneficiary did appoint and designate the undersigned whose street address is 6700 N. New Braunfels Avenue, San Antonio, Texas 78209, as Substitute Trustee to act under the Deed of Trust instead of the original Trustee named therein; and

WHEREAS, the Note is in default and the entire unpaid balance thereof is due and payable and Beneficiary has demanded payment from the Mortgagor and intends to have the power of sale set forth in the Deed of Trust enforced; and

WHEREAS, Beneficiary has directed the undersigned, as Substitute Trustee, to enforce the power of sale granted under the Deed of Trust over the Property for the purpose of collecting the indebtedness secured thereby, after giving notice of the time, place and terms of such sale and of the property to be sold in compliance with the terms of the Deed of Trust and the laws of the State of Texas;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I, Sandra Mendoza, Arnold Mendoza, Bob Frisch or James L. Hollerbach, Substitute Trustee, hereby give notice that, after due publication of this Notice by

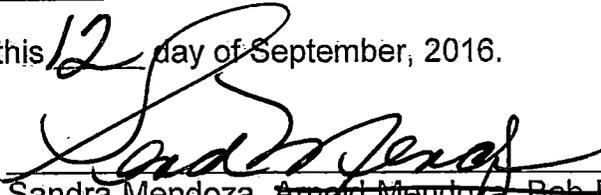
OCTOBER 42

Clerk: 

posting it at the courthouse door of Webb County, Texas at least twenty-one (21) days preceding the date of the foreclosure sale of the Property (as stated below), and after having filed this Notice in the Foreclosure Records of Webb County, Texas, at least twenty-one (21) days preceding the date of such sale, and after having given written notice at least twenty-one (21) days preceding the date of such sale by certified mail to each debtor obligated to pay the Note and the indebtedness secured by the Deed of Trust at the address of each such debtor according to the records of Beneficiary as required by the Deed of Trust and the laws of the State of Texas, I will sell the Property at public auction to the highest bidder or bidders for cash at the area just outside the northwest first floor entrance to the Webb County Justice Center, 1110 Victoria Street, Laredo, Webb County, Texas (as designated by the Commissioners Court of that county), at 1:00 p.m. (at the earliest), or within three (3) hours thereafter, on October 4, 2016, that being the first Tuesday of that month.

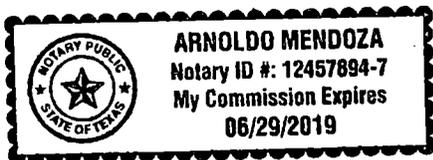
Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. The sender of the Notice is Diann M. Bartek and can be notified of the active duty military service at 112 E. Pecan, Ste. 1800, San Antonio, Texas 78205.

Executed in multiple originals on this 12 day of September, 2016.


Sandra Mendoza, ~~Arnold Mendoza, Bob Frisch~~
~~or James L. Hollerbaeh~~, Substitute Trustee
6700 N. New Braunfels Avenue
San Antonio, Texas 78209

STATE OF TEXAS §
 §
COUNTY OF Webb §

This instrument was acknowledged before me on the 12 day of September, 2016, by Sandra Mendoza, ~~Arnold Mendoza, Bob Frisch or James L. Hollerbach~~, Substitute Trustee, on behalf of said Trust.




Notary Public, State of Texas

PROPERTY DESCRIPTION

Situated in Webb County, Texas and being the SURFACE ESTATE ONLY of Lot Number Five (5), in Block Number Nine (9), J.S.J. Estates Subdivision, Unit 3 - Legacy Heights, a Subdivision in the City of Laredo, as per plat recorded in Volume 19, Page 85, Webb County Plat Records.

EXHIBIT "A"

4838-1477-2792.1

IDBARTEK, DIANN - 735413\000977

42-B

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: SEPTEMBER 13, 2016

NOTE: Commercial Real Estate Lien Note described as follows:

Date: October 15, 2014
Maker: WM Land Investments, LLC
Payee: VFC Partners 30 LLC
Original Principal Amount: \$2,119,636.00

BY  DEPUTY

WEBB COUNTY, TEXAS

2016 SEP 12 PM 2: 26

MARGIE R. IBARRA
COUNTY CLERK
FILED

DEED OF TRUST: Deed of Trust Security Agreement-Financing Statement Assignment of Rents described as follows:

Date: October 15, 2014
Grantors: Carlo Gerardo Menchaca, Grizelda Menchaca and Magda Luz Menchaca
Trustee: Richard E. Haynes, II
Beneficiary: VFC Partners 30 LLC
Recorded: Document No. 1215102, Real Property Records, Webb County, Texas

LENDER: VFC Partners 30 LLC

BORROWER: WM Land Investments, LLC

PROPERTY: The real and personal property described in Exhibit A and together with all buildings, structures, fixtures, and improvements thereon and any and all appurtenances and rights to such real property, ***SAVE AND EXCEPT ANY AND ALL LOTS OR PORTIONS THEREOF THAT HAVE BEEN RELEASED OF RECORD BY THE HOLDER OF THE DEED OF TRUST.***

SUBSTITUTE TRUSTEE: Sandra Mendoza, Arnold Mendoza, W. D. Larew, and Martin H. Vacca

Substitute Trustee's Mailing Address:

c/o MBL Law
Attn: Cliff A. Wade
17330 Preston Road, Suite 250D
Dallas, Texas 75252

DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

OCTOBER 4, 2016, the first Tuesday of the month, to commence at 1:00 P.M., or within three (3) hours after that time.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

In WEBB County, Texas, in the area designated by the Commissioners Court of such County, pursuant to Section 51.002 of the Texas Property Code (if no such place is designated, then the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

RECITALS

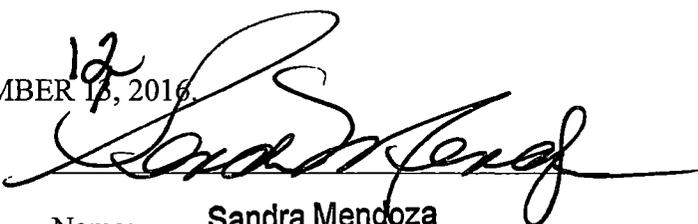
Default has occurred in the payment of the Note and/or in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code Section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law.

Formal notice is now given of Lender's election to proceed against and sell the real and personal property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and applicable law.

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, as Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

EXECUTED effective as of SEPTEMBER 12, 2016.

12


Name: Sandra Mendoza

Substitute Trustee

Exhibit A

Tract I:

The Surface Estate Only in and to Lots One (1), Two (2) and Three (3), El Nopal Subdivision, situated in the City of Laredo, Webb County, Texas, according to plat thereof recorded in Volume 14, Page 15, Plat Records of Webb County, Texas.

2418 Pecan Street, Laredo, TX, 78046
10200.0118

MARGIE R. IBARRA
COUNTY CLERK
FILED
2016 SEP 12 PM 2:26
WEBB COUNTY, TEXAS
BY  DEPUTY

**APPOINTMENT OF SUBSTITUTE TRUSTEE AND
NOTICE OF SUBSTITUTE TRUSTEE SALE**

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.

**APPOINTMENT OF
SUBSTITUTE TRUSTEE:**

WHEREAS, in my capacity as the attorney for the Mortgagee and/or its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I hereby name, appoint and designate Sandra Mendoza, Arnold Mendoza, W.D. Larew, Martin Vacca, Travis Gray, Chris Ferguson, or Jack O'Boyle, each as Substitute Trustee, to act under and by virtue of said Deed of Trust, including posting and filing the public notice required under Section 51.002 Texas Property Code as amended, and to proceed with a foreclosure of the Deed of Trust lien securing the payment of the Note.

**SUBSTITUTE TRUSTEE'S
ADDRESS:**

c/o JACK O'BOYLE & ASSOCIATES, Mailing Address: P.O. Box 815369, Dallas, Texas 75381;
Physical Address: 12300 Ford Road, Suite 212, Dallas, TX 75234.

**NOTICE OF SUBSTITUTE
TRUSTEE SALE:**

WHEREAS, default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on October 04, 2016 between the hours of 1:00-4:00 PM the Substitute Trustee will sell said real property at the place hereinafter set out and pursuant to the terms herein described. The sale will begin at the earliest time stated above or within three (3) hours after that time.

LOCATION OF SALE:

The place of the sale shall be: In the area outside the northwest (parking garage) first floor entrance to the Webb County Justice Center, 1110 Victoria Street, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court in WEBB County, Texas or as designated by the County Commissioners.

**INSTRUMENT TO BE
FORECLOSED:**

Deed of Trust or Contract Lien dated 09/25/2014 and recorded under Volume, Page or Clerk's File No. 1213945 in the real property records of Webb County Texas, with David Lozano, Jr. and Spouse, Monica Lozano as Grantor(s) and Inter National Bank as Original Mortgagee.

OBLIGATIONS SECURED:

Deed of Trust or Contract Lien executed by David Lozano, Jr. and Spouse, Monica Lozano securing the payment of the indebtedness in the original principal amount of \$148,000.00 and obligations therein described including but not limited to the promissory note and all the modifications, renewals and extensions of the promissory note (the "Note") executed by David Lozano Jr., Monica Lozano. Stonegate Mortgage Corporation is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

**MORTGAGE SERVICING
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 property securing the above referenced loan. Stonegate Mortgage Corporation is acting as the Mortgage Servicer for Stonegate Mortgage Corporation who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. Stonegate Mortgage Corporation, as Mortgage Servicer, is representing the Mortgagee, whose address is:

Stonegate Mortgage Corporation
c/o Stonegate Mortgage Corporation
157 Main Street, Mansfield, OH, 44902

OCTOBER 44
Clerk: 

**LEGAL DESCRIPTION OF
PROPERTY TO BE SOLD:**

SITUATED IN WEBB COUNTY, TEXAS AND BEING SURFACE ONLY OF THE SOUTH TWO-THIRDS OF LOT NINE (S. 2/3 OF LOT 9) AND THE WEST ONE-HALF OF THE SOUTH TWO-THIRDS OF LOT EIGHT (W. 1/2 OF THE S. 2/3 OF LOT 8), IN BLOCK ONE THOUSAND FOUR HUNDRED THIRTY-THREE (1433), SITUATED IN THE EASTERN DIVISION OF THE CITY OF LAREDO, WEBB COUNTY, TEXAS (the "Property")

REPORTED PROPERTY

ADDRESS: 2418 Pecan Street, Laredo, TX 78046

TERMS OF SALE: The Substitute Trustee will sell the Property by public auction at the place and date specified herein.

Pursuant to Section 51.009 of the Texas Property Code, the property will be sold in "AS IS, WHERE IS" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property and the priority of the lien being foreclosed.

The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the Mortgagee and/or Mortgage Servicer thereunder to have the bid credited to the Note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

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

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

In the event of a defect or other problem with the foreclosure process is discovered that may invalidate the sale, the consideration paid will be returned to the purchaser as the sole and absolute remedy. In the event of any claim or action brought by any person including the purchaser requiring or resulting in the invalidation of the sale and rescission of the Trustee's Deed or Substitute Trustee's Deed, purchaser's damages resulting therefrom are limited to the consideration paid to the Trustee or Substitute Trustee and the sole and absolute remedy shall be the return to purchaser of the consideration paid. The purchaser shall have no further recourse against the Trustee, Substitute Trustee, Mortgagee and/or Mortgage Servicer, or its attorney(s).

The Deed of Trust permits the Mortgagee and/or Mortgage Servicer to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee under the Deed of Trust or Substitute Trustee appointed herein need not appear at the date, time and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refilled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiling may be after the date originally scheduled for this 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.

44-A

WITNESS MY HAND on the 26 day of August, 2016.

Respectfully,

JACK O'BOYLE & ASSOCIATES

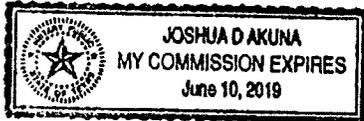
Jack O'Boyle LBN: 15165300
jack@jackboyle.com
Travis H. Gray | SBN: 24044965
travis@jackboyle.com
Chris S. Ferguson | SBN: 24069714
chris@jackboyle.com

P.O. Box 815369
Dallas, Texas 75381
P: 972.247.0653 | F: 972.247.0642
ATTORNEYS FOR MORTGAGEE AND/OR ITS MORTGAGE
SERVICER

STATE OF Dallas

COUNTY OF Texas

BEFORE ME, the undersigned authority, on the 26 day of August, 2016 personally appeared Travis H. Gray, personally known to me (or proved to be on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed same in his/her authorized capacity.



Joshua D Akuna
Name: JOSHUA D AKUNA

Notary Public in and for The State of TEXAS

NOTICE OF FORECLOSURE SALE

State of Texas §
 §
County of Webb §

2016 SEP 12 PM 2:26
WEBB COUNTY, TEXAS
BY *[Signature]* DEPUTY
MARGIE R. IBARRA
COUNTY CLERK
FILED

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

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

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

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

Date: **October 4, 2016**

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

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

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

Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

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

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

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

1000398-2

OCTOBER 45
Clerk: *[Signature]*

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

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

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

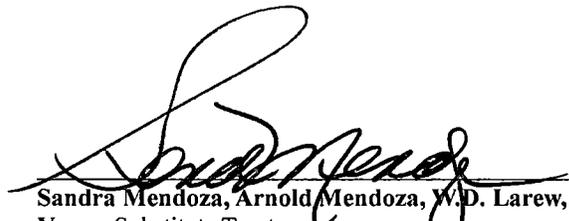
Original Mortgagee: International Bank of Commerce.

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

6. Default and Request To Act. Default has occurred under the deed of trust, and the beneficiary has requested me, as Substitute Trustee, to conduct this public sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.
7. **ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**

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

DATED September 12, 2016.


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

1000398-2

45-A

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

1000398-2

45-B

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

MARGIE R. IBARRA
COUNTY CLERK
FILED

2016 SEP 12 PM 2:29

WEBB COUNTY, TEXAS

BY *[Signature]* DEPUTY

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

Date: October 04, 2016

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 June 21, 2002 and recorded in Document CLERK'S FILE NO. 766680; AS AFFECTED BY CLERK'S FILE NO. 1094063 real property records of WEBB County, Texas, with JOSE ARMANDO ALARDIN AND LETICIA J ALARDIN, grantor(s) and AMERIQUEST MORTGAGE COMPANY, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JOSE ARMANDO ALARDIN AND LETICIA J ALARDIN, securing the payment of the indebtednesses in the original principal amount of \$67,200.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. U.S. ROF III LEGAL TITLE TRUST 2015-1, BY U.S. BANK NATIONAL ASSOCIATION, AS LEGAL TITLE TRUSTEE 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. FAY SERVICING LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o FAY SERVICING LLC
440 S. LASALLE ST. 20TH FLOOR
CHICAGO, IL 60605

[Signature]
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: _____

OCTOBER 46

Clerk: *[Signature]*



NOS00000004938650

EXHIBIT "A"

LOT SEVEN (7), BLOCK FOUR HUNDRED TWENTY (420), SITUATED IN THE EASTERN DIVISION OF THE CITY OF LAREDO, WEBB COUNTY, TEXAS, AS PER THE BENJAMIN ALEGIRA AND ELODIA M. ALEGIRA REPLAT RECORDED IN VOLUME 2, PAGE 184, PLAT RECORDS OF WEBB COUNTY, TEXAS.



NOS00000004938650

46-A

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.

BY *[Signature]* DEPT. CLERK
WEBB COUNTY, TEXAS
2016 SEP 12 PM 2:29
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 September 10, 2003 and recorded in Document VOLUME 1474, PAGE 447 real property records of WEBB County, Texas, with HIPOLITO MOJICA III AND KARINA J. MOJICA, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by HIPOLITO MOJICA III AND KARINA J. MOJICA, securing the payment of the indebtednesses in the original principal amount of \$84,064.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. WELLS FARGO BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

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

[Signature]
SANDRA MENDOZA, ARNOLD MENDOZA, WILLIAM D. LAREW, COLETTE MAYERS, STEPHEN MAYERS, BOB DICKERSON, TROY ROBINETT, FREDERICK BRITTON, EVAN PRESS, JACK BURNS II, KRISTIE ALVAREZ, JULIAN 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 47

Clerk: *[Signature]*



NOS00000005403548

EXHIBIT "A"

THE SURFACE ESTATE ONLY IN AND TO LOTS ONE (1), TWO (2), THREE (3), AND FIVE (5), BLOCK THREE (3), MIRANDO CITY, SITUATED IN THE CITY OF MIRANDO, WEBB COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 1, PAGE 26, PLAT RECORDS OF WEBB COUNTY, TEXAS.

47-A



NOS00000005403548

MARGIE R. IBARRA
COUNTY CLERK
FILED

2016 SEP 12 PM 3:03

WEBB COUNTY, TEXAS

BY  DEPUTY

NOTICE OF FORECLOSURE SALE

STATE OF TEXAS §
 §
COUNTY OF WEBB §

Date: September 9, 2016

Deed of Trust ("Deed of Trust"):

- Dated: March 10, 2009
- Grantor: **Simon Garza and Rosemarie C. Garza**

- Trustee: Richard E. Haynes, II
6909 Springfield Ave., Suite 200
Laredo, Texas 78041
Ph: (956) 722-1417
Fax: (956) 722-0647

- Lender: FALCON INTERNATIONAL BANK as per Transfer of Note and Deed
of Trust Lien dated October 28, 2009.

- Recorded in: Document No. **1051768**, Volume **2832**, Page **746** et. seq., of the Official
Public Records of Webb County, Texas.

- Secures: Note ("Note") in the original principal amount of **\$27,500.00**, executed
by **Simon Garza and Rosemarie C. Garza** and payable to the order of
Lender, and all other indebtedness of **Simon Garza and Rosemarie C.
Garza** to FALCON INTERNATIONAL BANK.

- Assignment: The Note and the liens and security interests of the Deed of Trust were
transferred and assigned to FALCON INTERNATIONAL BANK
("Beneficiary") by an instrument dated October 28, 2009, recorded in
Document No. **1057275**, Volume **2861**, Page **596** et. seq., of the Official
Public Records of Webb County, Texas.

- Modified by: N/A.

OCTOBER 48
Clerk: 

Property: **Situated in Webb County, Texas and being the SURFACE ONLY of Lot Number FOURTEEN (14), in Block Number ONE (1), RIVERHILL SUBDIVISION, UNIT VII, a subdivision in the City of Laredo, as per Plat recorded in Volume 24, Page 59, Webb County Plat Records.**

Substitute Trustee: WILLIAM T. HALE
5219 McPherson Rd.
Laredo, Texas 78041
Ph: (956) 723-2265
Fax: (956) 723-0841

Foreclosure Sale:

Date: **Tuesday, October 4, 2016**

Time: The sale of the Property ("Foreclosure Sale") will take place between the hours of 10:00 a.m. and 1:00 p.m. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 a.m. and not later than three (3) hours after that time on Tuesday, October 4, 2016.

Place: Webb County Courthouse in Laredo, Webb County Texas, in the area designated by the County Commissioners Court (At the 1st level westside rear door and entrance to the Justice Center Garage Parking Lot, 1110 Victoria St., Laredo, Webb County, Texas).

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that FALCON INTERNATIONAL BANK's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Additionally, written notice of the proposed sale was served by certified mail, return receipt requested, on Debtor and by certified mail, return receipt requested, on every other party obligated to pay the Indebtedness according to the records of Lender, at least 21 days preceding the date of sale, such service having been completed by deposit of the notice enclosed in a prepaid wrapper, properly addressed to each such party at the most recent address of such party as shown by the records of Lender in a post office or official depository under the care and custody of the United States Postal Service.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, FALCON INTERNATIONAL BANK, the owner and holder of the Note, has requested WILLIAM T. HALE, Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal Notice is hereby given of FALCON INTERNATIONAL BANK's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with FALCON INTERNATIONAL BANK's rights and remedies under the Deed of Trust and Section 9.604 of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time and Place of Sale described above, WILLIAM T. HALE, Substitute Trustee will sell the Property by public sale to the highest bidder for cash in accordance with the Deed of Trust.

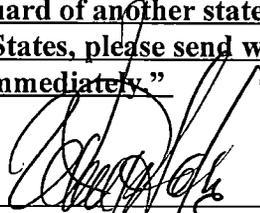
If Lender/Beneficiary passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Lender/Beneficiary. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

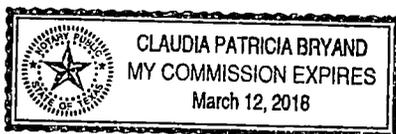
Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of The Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

"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."


WILLIAM T. HALE, Substitute Trustee

Subscribed and sworn before me on this 9 day of September, 2016.




NOTARY PUBLIC, STATE OF TEXAS

THIS NOTICE WAS FILED BY ROBERT N. FREEMAN, II, FREEMAN & CASTILLON, 6909 SPRINGFIELD #300, LAREDO, TEXAS 78041 WHOSE PHONE NUMBER IS (956) 724-1445

NOTICE OF TRUSTEE'S SALE

Date: September 12, 2016

Re: Contract for Deed

Date: November 3, 1999

Seller: Hill Top Farm, Ltd.

Buyers: Javier Martinez and Andrea Martinez

Property:

Situated in Webb County, Texas, and being the Surface Only of Lot 4, in Block 35, Las Americas Subdivision, Unit II, a subdivision situated in the City of Laredo, as per Plat recorded in Volume 14, Page 100, Webb County Plat Records and having a street address of 2108 Guaymas, Laredo, Texas.

Trustee: Robert N. Freeman, II

Date of Sale: October 4, 2016

Time of Sale: 10:00 A.M.

Place of Sale: The area outside the northwest (parking garage) 1st floor entrance to the Webb County Justice Center, 1110 Victoria Street, Laredo, Texas.

Default has occurred in the Contract for Deed. Buyer has failed to cure the default after notice and the period to cure has expired. Seller, the owner and holder of the Contract for Deed, has designated Trustee to post, file, and serve notice of the sale and conduct the sale as prescribed by section 51.002 of the Texas Property Code.

Trustee will sell the Property at public auction to the highest bidder for cash at the Place of Sale on the Date of Sale to satisfy the unpaid balance of the Contract for Deed. The earliest time the sale will begin is the Time of Sale, and the sale will be conducted no later than three hours after that time.

Robert N. Freeman II
ROBERT N. FREEMAN, II, TRUSTEE

STATE OF TEXAS §

COUNTY OF WEBB §

This instrument was acknowledged before me on September 12, 2016 by Robert N. Freeman, II, Trustee.



Rosalinda Hernandez
Notary Public, State of Texas
Commission Expires: _____

Printed/Stamped name of notary

OCTOBER 49

Clerk: *R. Ramirez*

MARGIE R. IBARRA
COUNTY CLERK
FILED
2016 SEP 13 AM 9:31
WEBB COUNTY, TEXAS
BY *Rg* DEPUTY

NOTICE OF TRUSTEE'S SALE

MARGIE R. IBARRA
COUNTY CLERK
FILED

DEED OF TRUST INFORMATION:

Grantor(s)	Paula M. Rodriguez and Eric Rodriguez	Deed of Trust Date	April 27, 2006
Original Mortgagee	The Laredo National Bank	Original Principal	\$192,000.00
Recording Information	Instrument #: 921243 in Webb County, Texas	Original Trustee	Sergio F. De Leon
Property Address	310 E. San Pedro, Laredo, TX 78041	Property County	Webb BY DEPUTY

SEP 13 AM 11:56

WEBB COUNTY, TEXAS

MORTGAGE SERVICER INFORMATION:

Current Mortgagee	COMPASS BANK, an Alabama banking corporation, authorized to do business as BBVA COMPASS as successor by merger to The Laredo National Bank	Mortgage Servicer	BBVA Compass
Current Beneficiary	COMPASS BANK, an Alabama banking corporation, authorized to do business as BBVA COMPASS as successor by merger to The Laredo National Bank	Mortgage Servicer Address	401 West Valley Avenue, Homewood, AL 35209

SALE INFORMATION:

Date of Sale	10/04/2016
Time of Sale	01:00 PM or no later than 3 hours thereafter
Place of Sale	The area outside the Northwest parking garage 1st floor entrance to the Webb County Justice Center, 1110 Victoria Street County Courthouse 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 Trustees	Sandra Mendoza, Arnold Mendoza, Bob Frisch, Martin H. Vacca, W.D. Larew, Selim Taherzadeh, Mo Taherzadeh, or Michael Linke, any to act
Substitute Trustees' Address	5001 Spring Valley Road, Suite 1020W, Dallas, Texas 75244

PROPERTY INFORMATION:

Legal Description as per the Deed of Trust:
LOT NINE (9), BLOCK ONE HUNDRED NINETY-FIVE (195), EASTERN DIVISION, SITUATED IN THE CITY OF LAREDO, WEBB COUNTY, TEXAS, ACCORDING TO REPLAT OF SAID BLOCK THEREOF RECORDED IN VOLUME 2, PAGE 95, PLAT RECORDS OF WEBB COUNTY, TEXAS.

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

Default has occurred under the Deed of Trust and all sums secured by the Deed of Trust were declared immediately due and payable. The Beneficiary has, or caused another to, removed the Original Trustee and appointed Substitute Trustees. On behalf of the Mortgagee, Mortgage Servicer, and Substitute Trustees, the undersigned is providing this Notice of Trustee's Sale.

The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the Beneficiary thereunder to have the bid credited to the Note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all other matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. The sale

TAHERZADEH, PLLC

NOTICE OF TRUSTEE'S SALE- 205-00230

OCTOBER 50

Clerk:

NOTICE OF TRUSTEE'S SALE

shall not cover any part of the property that has been released from the lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the Deed of Trust, the Beneficiary 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 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. Purchasers will buy the property "at the purchaser's own risk" and "at his/her peril", and no representation is made concerning the quality of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property.

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

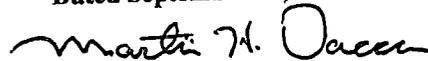
The Deed of Trust permits the Beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee, or any subsequently appointed Trustee, need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiled may be after the date originally scheduled for this sale.

Interested parties are encouraged to consult counsel of their choice prior to participating in the sale of the property.

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.

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.

Dated September 12, 2016.



/s/ Selim H. Taherzadeh

Selim H. Taherzadeh
5001 Spring Valley Road
Suite 1020W
Dallas, TX 75244
(469) 729-6800

Return to: TAHERZADEH, PLLC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

2016 SEP 13 AM 11:56

NOTICE: 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.

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.

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 NOS. TWENTY-FOUR (24) AND TWENTY-FIVE (25), IN BLOCK NO. SIXTEEN (16), EL CENIZO SUBDIVISION, UNIT NOS. I THRU V, IN THE CITY OF EL CENIZO, WEBB COUNTY, TEXAS, ACCORDING TO THE AMENDED PLAT THEREOF RECORDED IN VOLUME 8, PAGE 55, PLAT RECORDS OF WEBB COUNTY, TEXAS.

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

Date: October 4, 2016

Time: The sale shall begin no earlier than 1:00 p.m. or no later than three hours thereafter.
The sale shall be completed by no later than 4:00 p.m.

Place: The sale will be held at the area just outside the northwest first floor entrance to the Webb County Justice Center, 1110 Victoria St.; or at the area designated by the County Commissioners, pursuant to Section 51.002 of the Texas Property Code as the place where foreclosures sales are to take place. If no place is designated by the Commissioner's Court, sale will be conducted at the place where the Notice of Substitute Trustee's Sale was posted

The deed of trust/contract for foreclosure of tax lien permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time, and place of a scheduled sale to announce the

OCTOBER 51

Clerk: *R. D. [Signature]*

postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and re-filed in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or re-filing may be after the date originally scheduled for this sale.

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

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

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

Pursuant to the deed of trust, the beneficiary 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. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

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

4. Type of Sale. The sale is a non judicial deed of trust/contract for foreclosure of tax lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust contract for foreclosure of tax lien executed by Consuelo Esquivel. The deed of trust is dated January 9, 2013, and is recorded in the office of the County Clerk of Webb County, Texas, under Clerk's Document No. 1155791 in the Official Public Records of Webb County, Texas.

5. Obligations Secured. The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the promissory note in the original principal amount of \$22,038.66, executed by Consuelo Esquivel and payable to the order of PROPEL FINANCIAL SERVICES, LLC; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of Consuelo Esquivel to PROPEL FINANCIAL SERVICES, LLC. PFS Tax Lien Trust 2014-1, a DE Statutory Trust (acting by and through its Agent and Attorney in Fact, PROPEL FINANCIAL SERVICES, LLC); 7990 IH 10 W, Suite 200, San Antonio, Texas 78230, successor in interest to PROPEL FINANCIAL SERVICES, LLC, is the current owner and holder of the Obligations and is the beneficiary under the

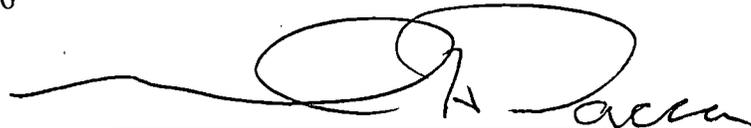
deed of trust. Propel Financial Services, LLC, as mortgage servicer, is representing the mortgagee, PFS Tax Lien Trust 2014-1, a DE Statutory Trust under a servicing agreement with the mortgagee.

Questions concerning the sale may be directed to the counsel for the beneficiary:

BRIAN S. BELLAMY: 4330 Gaines Ranch Loop, Suite 150, Austin, Texas, 78735: 512-347-1604.

6. Default and Request To Act. Default has occurred under the deed of trust, and the beneficiary has requested Brian S. Bellamy, Sandra Mendoza, Arnold Mendoza, W.D. Larew and/or Martin H. Vacca, any to act, any to act as Substitute Trustee, to conduct this sale. Notice is given that before the sale the beneficiary, or its attorney, may appoint another person as substitute trustee to conduct the sale.

DATED: September 13, 2016



Brian S. Bellamy, Sandra Mendoza, Arnold Mendoza,
W.D. Larew and/or Martin H. Vacca, any to act as
Substitute Trustee

THIS NOTICE WAS SENT BY: ROBERT N. FREEMAN, II, FREEMAN & CASTILLON, 6909 SPRINGFIELD AVE., STE. 300, LAREDO, TX 78041

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

PURSUANT to authority conferred upon me by that certain Deed of Trust executed by SERVANDO MONTEMAYOR, of Webb County, Texas, dated March 4, 2016, and recorded in Volume 4032, Pages 623 et seq. of the Official Public Records of Webb County, Texas, and by that certain Appointment of Substitute Trustee executed by International Bank of Commerce, dated September 13, 2016, and duly recorded in the Official Public Records of Webb County, Texas, I will, as Substitute Trustee for INTERNATIONAL BANK OF COMMERCE, Beneficiary under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, INTERNATIONAL BANK OF COMMERCE, default having been made in the payment thereof, sell on TUESDAY, October 4, 2016, that being the FIRST TUESDAY of said month, at public auction to the highest bidder, for cash, at the area just outside the northwest (parking garage) 1st floor entrance to the Webb County Justice Center, 1110 Victoria Street, Laredo, Texas, between the hours of ten o'clock a.m. and four o'clock p.m. of that day, the following described property situated in Webb County, Texas, to-wit:

Situated in Webb County, Texas and being The Surface Only of Lot Number Fifteen (15), in Block Number Five (5), INTERAMERICA DISTRIBUTION PARK, PHASE III, a subdivision situated in the City of Laredo, as per Plat recorded in Volume 9, Page 81, Webb County Plat Records.
Property Address: 14205 Business Ave., Laredo, TX 78045

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

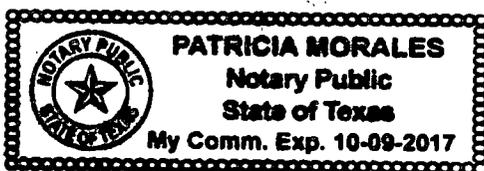
Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the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

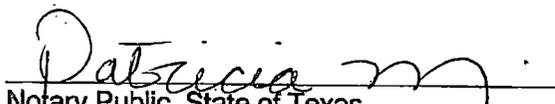
EXECUTED this 13th day of September, 2016.


ARMANDO M. GONZALEZ
SUBSTITUTE TRUSTEE
1200 San Bernardo
Laredo, Texas 78040

STATE OF TEXAS §
COUNTY OF WEBB §

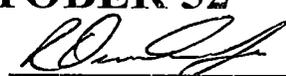
This instrument was acknowledged before me on this 13th day of September, 2016, by Armando M. Gonzalez, Substitute Trustee.




Notary Public, State of Texas

2016 SEP 13 PM 3:39
WEBB COUNTY, TEXAS
BY  DEPUTY

MARGIE R. IBARRA
COUNTY CLERK
FILED

OCTOBER 52
Clerk: 

NOTICE OF TRUSTEE'S SALE

PURSUANT to authority conferred upon me by that certain Deed of Trust executed by A & O, LLC, A TEXAS LIMITED LIABILITY COMPANY, of Webb County, Texas, dated September 27, 2004, and recorded in Volume 3648, Pages 406 et seq. of the Official Public Records of Webb County, Texas, I will, as Trustee for INTERNATIONAL BANK OF COMMERCE, Beneficiary under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, INTERNATIONAL BANK OF COMMERCE, default having been made in the payment thereof, sell on TUESDAY, October 4, 2016, that being the FIRST TUESDAY of said month, at public auction to the highest bidder, for cash, at the area just outside the northwest (parking garage) 1st floor entrance to the Webb County Justice Center, 1110 Victoria Street, Laredo, Texas, between the hours of ten o'clock a.m. and four o'clock p.m. of that day, the following described property situated in Webb County, Texas, to-wit:

Situated in Webb County, Texas and being Lot Number Seven (7) In Block Number Four Hundred Forty-Three (443) in the Western Division of the City of Laredo.
Property Address: 1820 Santa Maria Ave., Laredo, TX 78040

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

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

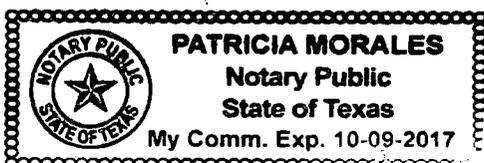
EXECUTED this 13th day of September, 2016.

Juan F. Mercado Jr.

JUAN F. MERCADO, JR.
TRUSTEE
1200 San Bernardo
Laredo, Texas 78040

STATE OF TEXAS §
COUNTY OF WEBB §

This instrument was acknowledged before me on this 13th day of September, 2016, by Juan F. Mercado, Jr., Trustee.



Patricia Morales

Notary Public, State of Texas

BY *[Signature]*
DEPUTY
WEBB COUNTY, TEXAS
2016 SEP 13 PM 3:40

MARGIE R. IBARRA
COUNTY CLERK
FILED

OCTOBER 53
Clerk: *[Signature]*

THIS NOTICE WAS SENT BY: ROBERT N. FREEMAN, II, FREEMAN & CASTILLON, 6909 SPRINGFIELD AVE., STE. 300, LAREDO, TX 78041

NOTICE OF TRUSTEE'S SALE

PURSUANT to authority conferred upon me by that certain Deed of Trust executed by MORTIMER INVESTMENTS, LLC., A TEXAS LIMITED LIABILITY COMPANY, of Webb County, Texas, dated September 27, 2004, and recorded in Volume 3648, Pages 423 et seq. of the Official Public Records of Webb County, Texas, I will, as Trustee for INTERNATIONAL BANK OF COMMERCE, Beneficiary under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, INTERNATIONAL BANK OF COMMERCE, default having been made in the payment thereof, sell on TUESDAY, October 4, 2016, that being the FIRST TUESDAY of said month, at public auction to the highest bidder, for cash, at the area just outside the northwest (parking garage) 1st floor entrance to the Webb County Justice Center, 1110 Victoria Street, Laredo, Texas, between the hours of ten o'clock a.m. and four o'clock p.m. of that day, the following described property situated in Webb County, Texas, to-wit:

Tract 1: Situated in Webb County, Texas and being the West One-Half of Lot Number One (W. 1/2 of 1) in Block Number Three Hundred Sixty-Three (363), Western Division of the City of Laredo.

Property Address: 412 Garza St., Laredo, TX 78040

Tract 2: The North Two-Thirds of Lots Numbered Three and Four (N. 2/3 of 3 and 4), Block Number Three Hundred Ninety-Seven (397), Eastern Division of the City of Laredo, Webb County, Texas, according to the original map or plat of said City.

Property Address: 3420 Logan Ave., Laredo, TX 78040

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

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

EXECUTED this 13th day of September, 2016.

Juan F. Mercado Jr.
BY _____
DEPUTY

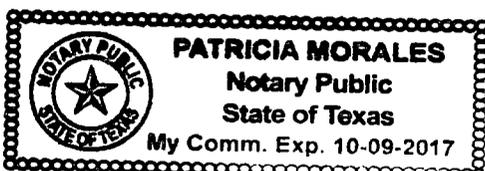
JUAN F. MERCADO, JR.
TRUSTEE
1200 San Bernardo
Laredo, Texas 78040

2016 SEP 13 PM 3:41
WEBB COUNTY, TEXAS

MARGIE R. IBARRA
COUNTY CLERK
FILED

STATE OF TEXAS §
COUNTY OF WEBB §

This instrument was acknowledged before me on this 13th day of September, 2016, by Juan F. Mercado, Jr., Trustee.



Patricia Morales
Notary Public, State of Texas

OCTOBER 54
Clerk: *[Signature]*

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

PURSUANT to authority conferred upon me by that certain Deed of Trust executed by MORTIMER INVESTMENTS, L.L.C., A TEXAS LIMITED LIABILITY COMPANY, of Webb County, Texas, dated November 30, 2006, and recorded in Volume 2243, Pages 121 et seq. of the Official Public Records of Webb County, Texas, and by that certain Appointment of Substitute Trustee executed by International Bank of Commerce, dated May 12, 2009, and duly recorded in the Official Public Records of Webb County, Texas, I will, as Substitute Trustee for INTERNATIONAL BANK OF COMMERCE, Beneficiary under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, INTERNATIONAL BANK OF COMMERCE, default having been made in the payment thereof, sell on TUESDAY, October 4, 2016, that being the FIRST TUESDAY of said month, at public auction to the highest bidder, for cash, at the area just outside the northwest (parking garage) 1st floor entrance to the Webb County Justice Center, 1110 Victoria Street, Laredo, Texas, between the hours of ten o'clock a.m. and four o'clock p.m. of that day, the following described property situated in Webb County, Texas, to-wit:

TRACT I: Situated in Webb County, Texas and being the West One-Half of Lot Number One (W. 1/2 of 1) in Block Number Three Hundred Sixty-Three (363), Western Division of the City of Laredo.
Property Address: 412 Garza St., Laredo, TX 78040

TRACT II: The North Two-Thirds of Lots Numbered Three and Four (N. 2/3 of 3 and 4), Block Number Three Hundred Ninety-Seven (397), Eastern Division of the City of Laredo, Webb County, Texas, according to the original map or plat of said City.
Property Address: 3420 Logan Ave., Laredo, TX 78040

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

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

EXECUTED this 13th day of September, 2016.

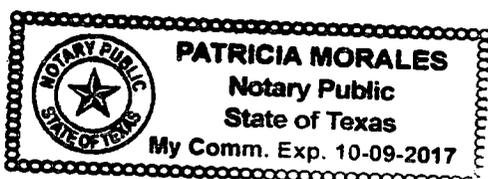
Juan F. Mercado, Jr.
JUAN F. MERCADO, JR.
SUBSTITUTE TRUSTEE
1200 San Bernardo
Laredo, Texas 78040

BY: *[Signature]*
DEPUTY
WEBB COUNTY, TEXAS
2016 SEP 13 PM 3:42

MARGIE R. IBARRA
COUNTY CLERK
FILED

STATE OF TEXAS §
COUNTY OF WEBB §

This instrument was acknowledged before me on this 13th day of September, 2016, by Juan F. Mercado, Jr., Substitute Trustee.



Patricia Morales
Notary Public, State of Texas

OCTOBER 55
Clerk: *[Signature]*

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

PURSUANT to authority conferred upon me by that certain Deed of Trust executed by MORTIMER INVESTMENTS, L.L.C., A TEXAS LIMITED LIABILITY COMPANY, of Webb County, Texas, dated December 12, 2006, and recorded in Volume 2268, Pages 136 et seq. of the Official Public Records of Webb County, Texas, and by that certain Appointment of Substitute Trustee executed by International Bank of Commerce, dated May 12, 2009, and duly recorded in the Official Public Records of Webb County, Texas, I will, as Substitute Trustee for INTERNATIONAL BANK OF COMMERCE, Beneficiary under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, INTERNATIONAL BANK OF COMMERCE, default having been made in the payment thereof, sell on TUESDAY, October 4, 2016, that being the FIRST TUESDAY of said month, at public auction to the highest bidder, for cash, at the area just outside the northwest (parking garage) 1st floor entrance to the Webb County Justice Center, 1110 Victoria Street, Laredo, Texas, between the hours of ten o'clock a.m. and four o'clock p.m. of that day, the following described property situated in Webb County, Texas, to-wit:

Situated in Webb County, Texas and being all of Lot Number Three (3) in Block Number Ninety-Three (93) in the Western Division of the City of Laredo.
Property Address: 214 & 216 Lincoln St., Laredo, TX 78040

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

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

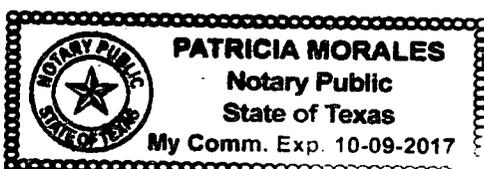
EXECUTED this 13th day of September, 2016.

Juan F. Mercado Jr.

JUAN F. MERCADO, JR.
SUBSTITUTE TRUSTEE
1200 San Bernardo
Laredo, Texas 78040

STATE OF TEXAS §
COUNTY OF WEBB §

This instrument was acknowledged before me on this 13th day of September, 2016, by Juan F. Mercado, Jr., Substitute Trustee.



Patricia Morales

Notary Public, State of Texas
BY *AL*
DEPUTY
WEBB COUNTY, TEXAS

2016 SEP 13 PM 3:42

MARGIE R. IBARRA
COUNTY CLERK
FILED

OCTOBER 56
Clerk: *[Signature]*

THIS NOTICE WAS SENT BY: ROBERT N. FREEMAN, II, FREEMAN & CASTILLON, 6909 SPRINGFIELD AVE., STE. 300, LAREDO, TX 78041

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

PURSUANT to authority conferred upon me by that certain Deed of Trust executed by MORTIMER INVESTMENTS, L.L.C., A TEXAS LIMITED LIABILITY COMPANY, of Webb County, Texas, dated December 12, 2006, and recorded in Volume 2268, Pages 150 et seq. of the Official Public Records of Webb County, Texas, and by that certain Appointment of Substitute Trustee executed by International Bank of Commerce, dated May 12, 2009, and duly recorded in the Official Public Records of Webb County, Texas, I will, as Substitute Trustee for INTERNATIONAL BANK OF COMMERCE, Beneficiary under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, INTERNATIONAL BANK OF COMMERCE, default having been made in the payment thereof, sell on TUESDAY, October 4, 2016, that being the FIRST TUESDAY of said month, at public auction to the highest bidder, for cash, at the area just outside the northwest (parking garage) 1st floor entrance to the Webb County Justice Center, 1110 Victoria Street, Laredo, Texas, between the hours of ten o'clock a.m. and four o'clock p.m. of that day, the following described property situated in Webb County, Texas, to-wit:

TRACT I

Situated in Webb County, Texas and being the West One-Half of Lot Number One (W. 1/2 of 1) in Block Number Three Hundred Sixty-Three (363), Western Division of the City of Laredo.
Property Address: 412 Garza St., Laredo, TX 78040

TRACT II

The North Two-Thirds of Lots Numbered Three and Four (N. 2/3 of 3 and 4), Block Number Three Hundred Ninety-Seven (397), Eastern Division of the City of Laredo, Webb County, Texas, according to the original map or plat of said City.
Property Address: 3420 Logan Ave., Laredo, TX 78040

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

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

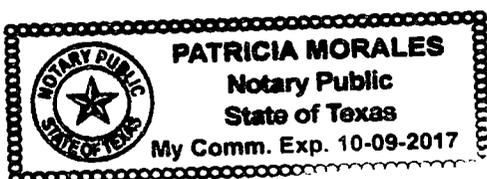
EXECUTED this 13th day of September, 2016.

Juan F. Mercado Jr.
BY
JUAN F. MERCADO, JR.
SUBSTITUTE TRUSTEE
1200 San Bernardo
Laredo, Texas 78040

2016 SEP 13 PM 3:43
WEBB COUNTY, TEXAS
MARGIE R. IBARRA
COUNTY CLERK
FILED

STATE OF TEXAS §
COUNTY OF WEBB §

This instrument was acknowledged before me on this 13th day of September, 2016, by Juan F. Mercado, Jr., Substitute Trustee.



Patricia Morales
Notary Public, State of Texas

OCTOBER 57
Clerk: *[Signature]*

NOTICE OF TRUSTEE'S SALE

PURSUANT to authority conferred upon me by that certain Deed of Trust executed by MORTIMER INVESTMENTS, L.L.C., A TEXAS LIMITED LIABILITY COMPANY, of Webb County, Texas, dated July 26, 2007, and recorded in Volume 2412, Pages 634 et seq. of the Official Public Records of Webb County, Texas, I will, as Trustee for INTERNATIONAL BANK OF COMMERCE, Beneficiary under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, INTERNATIONAL BANK OF COMMERCE, default having been made in the payment thereof, sell on TUESDAY, October 4, 2016, that being the FIRST TUESDAY of said month, at public auction to the highest bidder, for cash, at the area just outside the northwest (parking garage) 1st floor entrance to the Webb County Justice Center, 1110 Victoria Street, Laredo, Texas, between the hours of ten o'clock a.m. and four o'clock p.m. of that day, the following described property situated in Webb County, Texas, to-wit:

The North Sixty-two feet of Lot Nine (N. 62' of 9), Block Eight Hundred Fourteen (814), situated in the Eastern Division of the City of Laredo, Webb County, Texas, as per Replat recorded in Volume 57, Page 14, Deed Records of Webb County, Texas.

Property Address: 515 N. Seymour Ave., Laredo, TX 78040

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

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

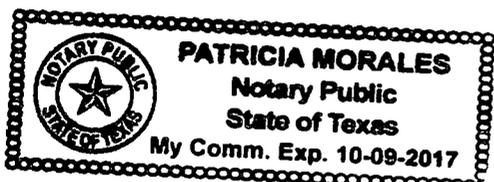
EXECUTED this 13th day of September, 2016.

Juan F. Mercado, Jr.

JUAN F. MERCADO, JR.
TRUSTEE
1200 San Bernardo
Laredo, Texas 78040

STATE OF TEXAS §
COUNTY OF WEBB §

This instrument was acknowledged before me on this 13th day of September, 2016, by Juan F. Mercado, Jr., Trustee.



Patricia Morales

Notary Public, State of Texas

BY *[Signature]*
DEPUTY
WEBB COUNTY, TEXAS
2016 SEP 13 PM 3:43

MARGIE R. IBARRA
COUNTY CLERK
FILED

OCTOBER 58
Clerk: *[Signature]*