

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

2016 JUL 25 PM 12:54

BY VMR DEPUTY
WEBB COUNTY, TEXAS

MARGIE R. IBARRA
COUNTY CLERK
FILED

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

Date: October 04, 2016

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

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

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

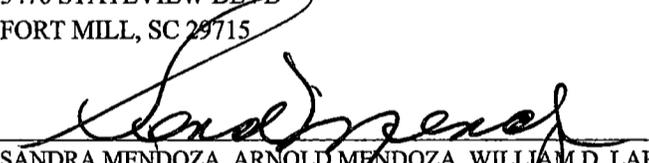
3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated May 31, 2006 and recorded in Document CLERK'S FILE NO. 926304 REFILED IN CLERK'S FILE 960520 AS AFFECTED BY CLERK'S FILE NO. 1224234 real property records of WEBB County, Texas, with GUILLERMINA GARCIA AND ANA LAURA GARCIA AND GUSTAVO FLORES AND ELIZABETH FLORES, grantor(s) and IMORTGAGE FUNDING CORPORATION, A CALIFORNIA CORPORATION, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by GUILLERMINA GARCIA AND ANA LAURA GARCIA AND GUSTAVO FLORES AND ELIZABETH FLORES, securing the payment of the indebtednesses in the original principal amount of \$123,018.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

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


SANDRA MENDOZA, ARNOLD MENDOZA, WILLIAM D. LAREW, COLETTE MAYERS, STEPHEN MAYERS, BOB DICKERSON, TROY ROBINETT, FREDERICK BRITTON, EVAN PRESS, JACK BURNS II, KRISTIE ALVAREZ, JULIAN PERRINE, KRISTI KNIGHT, ZANA JACKSON, OR MATTHEW WOLFSON

Substitute Trustee

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

Certificate of Posting

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

Declarants Name: _____
Date: _____

OCTOBER -1
Clerk: VMR



NOS0000005776620

EXHIBIT "A"

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

1-A



NOS0000005776620

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

2016 JUL 25 PM 12:5
WEBB COUNTY, TEXAS
FILED
MARGIE R. IBARRA
COUNTY CLERK

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

Date: October 04, 2016

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

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

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated September 24, 2012 and recorded in Document CLERK'S FILE NUMBER 1146863 real property records of WEBB County, Texas, with JOSE ANTONIO HERNANDEZ AND JUANITA M. HERNANDEZ, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JOSE ANTONIO HERNANDEZ AND JUANITA M. HERNANDEZ, securing the payment of the indebtednesses in the original principal amount of \$274,918.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. PENNYMAC LOAN SERVICES, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

c/o PENNYMAC LOAN SERVICES, LLC
3043 TOWNSGATE ROAD SUITE 200
WESTLAKE VILLAGE, CA 91361

Sandra Mendoza
SANDRA MENDOZA, ARNOLD MENDOZA, WILLIAM D. LAREW, COLETTE MAYERS, STEPHEN MAYERS, BOB DICKERSON, TROY ROBINETT, FREDERICK BRITTON, EVAN PRESS, JACK BURNS II, KRISTIE ALVAREZ, JULIAN PERRINE, KRISTI KNIGHT, ZANA JACKSON, OR MATTHEW WOLFSON

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

Certificate of Posting

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

Declarants Name: _____
Date: _____

OCTOBER -2
Clerk: *VMR*



NOS0000006075568

EXHIBIT "A"

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

2-A



NOS0000006075568

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

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

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

Date: October 04, 2016

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

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

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated May 29, 2002 and recorded in Document VOLUME 1226, PAGE 656 real property records of WEBB County, Texas, with ADRIAN AZAEL GONZALEZ AND VENTURA GARZA, grantor(s) and REALTY MORTGAGE CORPORATION DBA REALNET FINANCIAL, mortgagee.

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

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

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

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



SANDRA MENDOZA, ARNOLD MENDOZA, WILLIAM D. LAREW, COLETTE MAYERS, STEPHEN MAYERS, BOB DICKERSON, TROY ROBINETT, FREDERICK BRITTON, EVAN PRESS, JACK BURNS II, KRISTIE ALVAREZ, JULIAN PERRINE, KRISTI KNIGHT, ZANA JACKSON, OR MATTHEW WOLFSON
Substitute Trustee

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

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

Certificate of Posting

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

Declarants Name: _____
Date: _____

OCTOBER -3
Clerk: V.M.R.



EXHIBIT "A"

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

3-A



NOS00000006151005

MARGIE R. IBARRA
COUNTY CLERK
FILED

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

2016 JUL 28 AM 10:02

WEBB County

Deed of Trust Dated: January 27, 2005

Amount: \$97,964.00

Grantor(s): DAVID RAMIREZ and YOLANDA RAMIREZ

WEBB COUNTY, TEXAS

BY Re DEPUTY

Original Mortgagee: IRWIN MORTGAGE CORPORATION

Current Mortgagee: DITECH FINANCIAL LLC

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

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

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

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

Earliest Time Sale Will Begin: 1:00 PM

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

SANDRA MENDOZA OR ARNOLD MENDOZA, MARTIN H. VACCA OR BOB FRISCH have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust.

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

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

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

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. **Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice.**

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

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

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:

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 08/11/2011
Grantor(s): CLAUDIA M VELASCO, A MARRIED WOMAN AND HUGO QUIROZ RIVAS,
SIGNING PRO FORMA TO PERFECT LIEN ONLY
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE
FOR ARK-LA-TEX FINANCIAL SERVICES, LLC DBA BENCHMARK MORTGAGE, A
LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$128,169.00
Recording Information: Book 3130 Page 778 Instrument 1109445
Property County: Webb
Property: SITUATED IN WEBB COUNTY, TEXAS AND BEING UNIT NUMBER A108, IN
BUILDING "A", THE FLORIDIAN CONDOMINIUMS, RESIDENTIAL PHASE I, A
CONDOMINIUM PROJECT SITUATED IN THE CITY OF LAREDO, AS FULLY
DESCRIBED IN CONDOMINIUM DECLARATION RECORDED IN VOLUME 2425,
PAGE 313-348, VOLUME 2427, PAGES 237-252, VOLUME 2494, PAGES 130-167, AND
AMENDED IN VOLUME 2510, PAGES 849-861, WEBB COUNTY OFFICIAL PUBLIC
RECORDS, TOGETHER WITH AN UNDIVIDED 4.09% INTEREST IN AND TO THE
COMMON ELEMENTS AS PER SAID DECLARATION.
Reported Address: 8709 CASA VERDE ROAD #A108, LAREDO, TX 78041

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: JPMorgan Chase Bank, National Association
Mortgage Servicer: JPMorgan Chase Bank, N.A.
Current Beneficiary: JPMorgan Chase Bank, National Association
Mortgage Servicer Address: PO Box 1015238, Columbus, OH 43219

MARGIE R. ISARRA
COUNTY CLERK
FILED
2016 JUL 28 AM 10:00
WEBB COUNTY, TEXAS
BY *Re* DEPUTY

SALE INFORMATION:

Date of Sale: Tuesday, the 4th day of October, 2016
Time of Sale: 1:00PM or within three hours thereafter.
Place of Sale: AT THE AREA OUTSIDE THE NORTHWEST (PARKING GARAGE) 1ST FLOOR
ENTRANCE TO THE WEBB COUNTY JUSTICE CENTER, 1110 VICTORIA STREET in
Webb County, Texas, or, if the preceding area is no longer the designated area, at the area
most recently designated by the Webb County Commissioner's Court.
Substitute Trustee(s): Sandra Mendoza, Arnold Mendoza, W.D. Larew, Colette Mayers, Stephen Mayers, Bob
Dickerson, Troy Robinett, Frederick Britton, Evan Press, Jack Burns II, Kristie Alvarez, Julian
Perrine, Kristi Knight, Zana Jackson, Matthew Wolfson, Cristina Camarata, Sammy Hooda,
Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act
Substitute Trustee Address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Sandra Mendoza, Arnold Mendoza, W.D. Larew, Colette Mayers, Stephen Mayers, Bob Dickerson, Troy Robinett, Frederick Britton, Evan Press, Jack Burns II, Kristie Alvarez, Julian Perrine, Kristi Knight, Zana Jackson, Matthew Wolfson, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Sandra Mendoza, Arnold Mendoza, W.D. Larew, Colette Mayers, Stephen Mayers, Bob Dickerson, Troy Robinett, Frederick Britton, Evan Press, Jack Burns II, Kristie Alvarez, Julian Perrine, Kristi Knight, Zana Jackson, Matthew Wolfson, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Very truly yours,
[Signature]
Buckley Madole, P.C.

OCTOBER -5
Clerk: *[Signature]*

5-A

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

5-B

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 09/08/2009
Grantor(s): JEFFREY R. BORGSTEDTE & ELSY D. BORGSTEDTE, HUSBAND & WIFE
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS A NOMINEE FOR GEO MORTGAGE SERVICES INC., ITS SUCCESSORS ASSIGNS
Original Principal: \$208,640.00
Recording Information: Book 2814 Page 714 Instrument 1048477
Property County: Webb
Property:

SITUATED IN WEBB COUNTY, TEXAS AND BEING THE SURFACE ONLY OF LOT NUMBER NINE (9), BLOCK NUMBER TWO (2), SAN ISIDRO NORTHEAST SUBDIVISION, PHASE 7, KNOWN AS LA PRIMAVERA SUBDIVISION, A SUBDIVISION SITUATED IN THE CITY OF LAREDO, AS PER PLAT RECORDED IN VOLUME 28, PAGES 40-42, WEBB COUNTY PLAT RECORDS.

Reported Address: 313 KAHLO LOOP, LAREDO, TX 78045

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: JPMorgan Chase Bank, National Association
Mortgage Servicer: JPMorgan Chase Bank, N.A.
Current Beneficiary: JPMorgan Chase Bank, National Association
Mortgage Servicer Address: PO Box 1015238, Columbus, OH 43219

2016 JUL 28 AM 10:00
WEBB COUNTY, TEXAS
MARGIE R. IBARRA
COUNTY CLERK
FILED
Re DEPUTY

SALE INFORMATION:

Date of Sale: Tuesday, the 4th day of October, 2016
Time of Sale: 1:00PM or within three hours thereafter.
Place of Sale:

AT THE AREA OUTSIDE THE NORTHWEST (PARKING GARAGE) 1ST FLOOR ENTRANCE TO THE WEBB COUNTY JUSTICE CENTER, 1110 VICTORIA STREET in Webb County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Webb County Commissioner's Court.

Substitute Trustee(s): Sandra Mendoza, Arnold Mendoza, W.D. Larew, Colette Mayers, Stephen Mayers, Bob Dickerson, Troy Robinett, Frederick Britton, Evan Press, Jack Burns II, Kristie Alvarez, Julian Perrine, Kristi Knight, Zana Jackson, Matthew Wolfson, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act

Substitute Trustee Address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Sandra Mendoza, Arnold Mendoza, W.D. Larew, Colette Mayers, Stephen Mayers, Bob Dickerson, Troy Robinett, Frederick Britton, Evan Press, Jack Burns II, Kristie Alvarez, Julian Perrine, Kristi Knight, Zana Jackson, Matthew Wolfson, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Sandra Mendoza, Arnold Mendoza, W.D. Larew, Colette Mayers, Stephen Mayers, Bob Dickerson, Troy Robinett, Frederick Britton, Evan Press, Jack Burns II, Kristie Alvarez, Julian Perrine, Kristi Knight, Zana Jackson, Matthew Wolfson, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Very truly yours,

[Signature]
Buckley Madole, P.C.

OCTOBER -6

Clerk: *[Signature]*

NOTICE OF FORECLOSURE SALE

PURSUANT TO TEXAS TAX CODE SECTION 32.06, THE FORECLOSURE SALE REFERRED TO IN THIS DOCUMENT IS A SUPERIOR TRANSFER TAX LIEN SUBJECT TO RIGHT OF REDEMPTION UNDER CERTAIN CONDITIONS. THE FORECLOSURE IS SCHEDULED TO OCCUR ON October 4, 2016.

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

Tax Lien Contract

Dated: April 23, 2012

Indebtedness (original amount): \$5,497.73

Grantor: John Flowers, Daphney Rodriguez Flowers & Guadalupe F Martinez

Mortgagee: RioProp Ventures, LLC

Recorded: Document # 1132545 in the Real Property Records of Webb County, Texas

Tax Lien Transfer(s)

Recorded as Document # 1136253 in the Real Property Records of Webb County, Texas

Recorded as Document # 1135298 in the Real Property Records of Webb County, Texas

Recorded as Document # 1135006 in the Real Property Records of Webb County, Texas

PROPERTY

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

DATE OF SALE October 4, 2016

EARLIEST TIME SALE WILL BEGIN 1:00 pm

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

Propel Financial Services, LLC hereby discloses, as required by the Sec. 51.0025 of the Texas Property Code, as amended, that Propel Financial Services, LLC whose address is 7990 IH 10 West, Suite 200, San Antonio, TX 78230, is a mortgage servicer representing the actual holder of the Note under a servicing agreement with said holder; the name of the actual holder of the Note is PFS Tax Lien Trust 2014-1, a DE Statutory Trust.

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

MARGIE R. JARRA
COUNTY CLERK
FILED
2016 AUG -2 PM 2:52
WEBB COUNTY TEXAS
BY *[Signature]* DEPUTY

OCTOBER -7

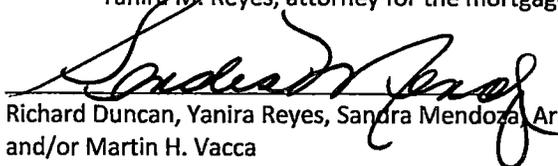
Clerk: *[Signature]*

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



By: _____

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



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

Substitute Trustee

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

Dated August 2, 2016

**APPOINTMENT OF SUBSTITUTE TRUSTEE
and NOTICE OF TRUSTEE SALE**

MARGIE R. IBARRA
COUNTY CLERK
FILED

2016 AUG 15 PM 12:46

WEBB COUNTY, TEXAS

BY WR DEPUTY

THE STATE OF TEXAS
COUNTY OF WEBB

Deed of Trust Date:
JULY 31, 2008

Property address:
3710 BRUMOSO CT
LAREDO, TX 78046

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

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

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

Earliest Time Sale Will Begin: 1:00 PM

Current Mortgagee:
PENNYMAC LOAN SERVICES, LLC

Date of Sale: 10/04/2016

Recorded on: AUGUST 4, 2008

Original Trustee: MORTGAGE DOCS

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

Substitute Trustee: SANDRA MENDOZA, ARNOLD
MENDOZA, W. D. LAREW, MARTIN H. VACCA,
COLETTE MAYERS, STEPHEN MAYERS, BOB
DICKERSON, TROY ROBINETT, FREDERICK BRITTON,
EVAN PRESS, JACK BURNS II, KRISTIE ALVAREZ,
JULIAN PERRINE, KRISTI KNIGHT, ZANA JACKSON,
MATTHEW WOLFSON

Mortgage Servicer:
PENNYMAC LOAN SERVICES, LLC

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

The Current Mortgagee under said Deed of Trust, according to the provisions therein set out does hereby remove the original trustee and all successor substitute trustees and appoints in their stead SANDRA MENDOZA, ARNOLD MENDOZA, W. D. LAREW, MARTIN H. VACCA, COLETTE MAYERS, STEPHEN MAYERS, BOB DICKERSON, TROY ROBINETT, FREDERICK BRITTON, EVAN PRESS, JACK BURNS II, KRISTIE ALVAREZ, JULIAN PERRINE, KRISTI KNIGHT, ZANA JACKSON, MATTHEW WOLFSON, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust, and, further, does hereby request, authorize and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the Mortgagee therein.

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday OCTOBER 4, 2016 between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter. The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county pursuant to Section 51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

OCTOBER -8

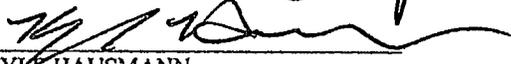
Clerk: *Alam*

PENNYMAC LOAN SERVICES, LLC, who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the debt.

ACTIVE MILITARY SERVICE NOTICE

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

WITNESS MY HAND, August 4, 2016

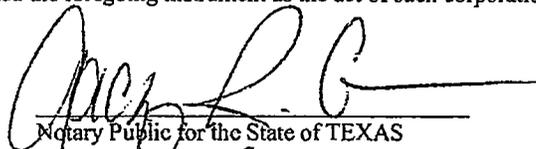

MARINOSCI LAW GROUP, PC
By: 
KYLE HAUSMANN
MANAGING PARALEGAL (name & title)

THE STATE OF TEXAS
COUNTY OF Dallas

Before me, Jacqueline R. Garner the undersigned officer, on this, the 14th day of August, 2016, (insert name of notary) personally appeared KYLE HAUSMANN, known to me, who identified herself/himself to be the MANAGING PARALEGAL of MARINOSCI LAW GROUP PC, the person and officer whose name is subscribed to the foregoing instrument, and being authorized to do so, acknowledged that (s)he had executed the foregoing instrument as the act of such corporation for the purpose and consideration described and in the capacity stated.

Witness my hand and official seal (SEAL)




Notary Public for the State of TEXAS
My Commission Expires: 10/21-2019
Jacqueline R. Garner
Printed Name and Notary Public

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

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

Our File Number: 15-13005

Name: JUAN GALVAN AND CLAUDIA GALVAN, HUSBAND AND WIFE

NOTICE OF TRUSTEE'S SALE

WHEREAS, on November 5, 2007, JUAN GALVAN AND CLAUDIA GALVAN, HUSBAND AND WIFE, executed a Deed of Trust/Security Instrument conveying to RAY GONZALES, as Trustee, the Real Estate hereinafter described, to FALCON INTERNATIONAL BANK, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 985589, in Book 2481, at Page 321, in the DEED OF TRUST OR REAL PROPERTY records of **WEBB COUNTY, TEXAS**; and

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

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, OCTOBER 4, 2016**, between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, I will sell said Real Estate at the County Courthouse in **WEBB COUNTY, TEXAS** to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

Said Real Estate is described as follows:

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

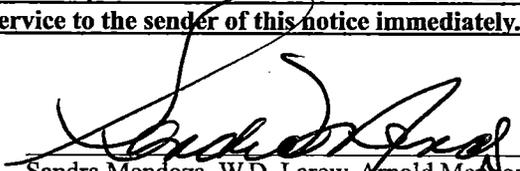
Property Address: 6508 CEREUS CT
LAREDO, TX 78043
Mortgage Servicer: NATIONSTAR MORTGAGE LLC
Noteholder: NATIONSTAR MORTGAGE LLC
8950 CYPRESS WATERS BLVD
COPELL, TX 75019

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

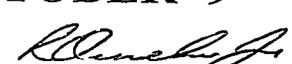
ACTIVE MILITARY SERVICE NOTICE

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

WITNESS MY HAND this 15th day of August, 2016.


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

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

OCTOBER -9
Clerk: 

2016 AUG 15 PM 12:10
WEBB COUNTY, TEXAS
MARGIE R. IBARRA
COUNTY CLERK
FILED

MARGIE R. IBARRA
COUNTY CLERK
FILED

2016 AUG 15 PM 12:54
WEBB COUNTY, TEXAS
BY Re DEPUTY

NOTICE OF FORECLOSURE SALE

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

1. **Property to Be Sold.** The property to be sold is described as follows: SITUATED IN WEBB COUNTY, TEXAS, AND BEING THE SURFACE ONLY OF LOT NUMBER FOURTEEN (14), IN BLOCK NUMBER TWO (2), SAN ISIDRO NORTHEAST LA CUESTA SUBDIVISION, PHASE 1, A SUBDIVISION SITUATED IN THE CITY OF LAREDO, AS PER PLAT RECORDED IN VOLUME 32, PAGES 19-20, WEBB COUNTY PLAT RECORDS.

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 10/22/2015 and recorded in Book 3873 Page 125 Document 1247829 real property records of Webb County, Texas.

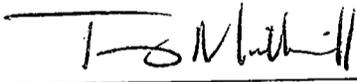
3. **Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:
Date: 10/04/2016
Time: 01:00 PM
Place: Webb County Courthouse, Texas at the following location: THE AREA JUST OUTSIDE THE NORTHWEST (PARKING GARAGE) 1st FLOOR ENTRANCE TO THE WEBB COUNTY JUSTICE CENTER, 1110 VICTORIA STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

4. **Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.

5. **Obligations Secured.** The Deed of Trust executed by JORGE BECERRIL ALATORRE AND ALIN MICHELLE PORRAS AMEZQUITA, provides that it secures the payment of the indebtedness in the original principal amount of \$239,886.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Crosscountry Mortgage, Inc. is the current mortgagee of the note and deed of trust and MGC MORTGAGE, INC. is mortgage servicer. A servicing agreement between the mortgagee, whose address is Crosscountry Mortgage, Inc. c/o MGC MORTGAGE, INC., 1 Corporate Dr., Ste. 360, Lake Zurich, IL 60047 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

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

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


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


SANDRA MENDOZA, ARNOLD MENDOZA,
W.D.LAREW, MARTIN H. VACCA, MICHAEL W. ZIENTZ
OR BOB FRISCH
c/o AVT Title Services, LLC
13770 Noel Road #801529
Dallas, TX 75380-1529

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

OCTOBER -10
Clerk: 

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

2016 AUG 15 PM 12:52

MARGIE R. IBARRA
COUNTY CLERK
FILED

PO
DEPUTY

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

Date: October 04, 2016

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

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

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated March 14, 2008 and recorded in Document VOLUME 2550, PAGE 625, AS AFFECTED BY VOLUME 3533, PAGE 55 real property records of WEBB County, Texas, with PATRICK MENDOZA, III AND GRACE Y. MENDOZA, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

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

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

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

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



SANDRA MENDOZA, ARNOLD MENDOZA, WILLIAM D. LAREW, COLETTE MAYERS, STEPHEN MAYERS, BOB DICKERSON, TROY ROBINETT, FREDERICK BRITTON, EVAN PRESS, JACK BURNS II, KRISTIE ALVAREZ, JULIAN PERRINE, KRISTI KNIGHT, ZANA JACKSON, OR MATTHEW WOLFSON

Substitute Trustee

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

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

Certificate of Posting

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

Declarants Name: _____
Date: _____

OCTOBER -11

Clerk: 



NOS0000006183990

EXHIBIT "A"

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

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



NOS0000006183990

11-A

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

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

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

NOTICE OF TRUSTEE'S SALE

WHEREAS, on November 18, 2011, OMAR A. SALINAS AND GRACIELA G. SALINAS, HUSBAND AND WIFE, as Grantor(s), executed a Deed of Trust conveying to G. TOMMY BASTIAN, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR BANK OF AMERICA, N.A. in payment of a debt therein described. The Deed of Trust was filed in the real property records of WEBB COUNTY, TX and is recorded under Clerk's File/Instrument Number 1118432 Volume 3177, Page 859, rerecorded on February 8, 2012, as Instrument 1124832, Volume 3213, Page 523, Webb County to which reference is herein made for all purposes.

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

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, **October 4, 2016** between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, I will sell said Real Estate in the area designated by the Commissioners Court, of **Webb** county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

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

SITUATED IN WEBB COUNTY, TEXAS AND BEING THE SURFACE ONLY OF LOT NUMBER TWENTY-ONE (21), IN BLOCK NUMBER TWO (2), HIGHLAND PARK SUBDIVISION, UNIT I, A SUBDIVISION SITUATED IN THE CITY OF LAREDO, AS PER PLAT RECORDED IN VOLUME NUMBER TWELVE (12) PAGE 88, WEBB COUNTY PLAT RECORDS.

Property Address: 1602 SHERWOOD DRIVE
LAREDO, TX 78045
Mortgage Servicer: NATIONSTAR MORTGAGE LLC
Noteholder: NATIONSTAR MORTGAGE, LLC
8950 CYPRESS WATERS BLVD
COPPELL, TEXAS 75019

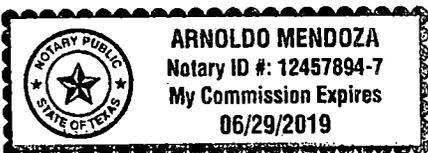
The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property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

Sandra Mendoza
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

THE STATE OF Texas
COUNTY OF Webb

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

20 16 GIVEN UNDER MY HAND AND SEAL OF OFFICE this 15 day of August



Arnolando Mendoza
NOTARY PUBLIC in and for _____ COUNTY, **OCTOBER -12**
Clerk: R. O. Ibarra

My commission expires: _____
Type or Print Name of Notary

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

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

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

MORTGAGE SERVICING INFORMATION:

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

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

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

SALE INFORMATION:

Date of Sale: Tuesday, the 4th day of October, 2016
Time of Sale: 1:00PM or within three hours thereafter.
Place of Sale: AT THE AREA OUTSIDE THE NORTHWEST (PARKING GARAGE) 1ST FLOOR ENTRANCE TO THE WEBB COUNTY JUSTICE CENTER, 1110 VICTORIA STREET in Webb County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Webb County Commissioner's Court.
Substitute Trustee(s): Sandra Mendoza, Arnold Mendoza, W.D. Larew, Colette Mayers, Stephen Mayers, Bob Dickerson, Troy Robinett, Frederick Britton, Evan Press, Jack Burns II, Kristie Alvarez, Julian Perrine, Kristi Knight, Zana Jackson, Matthew Wolfson, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act
Substitute Trustee Address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Sandra Mendoza, Arnold Mendoza, W.D. Larew, Colette Mayers, Stephen Mayers, Bob Dickerson, Troy Robinett, Frederick Britton, Evan Press, Jack Burns II, Kristie Alvarez, Julian Perrine, Kristi Knight, Zana Jackson, Matthew Wolfson, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

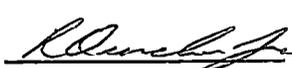
WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Sandra Mendoza, Arnold Mendoza, W.D. Larew, Colette Mayers, Stephen Mayers, Bob Dickerson, Troy Robinett, Frederick Britton, Evan Press, Jack Burns II, Kristie Alvarez, Julian Perrine, Kristi Knight, Zana Jackson, Matthew Wolfson, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Very truly yours,

Buckley Madole, P.C.

OCTOBER -13
Clerk: 

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

MARGIE R. IBARRA
COUNTY CLERK
FILED

2016 AUG 15 PM 1:17
WEBB COUNTY, TEXAS
BY *es* DEPUTY

DEED OF TRUST INFORMATION:

Date: 06/25/2004
Grantor(s): JUAN G. PEREZ AND SELINA REYNA HUSBAND AND WIFE
Original Mortgage: IMORTGAGE FUNDING CORPORATION, A CALIFORNIA CORPORATION
Original Principal: \$139,806.00
Recording Information: Book 1630 Page 562 Instrument 842101
Property County: Webb
Property:

LOT FORTY-ONE (41), BLOCK ONE (1), SAN ISIDRO-AMAZONIA SUBDIVISION, PHASE IV, SITUATED IN THE CITY OF LAREDO, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 23, PAGE 69, PLAT RECORDS OF WEBB COUNTY, TEXAS.

Reported Address: 2126 LIMA LOOP, LAREDO, TX 78045

MORTGAGE SERVICING INFORMATION:

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

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

SALE INFORMATION:

Date of Sale: Tuesday, the 4th day of October, 2016
Time of Sale: 1:00PM or within three hours thereafter.

Place of Sale: AT THE AREA OUTSIDE THE NORTHWEST (PARKING GARAGE) 1ST FLOOR ENTRANCE TO THE WEBB COUNTY JUSTICE CENTER, 1110 VICTORIA STREET in Webb County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Webb County Commissioner's Court.

Substitute Trustee(s): Sandra Mendoza, Arnold Mendoza, W.D. Larew, Colette Mayers, Stephen Mayers, Bob Dickerson, Troy Robinett, Frederick Britton, Evan Press, Jack Burns II, Kristie Alvarez, Julian Perrine, Kristi Knight, Zana Jackson, Matthew Wolfson, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act

Substitute Trustee Address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Sandra Mendoza, Arnold Mendoza, W.D. Larew, Colette Mayers, Stephen Mayers, Bob Dickerson, Troy Robinett, Frederick Britton, Evan Press, Jack Burns II, Kristie Alvarez, Julian Perrine, Kristi Knight, Zana Jackson, Matthew Wolfson, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Sandra Mendoza, Arnold Mendoza, W.D. Larew, Colette Mayers, Stephen Mayers, Bob Dickerson, Troy Robinett, Frederick Britton, Evan Press, Jack Burns II, Kristie Alvarez, Julian Perrine, Kristi Knight, Zana Jackson, Matthew Wolfson, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Very truly yours,

[Signature]
Buckley Madole, P.C.

OCTOBER -14

Clerk: *[Signature]*

Current Borrower: JORGE L GONZALEZ
MH File Number: TX-15-26157-FC
VA/FHA/PMI Number:
Loan Type: FannieMae
Property Address: 3001 SABINE PLAZA COURT, LAREDO, TX 78046

MARGIE R. IBARRA
COUNTY CLERK
FILED

NOTICE OF SUBSTITUTE TRUSTEE SALE

2016 AUG 25 AM 11:40

Deed of Trust Date:
9/28/1999

Grantor(s)/Mortgagor(s):
JORGE L GONZALEZ
WEBB COUNTY, TEXAS

Original Beneficiary/Mortgagee:
INTERNATIONAL BANK OF COMMERCE
MCALLEN

Current Beneficiary/Mortgagee:
BANK OF AMERICA, N.A.
BY [Signature] DEPUTY

Recorded in:
Volume: 824
Page: 587
Instrument No: 674554

Property County:
WEBB

Mortgage Servicer:
BANK OF AMERICA, N.A. is representing the
Current Beneficiary/Mortgagee under a servicing
agreement with the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
7105 Corporate Drive, Plano, TX 75024

Legal Description: SITUATED IN WEBB COUNTY, TEXAS AND BEING THE SURFACE ONLY OF LOT NUMBER THIRTY, (30), IN BLOCK NUMBER TWO (2), "THE PLAZA" SOUTHGATE II, UNIT I, A SUBDIVISION SITUATED IN THE CITY OF LAREDO, AS PER PLAT RECORDED IN VOLUME 3, PAGE 11, WEBB COUNTY PLAT RECORDS AND CORRECTED PLAT RECORDED IN VOLUME 3, PAGE 50A, WEBB COUNTY PLAT RECORDS.

Date of Sale: 10/4/2016

Earliest Time Sale Will Begin: 10:00 AM

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

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

Notice Pursuant to Tex. Prop. Code § 51.002(i): Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

[Signature]
Sandra Mendoza, Arnold Mendoza, W.D. Larew, Colette Mayers, Stephen Mayers, Bob Dickerson, Troy Robinett, Frederick Britton, Evan Press, Jack Burns II, Kristie Alvarez, Julian Perrine, Kristi Knight, Zana Jackson, Matthew Wolfson, Sandra Mendoza, Arnold Mendoza, Martin H. Vacca or Bob Frisch
or Cole D. Patton
or Catherine Allen-Rea
MCCARTHY HOLTHUS - TEXAS, LLP
ATTN: SALES
1255 West 15th Street, Suite 1060
Plano, TX 75075

OCTOBER -15
Clerk: [Signature]

REGIONS MORTGAGE (UPN)
SANCHEZ, MARIA OLGA GAONA
5202 SOUTHLAKE DRIVE, LAREDO, TX 78043

CONVENTIONAL
Our File Number: 15-023102

NOTICE OF TRUSTEE'S SALE

WHEREAS, on October 13, 2005, MARIA OLGA GAONA SANCHEZ, A SINGLE WOMAN, as Grantor(s), executed a Texas Home Equity Security Instrument conveying to CHARLES A. BROWN, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR INDYMAC BANK, F.S.B., A FEDERALLY CHARTERED SAVINGS BANK in payment of a debt therein described. The Texas Home Equity Security Instrument was filed in the real property records of **WEBB COUNTY, TX** and is recorded under Clerk's File/Instrument Number 897402, 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 Texas Home Equity Security Instrument; and

WHEREAS, an Order to Proceed with Notice of Foreclosure Sale and Foreclosure Sale was entered on June 29, 2016 under Cause No. 2016CVF000587D2 in the 111th Judicial District, Webb County, TEXAS.;

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 TWELVE (12), IN BLOCK NUMBER THREE (3), PONDEROSA HILLS SUBDIVISION, UNIT I, A SUBDIVISION SITUATED IN THE CITY OF LAREDO, AS PER PLAT RECORDED IN VOLUME 21, PAGE 49, WEBB COUNTY PLAT RECORDS.

Property Address: 5202 SOUTHLAKE DRIVE
LAREDO, TX 78043
Mortgage Servicer: REGIONS MORTGAGE
Noteholder: HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR CITIGROUP
MORTGAGE LOAN TRUST INC., ASSET-BACKED PASS-THROUGH CERTIFICATES,
SERIES 2007-SHL1.
7130 GOODLETT FARMS PARKWAY
A4W
CORDOVA, TENNESSEE 38016

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.

MARGIE R. IBARRA
COUNTY CLERK
FILED
2016 AUG 29 AM 8:05
WEBB COUNTY, TEXAS
BY *[Signature]* DEPUTY

[Signature]
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 -16
Clerk: *[Signature]*

MARGIE R. IBARRA
COUNTY CLERK
FILED

2016 AUG 29 AM 11:05
WEBB COUNTY, TEXAS

BY *[Signature]* DEPUTY

Notice of [Substitute] Trustee Sale

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

1. Date, Time, and Place of Sale.

Date: 10/04/2016

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

Place: The area outside of the Northwest (Parking Garage) 1st Floor entrance to the Webb County Justice Center, 1110 Victoria Street or any other area designated by the County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place OR AS DESIGNATED BY THE COUNTY COMMISSIONERS

Property Address: 1762 Aransas Pass Dr., Laredo, TX 78045

2. Terms of Sale: Cash

3. Instrument to be Foreclosed: The Instrument to be foreclosed is the deed of trust or Contract Lien dated 09/09/2005 and recorded 09/19/2005 in Document 893042 the Deed of Trust is re-recorded on 04/04/2006 in Document 915878 to add Parcel ID Number, real property records of Webb county Texas, with Fernando Gonzalez and Claudia M Espinosa, husband and wife grantor(s) and DHI Mortgage Company, LTD.

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

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

6. Default: A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.

OCTOBER -17

Clerk: *[Signature]*

Notice of [Substitute] Trustee Sale

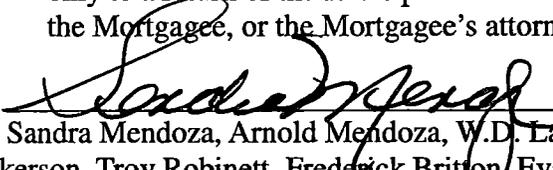
7. **Property to be sold:** The property to be sold is described as follows:

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

8. **Mortgage Servicer Information:** The Mortgage Service is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the property referenced above. **Ocwen Loan Servicing, LLC**, as Mortgage Servicer, is representing the current mortgagee, whose address is:

**C/O Ocwen Loan Servicing, LLC
1661 Worthington Rd., Suite 100
West Palm Beach, FL 33409
Phone: 1-800-746-2936**

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


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

C/O Power Default Services, Inc.
Northpark Town Center
1000 Abernathy Rd NE; Bldg 400, Suite 200
Atlanta, GA 30328
Telephone: 855-427-2204
Fax: 866-960-8298

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

POWER DEFAULT SERVICES, INC. MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

2016 AUG 29 AM 11:14

WEBB COUNTY, TEXAS

DEPUTY

MARGIE R. IBARRA
COUNTY CLERK
FILED

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

Date: October 04, 2016

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

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

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated June 30, 2006 and recorded in Document VOLUME 2132, PAGE 218; AS AFFECTED BY LOAN MODIFICATION AGREEMENT VOLUME 3357, PAGE 51 real property records of WEBB County, Texas, with ERVEY GOMEZ AND SANDRA LUZ GOMEZ, grantor(s) and WELLS FARGO BANK, N.A., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by ERVEY GOMEZ AND SANDRA LUZ GOMEZ, securing the payment of the indebtednesses in the original principal amount of \$93,120.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

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



SANDRA MENDOZA, ARNOLD MENDOZA, WILLIAM D. LAREW, COLETTE MAYERS, STEPHEN MAYERS, BOB DICKERSON, TROY ROBINETT, FREDERICK BRATTON, 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 -18
Clerk: 



NOS0000006209183

EXHIBIT "A"

SITUATED IN WEBB COUNTY, TEXAS, AND BEING THE SURFACE ONLY OF LOT NUMBER FORTY-FIVE (45), IN BLOCK NUMBER TWO (2). INDEPENDENCE HILLS SUBDIVISION, PHASE II, A SUBDIVISION SITUATED IN THE CITY OF LAREDO, AS PER PLAT RECORDED IN VOLUME 17, PAGE 39, WEBB COUNTY PLAT RECORDS.

18-A



NOS0000006209183

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

MARGIE R. IBARRA
COUNTY CLERK
FILED

DEED OF TRUST INFORMATION:

Date: 12/08/2004
Grantor(s): REYMUNDO ORTIZ AND MARIA OLIVIA ORTIZ
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE, FOR FINANCE AMERICA, LLC, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$109,588.00
Recording Information: Book 1738 Page 835 Instrument 861204
Property County: Webb
Property:
BY  DEPUTY

2016 AUG 29 AM 11:22

WEBB COUNTY, TEXAS

SITUATED IN WEBB COUNTY, TEXAS, AND BEING THE SURFACE ONLY OF LOT NUMBER TWENTY-ONE (21), IN BLOCK NUMBER ONE (1), OAKRIDGE SUBDIVISION, A SUBDIVISION IN THE CITY OF LAREDO, AS PER PLAT RECORDED IN VOLUME 6, PAGE 70, WEBB COUNTY PLAT RECORDS.

Reported Address: 1242 N OAKMONT LOOP, LAREDO, TX 78045-7505

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: U.S. BANK NATIONAL ASSOCIATION, as Trustee for Structured Asset Investment Loan Trust Mortgage Pass-Through Certificates, Series 2005-4
Mortgage Servicer: Ocwen Loan Servicing, LLC
Current Beneficiary: U.S. BANK NATIONAL ASSOCIATION, as Trustee for Structured Asset Investment Loan Trust Mortgage Pass-Through Certificates, Series 2005-4
Mortgage Servicer Address: 1661 Worthington Rd, Suite 100, West Palm Beach, FL 33409

SALE INFORMATION:

Date of Sale: Tuesday, the 4th day of October, 2016
Time of Sale: 1:00PM or within three hours thereafter.
Place of Sale: AT THE AREA OUTSIDE THE NORTHWEST (PARKING GARAGE) 1ST FLOOR ENTRANCE TO THE WEBB COUNTY JUSTICE CENTER, 1110 VICTORIA STREET in Webb County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Webb County Commissioner's Court.
Substitute Trustee(s): Sandra Mendoza, Arnold Mendoza, Bob Frisch, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act
Substitute Trustee Address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

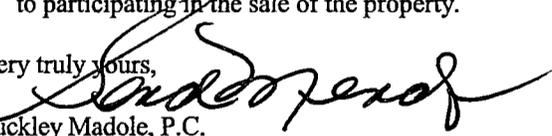
WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Sandra Mendoza, Arnold Mendoza, Bob Frisch, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

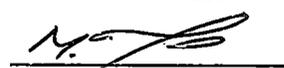
WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Sandra Mendoza, Arnold Mendoza, Bob Frisch, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Very truly yours,

Buckley Madole, P.C.

OCTOBER -19

Clerk: 

CAUSE NO. 2016CVF000183D4

IN RE: ORDER FOR FORECLOSURE
CONCERNING 1242 N OAKMONT
LOOP, LAREDO, TX 78045-7505
UNDER TEX. R. CIV. PROC. 736

IN THE DISTRICT COURT

PETITIONER:

OCWEN LOAN SERVICING LLC AS
SERVICING AGENT FOR U.S. BANK
NATIONAL ASSOCIATION, AS
TRUSTEE FOR STRUCTURED ASSET
INVESTMENT LOAN TRUST
MORTGAGE PASS-THROUGH
CERTIFICATES, SERIES 2005-4

WEBB COUNTY, TEXAS

RESPONDENT(S):

MARIA OLIVIA ORTIZ, REYMUNDO
ORTIZ

406TH DISTRICT COURT

ORDER ALLOWING FORECLOSURE

1. On this day, the Court considered Petitioner's application for an expedited order allowing foreclosure under Rule 736. Petitioner's application complies with the requirements of Texas Rule of Civil Procedure 736.1.
2. The name and last known address of each Respondent subject to this order is
Maria Ortiz, whose last known address is;
1242 N. Oakmont Loop, Laredo, TX 78045-7505 and
Reymundo Ortiz, whose last known address is;
1242 N. Oakmont Loop, Laredo, TX 78045-7505.
3. The property that is the subject of this foreclosure proceeding is commonly known as
1242 N. Oakmont Loop, Laredo, TX 78045-7505 with the following legal description:

19-A

SITUATED IN WEBB COUNTY, TEXAS, AND BEING THE SURFACE ONLY OF LOT NUMBER TWENTY-ONE (21), IN BLOCK NUMBER ONE (1), OAKRIDGE SUBDIVISION, A SUBDIVISION IN THE CITY OF LAREDO, AS PER PLAT RECORDED IN VOLUME 6, PAGE 70, WEBB COUNTY PLAT RECORDS.

4. The lien to be foreclosed is indexed or recorded at Volume: 1738, Page: 835, Instrument Number: 861204 and recorded in the real property records of Webb County, Texas.
5. The material facts establishing Respondent's default are alleged in Petitioner's application and the supporting affidavit. Those facts are adopted by the court and incorporated by reference in this order.
6. Based on the affidavit of Petitioner, no Respondent subject to this order is protected from foreclosure by the Servicemembers Civil Relief Act, 50 U.S.C. App. § 501 et seq.
7. Therefore, the Court grants Petitioner's order under Texas Rules of Civil Procedure 736.8. Petitioner may proceed with foreclosure of the property described above in accordance with applicable law and the loan agreement, contract, or lien sought to be foreclosed.
8. This order is not subject to a motion for rehearing, a new trial, a bill of review, or an appeal. Any challenge to this order must be made in a separate, original proceeding filed in accordance with Texas Rule of Civil Procedure 736.11.

SIGNED this 23 day of August, 2016



JUDGE PRESIDING

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

MARGIE R. IBARRA
COUNTY CLERK
FILED

DEED OF TRUST INFORMATION:

2016 AUG 29 AM 11:22

Date: 07/27/2007
Grantor(s): LORENZO GARCIA AND VICTORIA GARCIA, HUSBAND AND WIFE

WEBB COUNTY, TEXAS
DEPUTY

Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR HOMECOMINGS FINANCIAL, LLC (F/K/A HOMECOMINGS FINANCIAL NETWORK, INC.), ITS SUCCESSORS AND ASSIGNS

Original Principal: \$233,406.00

Recording Information: Book 2418 Page 825 Instrument 974834

Property County: Webb

Property:

LOT 4, BLOCK 6, OF SAN ISIDRO-LOS AGAVES SUBDIVISION, PHASE I, CITY OF LAREDO, WEBB COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24, PAGE 39, MAT RECORDS OF WEBB COUNTY, TEXAS

Reported Address: 2702 ANEJO DRIVE, LAREDO, TX 78045

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: Ocwen Loan Servicing, LLC

Mortgage Servicer: Ocwen Loan Servicing, LLC

Current Beneficiary: Ocwen Loan Servicing, LLC

Mortgage Servicer Address: 1661 Worthington Rd, Suite 100, West Palm Beach, FL 33409

SALE INFORMATION:

Date of Sale: Tuesday, the 4th day of October, 2016

Time of Sale: 1:00PM or within three hours thereafter.

Place of Sale: AT THE AREA OUTSIDE THE NORTHWEST (PARKING GARAGE) 1ST FLOOR ENTRANCE TO THE WEBB COUNTY JUSTICE CENTER, 1110 VICTORIA STREET in Webb County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Webb County Commissioner's Court.

Substitute Trustee(s): Sandra Mendoza, Arnold Mendoza, W.D. Larew, Colette Mayers, Stephen Mayers, Bob Dickerson, Troy Robinett, Frederick Britton, Evan Press, Jack Burns II, Kristie Alvarez, Julian Perrine, Kristi Knight, Zana Jackson, Matthew Wolfson, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act

Substitute Trustee Address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Sandra Mendoza, Arnold Mendoza, W.D. Larew, Colette Mayers, Stephen Mayers, Bob Dickerson, Troy Robinett, Frederick Britton, Evan Press, Jack Burns II, Kristie Alvarez, Julian Perrine, Kristi Knight, Zana Jackson, Matthew Wolfson, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Sandra Mendoza, Arnold Mendoza, W.D. Larew, Colette Mayers, Stephen Mayers, Bob Dickerson, Troy Robinett, Frederick Britton, Evan Press, Jack Burns II, Kristie Alvarez, Julian Perrine, Kristi Knight, Zana Jackson, Matthew Wolfson, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Very truly yours,

Buckley Madole, P.C.

OCTOBER -20

Clerk:

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

MARGIE R. IBARRA
COUNTY CLERK
FILED

DEED OF TRUST INFORMATION:

Date: 02/22/2010
Grantor(s): ROBERTO GARCIA, A SINGLE MAN AND JAVIER GARCIA, A SINGLE MAN
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR NTFN, INC., ITS SUCCESSORS AND ASSIGNS
Original Principal: \$83,950.00
Recording Information: Book 2894 Page 235 Instrument 1063684
Property County: Webb
Property:

2016 AUG 29 AM 11:22
WEBB COUNTY, TEXAS

BY  DEPUTY

SITUATED IN WEBB COUNTY, TEXAS AND BEING LOT NUMBER EIGHTEEN (18), IN BLOCK NUMBER FOURTEEN (14), CUATRO VIENTOS NORTE SUBDIVISION, PHASE IV, A SUBDIVISION IN THE CITY OF LAREDO, AS PER PLAT RECORDED IN VOLUME 26, PAGE 19, WEBB COUNTY PLAT RECORDS.

Reported Address: 3611 AGUANIEVE DRIVE, LAREDO, TX 78046

MORTGAGE SERVICING INFORMATION:

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

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

SALE INFORMATION:

Date of Sale: Tuesday, the 4th day of October, 2016
Time of Sale: 1:00PM or within three hours thereafter.

Place of Sale: AT THE AREA OUTSIDE THE NORTHWEST (PARKING GARAGE) 1ST FLOOR ENTRANCE TO THE WEBB COUNTY JUSTICE CENTER, 1110 VICTORIA STREET in Webb County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Webb County Commissioner's Court.

Substitute Trustee(s): Sandra Mendoza, Arnold Mendoza, W.D. Larew, Colette Mayers, Stephen Mayers, Bob Dickerson, Troy Robinett, Frederick Britton, Evan Press, Jack Burns II, Kristie Alvarez, Julian Perrine, Martha Boeta, Marcia Chapa, Matthew Wolfson, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act

Substitute Trustee Address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Sandra Mendoza, Arnold Mendoza, W.D. Larew, Colette Mayers, Stephen Mayers, Bob Dickerson, Troy Robinett, Frederick Britton, Evan Press, Jack Burns II, Kristie Alvarez, Julian Perrine, Martha Boeta, Marcia Chapa, Matthew Wolfson, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Sandra Mendoza, Arnold Mendoza, W.D. Larew, Colette Mayers, Stephen Mayers, Bob Dickerson, Troy Robinett, Frederick Britton, Evan Press, Jack Burns II, Kristie Alvarez, Julian Perrine, Martha Boeta, Marcia Chapa, Matthew Wolfson, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Very truly yours,


Buckley Madole, P.C.

OCTOBER -21

Clerk: 

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

MARGIE R. IBARRA
COUNTY CLERK
FILED

DEED OF TRUST INFORMATION:

Date: 05/31/2007
 Grantor(s): LUZ C MENDEZ, AN UNMARRIED WOMAN
 Original Mortgagee: WORLD SAVINGS BANK, FSB, ITS SUCCESSORS AND/OR ASSIGNEES
 Original Principal: \$85,330.00
 Recording Information: Book 2375 Page 699 Instrument 967874
 Property County: Webb
 Property:

2016 AUG 29 AM 11:22
 WEBB COUNTY, TEXAS
 BY  DEPUTY

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF WEBB STATE OF TEXAS, DESCRIBED AS FOLLOWS:
 THE SURFACE ESTATE ONLY IN AND TO LOT ONE HUNDRED NINETY-FIVE (195), BLOCK TWELVE (12), RANCHO VIEJO SUBDIVISION, UNIT 4, SITUATED IN THE CITY OF LAREDO, WEBB COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 10, PAGE 95, PLAT RECORDS OF WEBB COUNTY, TEXAS.

Reported Address: 505 CODORNIZ DR, LAREDO, TX 78045-7850

MORTGAGE SERVICING INFORMATION:

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

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

SALE INFORMATION:

Date of Sale: Tuesday, the 4th day of October, 2016
 Time of Sale: 1:00PM or within three hours thereafter.
 Place of Sale: AT THE AREA OUTSIDE THE NORTHWEST (PARKING GARAGE) 1ST FLOOR ENTRANCE TO THE WEBB COUNTY JUSTICE CENTER, 1110 VICTORIA STREET in Webb County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Webb County Commissioner's Court.

Substitute Trustee(s): Sandra Mendoza, Arnold Mendoza, Bob Frisch, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act
 Substitute Trustee Address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Sandra Mendoza, Arnold Mendoza, Bob Frisch, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

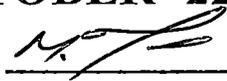
WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Sandra Mendoza, Arnold Mendoza, Bob Frisch, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Very truly yours,

 Buckley Madole, P.C.

OCTOBER -22
 Clerk: 

NOTICE OF FORECLOSURE SALE

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

1. Property to Be Sold. The property to be sold is described as follows: SITUATED IN WEBB COUNTY, TEXAS AND BEING THE SURFACE ONLY OF LOT 38, BLOCK 15, FREEDOM PARK SUBDIVISION, PHASE 4, A SUBDIVISION SITUATED IN THE CITY OF LAREDO, AS PER PLAT RECORDED IN VOLUME 25, PAGE 102, WEBB COUNTY PLAT RECORDS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 02/28/2007 and recorded in Book 2310 Page 749 Document 956918 real property records of Webb County, Texas.

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

Date: 10/04/2016

Time: 10:00 AM

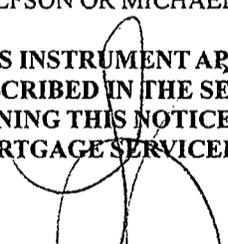
Place: Webb County Courthouse, Texas at the following location: THE AREA JUST OUTSIDE THE NORTHWEST (PARKING GARAGE) 1st FLOOR ENTRANCE TO THE WEBB COUNTY JUSTICE CENTER, 1110 VICTORIA STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

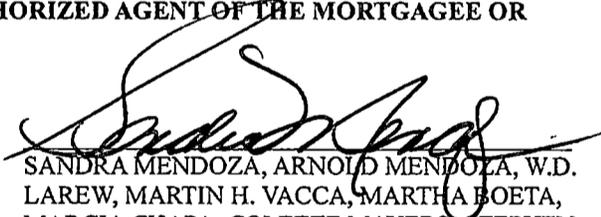
4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.

5. Obligations Secured. The Deed of Trust executed by LEONARD GONZALES, provides that it secures the payment of the indebtedness in the original principal amount of \$126,012.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. BANK OF AMERICA, N.A. is the current mortgagee of the note and deed of trust and BANK OF AMERICA, N.A. is mortgage servicer. A servicing agreement between the mortgagee, whose address is BANK OF AMERICA, N.A. c/o BANK OF AMERICA, N.A., 4500 PARK GRANADA, CALABASAS, CA 91302 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. Substitute Trustee(s) Appointed to Conduct Sale. In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint SANDRA MENDOZA, ARNOLD MENDOZA, W.D. LAREW, MARTIN H. VACCA, MARTHA BOETA, MARCIA CHAPA, COLETTE MAYERS, STEPHEN MAYERS, BOB DICKERSON, TROY ROBINETT, FREDERICK BRITTON, EVAN PRESS OR JACK BURNS II, KRISTIE ALVAREZ, JULIAN PERRINE, KRISTI KNIGHT, ZANA JACKSON, MATTHEW WOLFSON OR MICHAEL W. ZIENTZ, Substitute Trustee to act under and by virtue of said Deed of Trust.

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


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


SANDRA MENDOZA, ARNOLD MENDOZA, W.D. LAREW, MARTIN H. VACCA, MARTHA BOETA, MARCIA CHAPA, COLETTE MAYERS, STEPHEN MAYERS, BOB DICKERSON, TROY ROBINETT, FREDERICK BRITTON, EVAN PRESS OR JACK BURNS II, KRISTIE ALVAREZ, JULIAN PERRINE, KRISTI KNIGHT, ZANA JACKSON, MATTHEW WOLFSON OR MICHAEL W. ZIENTZ
c/o AVT Title Services, LLC
13770 Noel Road #801529
Dallas, TX 75380-1529

Certificate of Posting

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

OCTOBER -23
Clerk: 

NOTICE OF TRUSTEE'S SALE

STATE OF TEXAS *

KNOW ALL MEN BY THESE PRESENTS:

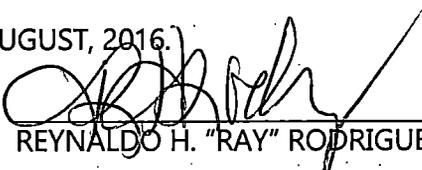
COUNTY OF WEBB *

Pursuant to authority conferred upon me by that certain Vendor's Lien retained Warranty Deed dated November 16, 2012, but made effective retroactively to original date of sale on January 9th, 2010, as recorded in Volume 3358, Page 589-592, Official Public Records of Webb County, Texas, and a Deed of Trust Lien dated November 16, 2012, but made effective retroactively to original date of sale on January 9th, 2010, as recorded in Volume 3358, Page 593, Official Public Records of Webb County, Texas together with a Real Estate Lien Note of even date in the sum of \$90,000.00 executed by Santiago Saenz Aguirre secured by the real property described herein-below; and pursuant to the statutory provisions set forth in Section 51.002 of the Texas Property Code, I will, as Trustee, pursuant to the "Loan Documents" more particularly described herein-above, said Note being further secured by both the Deed of Trust and Vendor's Lien of even date, both liens securing the payment of a Real Estate Lien Note of even date, in the original sum of \$90,000.00, executed by Santiago Saenz Aguirre, as Maker, and at the request of the Lienholder's under the "Loan Documents", and defaults having been made under the terms and conditions contained in the Warranty Deed w/Vendor's Lien and/or Deed of Trust and the Note, due non-payment of past-due ad-valorem taxes and/or past due monthly installment payments due thereon, and the period to cure said defaults having expired, will 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 designated area located outside the Northwest Parking garage entrance, 1st floor to the Webb County Courthouse, 1110 Victoria St., Laredo, Webb County, Texas 78040, between the hours of Ten O'Clock, (10:00) A.M. and Four O'Clock, (4:00) P.M. of that day, Santiago Saenz Aguirre' interest in the following described property situated in **WEBB COUNTY, TEXAS**, to wit:

**Situated in WEBB COUNTY, TEXAS and being;
LOT NUMBER ONE HUNDRED SEVENTY-FOUR (174)
BLOCK NUMBER SIX (6), Colonia Los Angeles
Subdivision, Unit IV., City of Laredo, Webb County,
Texas, according to the Plat thereof recorded in
Volume 11, Page 16, Plat Records, Webb County, and
commonly known as 4532 Sepulveda, Laredo, TX 78046.**

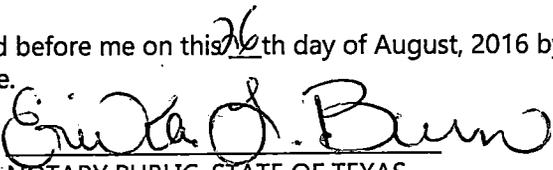
2016 AUG 30 PM 2: 31
WEBB COUNTY, TEXAS
MARGIE R. IBARRA
COUNTY CLERK
FILED
BY  DEPUTY

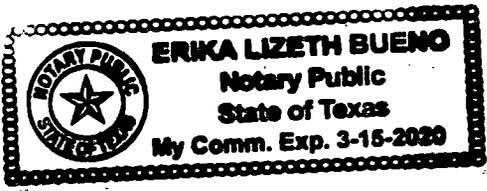
The earliest time at which the sale will occur is One O'Clock, (1:00) P.M. and the sale will occur not later than Four O'Clock, (4:00) P.M. of that day.

EXECUTED this 26th day of AUGUST, 2016.

REYNALDO H. "RAY" RODRIGUEZ, JR., TRUSTEE

STATE OF TEXAS
COUNTY OF WEBB

This instrument was acknowledged before me on this 26th day of August, 2016 by Reynaldo H. "Ray" Rodriguez, Jr., as Trustee.


NOTARY PUBLIC, STATE OF TEXAS



OCTOBER -24
Clerk: OR

NOTICE OF TRUSTEE'S SALE

STATE OF TEXAS *

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF WEBB *

Pursuant to authority conferred upon me by that certain Vendor's Lien retained Warranty Deed dated March 11, 2011, as recorded in Volume 3061, Pages 435-437, Official Public Records of Webb County, Texas, and a Deed of Trust Lien dated March 11, 2011, as recorded in Volume 3061, Pages 438-442, Official Public Records of Webb County, Texas together with a Real Estate Lien Note of even date in the sum of \$140,000.00 executed by Ismael Escamilla and wife, Yolanda Escamilla secured by the real property described herein-below; and pursuant to the statutory provisions set forth in Section 51.002 of the Texas Property Code, I will, as Trustee, pursuant to the "Loan Documents" more particularly described herein-above, said Note being further secured by both the Deed of Trust and Vendor's Lien of even date, both liens securing the payment of a Real Estate Lien Note of even date, in the original sum of \$140,000.00, and at the request of the Lienholder's under the "Loan Documents", and defaults having been made under the terms and conditions contained in the Warranty Deed w/Vendor's Lien and/or Deed of Trust and the Note, due non-payment of past-due monthly installment payments due thereon, and the period to cure said defaults having expired, will sell on **TUESDAY, October 4th, 2016**, that being the **FIRST TUESDAY** of said month, at public auction to the highest bidder, for cash, at the designated area located outside the Northwest Parking garage entrance, 1st floor to the Webb County Courthouse, 1110 Victoria St., Laredo, Webb County, Texas 78040, between the hours of Ten O'Clock, (10:00) A.M. and Four O'Clock, (4:00) P.M. of that day, Ismael Escamilla and Yolanda Escamilla' interest in the following described property situated in **WEBB COUNTY, TEXAS**, to wit:

**Situated in WEBB COUNTY, TEXAS and being;
THE "SURFACE ONLY" OF LOT NUMBER THREE (3)
BLOCK NUMBER THREE (3), PRIMAVERA SUBDIVISION
City of Laredo, Webb County, Texas, according to the Plat
thereof recorded in the Plat Records, Webb County, and
commonly known as 135 Lagos Ave., Laredo, Texas 78045.**

2016 AUG 30 PM 2:32
WEBB COUNTY, TEXAS
BY *[Signature]* DEPUTY
MARGIE R. IBARRA
COUNTY CLERK
FILED

The earliest time at which the sale will occur is Ten O'Clock, (10:00) A.M. and the sale will occur not later than One O'Clock, (1:00) P.M. of that day.

EXECUTED this 30th day of AUGUST, 2016

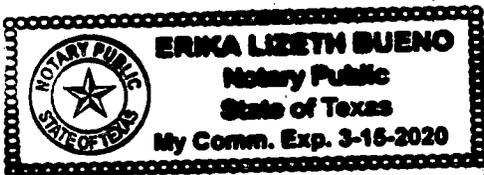
[Signature]
REYNALDO H. "RAY" RODRIGUEZ, JR., TRUSTEE

STATE OF TEXAS

COUNTY OF WEBB

This instrument was acknowledged before me on this 30th day of August, 2016 by Reynaldo H. "Ray" Rodriguez, Jr., as Trustee.

[Signature]
NOTARY PUBLIC, STATE OF TEXAS



OCTOBER -25
Clerk: *[Signature]*

Gustavo D. Ricalde, Jr. and
Miriam G. Castellon
4246 Dorel Drive 35
Laredo, Texas 78043
Our file #0716-139F

ATTENTION SERVICE MEMBERS:

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, or if you have recently been discharged from active military duty, please send written notice of the active duty military service to the sender of this notice immediately.

NOTICE OF TRUSTEE'S SALE

WHEREAS, on December 14, 2009, Gustavo D. Ricalde, Jr. and Miriam G. Castellon executed a Deed of Trust conveying to Don Harris, a Trustee, the Real Estate hereinafter described, to secure 360 Mortgage Group, LLC in the payment of a debt therein described, said Deed of Trust being recorded in Instrument Number 1057362, Volume 2862, Page 360 and Re-Recorded under Instrument Number 1058786, Volume 2869, Page 899 in the Real Property Records of Webb County, Texas; and

WHEREAS, The undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust, the street address for the substitute trustees is 1126 W. Gray, Houston, Texas 77019; and

WHEREAS, Default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder of said debt has requested the undersigned to sell said property to satisfy said indebtedness.

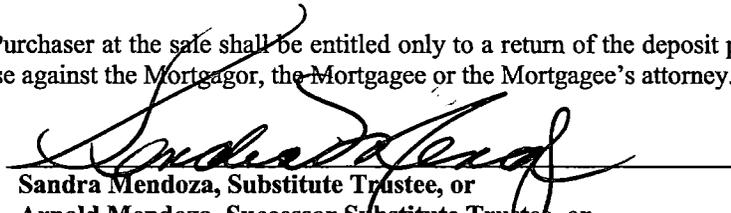
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, October 4, 2016, the foreclosure sale will be conducted in Webb County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 10:00 AM and must be concluded within three hours of such starting time. Said sale shall be to the highest bidder for cash.

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

LOT 14-A26, REGENCY OAKS TOWNHOMES BEING OUT OF BLOCK THREE (3), EMERALD HILLS SUBDIVISION, PHASE III, SITUATED IN THE CITY OF LAREDO, WEBB COUNTY, TEXAS, ACCORDING TO REPLAT THEREOF RECORDED IN VOLUME 29, PAGE 20, PLAT RECORDS OF WEBB COUNTY, TEXAS.

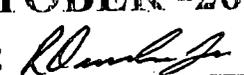
If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

MARGIE R. IBARRA
COUNTY CLERK
FILED
2016 SEP -6 AM 11:42
WEBB COUNTY, TEXAS
BY:  DEPUTY



Sandra Mendoza, Substitute Trustee, or
Arnold Mendoza, Successor Substitute Trustee, or
Bob Frisch, Successor Substitute Trustee, or
Martin H. Vacca, Successor Substitute Trustee, or
Sandra Mendoza, Successor Substitute Trustee, or
Arnold Mendoza, Successor Substitute Trustee, or
W.D. Larew, Successor Substitute Trustee, or
Colette Mayers, Successor Substitute Trustee, or
Stephen Mayers, Successor Substitute Trustee, or
Bob Dickerson, Successor Substitute Trustee, or
Troy Robinett, Successor Substitute Trustee, or
Frederick Britton, Successor Substitute Trustee, or
Evan Press, Successor Substitute Trustee, or
Jack Burns II, Successor Substitute Trustee, or
Kristie Alvarez, Successor Substitute Trustee, or
Julian Perrine, Successor Substitute Trustee, or
Martha Boeta, Successor Substitute Trustee, or
Marcia Chapa, Successor Substitute Trustee, or
Matthew Wolfson, Successor Substitute Trustee

Notice sent by:
HARVEY LAW GROUP
P.O. Box 131407
Houston, Texas 77219
Tel.: (832) 922-4000
Fax: (832) 922-6262

OCTOBER -26
Clerk: 

"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 SALE

Date: August 24, 2016

Declaration:

Date: May 24, 2005

County: Webb

Beneficiary: VSA Property Owners' Association, Inc.

Owner: Jorge A. Dominguez and or Occupant

Trustee: Leticia L. Martinez

Recording Information: Vol. 25, page 4-7, Official Condominium Records of Real Property of Webb County, Texas.

Order Of Sale by Court Dated: February 18, 2016

Property: **Situated in the City of Laredo and being the SURFACE ONLY to Lot 8, Block 4, Villas San Agustin, Unit 1, a subdivision located in the Webb County as per plat recorded in Vol. 25 pg. 4-7 in the plat records of Webb County, Texas.**

Date of Sale of Property (First Tuesday of month): October 4, 2016

Earliest Time of Sale of Property: **A Public Sale at Auction held between 10 a.m. and 4 p.m. of the first Tuesday of a month.**

Place of Sale of Property: **At the area outside the northwest (parking garage), 1st Floor entrance to the Webb County Justice Center, located at 1110 Victoria Street, Laredo, Webb County, Texas 78040.**

Because of default in performance of the obligations of the By-laws of **VSA Property Owners' Association, Inc.**, and pursuant to the Resolution & Appointment of Substitute Trustee of even date therewith, and filed of record, Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the lien secured by the By-laws. The sale will begin at the earliest time stated above or within three hours after that time. **The sale will begin no earlier than 1:00 p.m. or within three hours after that time.**

Leticia L. Martinez

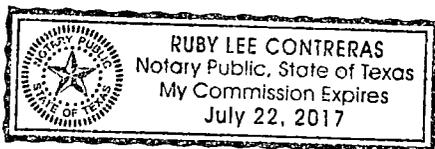
LETICIA L. MARTINEZ
Substitute Trustee

THE STATE OF TEXAS *
COUNTY OF WEBB *

This instrument was acknowledged before me on the 28th day of August, 2016, by **LETICIA L. MARTINEZ**, Substitute Trustee.

Ruby Lee Contreras

Notary Public, State of Texas.



OCTOBER -27
Clerk: *OR*

MARGIE R. IBARRA
COUNTY CLERK
FILED
2016 SEP -7 AM 10:41
WEBB COUNTY, TEXAS
BY *[Signature]* DEPUTY

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

PURSUANT to authority conferred upon me by that certain Deed of Trust executed by MELCHOR I. SOLIS and wife, MONICA ESTRADA SOLIS of Webb County, Texas dated December 1, 2003 and recorded in Volume 1620 at Page 807 of the Official Public Records of Webb County, Texas, I will, as Trustee for N.R.G. STX PROPERTIES, L.L.C., the Beneficiary under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, N.R.G. STX PROPERTIES, L.L.C., default having been made in the payment thereof, sell on TUESDAY, October 4~~6~~, 2016 that being the FIRST TUESDAY of said month, at public auction to the highest bidder, for cash, at the area just outside the northwest (parking garage) 1st floor entrance to the Webb County Justice Center, 1110 Victoria Street, Laredo, Texas, between the hours of ten o'clock a.m. and four o'clock p.m. of that day, the following described property situated in Webb County, Texas, to-wit:

Situated in Webb County, Texas, and being described as the Surface Only of Lot Number Thirty-One (31), Block Number Eight Hundred Thirty-Six-A (836-A), Villa Del Rio Subdivision, in the Western Division, City of Laredo, as per Replat recorded in Volume 17, Pages 2-3 of the Webb County Plat Records.

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 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..

Executed this 16th day of August, 2016.

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

STATE OF TEXAS §

COUNTY OF WEBB §

This instrument was acknowledged before me on August 16, 2016 by Robert N. Freeman, II, Substitute Trustee.



Rosalinda Hernandez
Notary Public, State of Texas
Commission Expires _____

Printed/Stamped name of notary _____
BY [Signature] DEPUTY
WEBB COUNTY, TEXAS

2016 SEP -8 PM 3:48

MARGIE R. IBARRA
COUNTY CLERK
FILED

OCTOBER -28
Clerk: OR

MARGIE R. IBARRA
COUNTY CLERK
FILED

2016 SEP - 9 PM 3: 53

WEBB COUNTY, TEXAS

BY  DEPUTY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WEBB County

Deed of Trust Dated: July 24, 2001

Amount: \$125,100.00

Grantor(s): JUANITA G NEWTON

Original Mortgagee: AMERICAHOMEKEY, INC

Current Mortgagee: BAYVIEW LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY

Mortgagee Address: BAYVIEW LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY, 4425 Ponce de Leon Blvd., Suite 500, Coral Gables, FL 33134

Recording Information: Document No. 740867

Legal Description: THE SURFACE ESTATE ONLY IN AND TO LOT FOUR (4) , BLOCK TWO (2), SAN ISIDRO TAOS SUBDIVISION, UNIT 1, SITUATED IN THE CITY OF LAREDO, WEBB COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 21, PAGE 28-29, PLAT RECORDS OF WEBB COUNTY, TEXAS.

Date of Sale: October 4, 2016 between the hours of 10:00 AM and 1:00 PM.

Earliest Time Sale Will Begin: 10:00 AM

Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the 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, W.D. LAREW, COLETTE MAYERS, STEPHEN MAYERS, BOB DICKERSON, TROY ROBINETT, FREDERICK BRITTON, EVAN PRESS, JACK BURNS II, KRISTIE ALVAREZ, JULIAN PERRINE, MARTHA BOETA, MARCIA CHAPA, MATTHEW WOLFSON, 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: 2016-013177



SANDRA MENDOZA OR ARNOLD MENDOZA, W.D. LAREW, COLETTE MAYERS, STEPHEN MAYERS, BOB DICKERSON, TROY ROBINETT, FREDERICK BRITTON, EVAN PRESS, JACK BURNS II, KRISTIE ALVAREZ, JULIAN PERRINE, MARTHA BOETA, MARCIA CHAPA, MATTHEW WOLFSON, MARTIN H. VACCA OR BOB FRISCH
c/o AUCTION.COM, LLC
1 Mauchly
Irvine, California 92618

OCTOBER -29

Clerk: 