

Current Borrower: SERGIO W. TORRES AND WIFE, HERMELINDA TORRES
MH File Number: TX-16-27808-FC
VA/FHA/PMI Number:
Loan Type: FHA
Property Address: 308 REDFISH DRIVE, LAREDO, TX 78043

MARGIE K GARRA
COUNTY CLERK
FILED

NOTICE OF SUBSTITUTE TRUSTEE SALE

2016 JUN 30 AM 11:04

Deed of Trust Date:
11/14/2003

Grantor(s)/Mortgagor(s):
SERGIO W. TORRES AND WIFE, WEBB COUNTY, TEXAS
HERMELINDA TORRES

Original Beneficiary/Mortgagee:
VALLEY MORTGAGE COMPANY, INC

Current Beneficiary/Mortgagee: BY MA DEPUTY
U.S. BANK NATIONAL ASSOCIATION

Recorded in:
Volume: 1500
Page: 641
Instrument No: 817970

Property County:
WEBB

Mortgage Servicer:
U.S. Bank National Association is representing the
Current Beneficiary/Mortgagee under a servicing
agreement with the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
4801 Frederica Street, Owensboro, KY 42301

Legal Description: SITUATED IN WEBB COUNTY, TEXAS, AND BEING THE SURFACE ONLY OF LOT NUMBER TWENTY-EIGHT (28), IN BLOCK NUMBER SEVEN (7), FIESTA SUBDIVISION, PHASE IV (P.U.D), A SUBDIVISION SITUATED IN THE CITY OF LAREDO, AS PER PLAT RECORDED IN VOLUME 23, PAGE 12, WEBB COUNTY PLAT RECORDS.

Date of Sale: 9/6/2016

Earliest Time Sale Will Begin: 1:00PM

Place of Sale of Property: 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 IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

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

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

Sandra Mendoza, Arnold Mendoza, 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

SEPTEMBER -1

Clerk:

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 07/29/2013
Grantor(s): DANIEL MENDEZ, JOINED HEREIN PRO FORMA BY HIS WIFE, ALEJANDRA MENDEZ
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR AMCAP MORTGAGE LTD. DBA GOLD FINANCIAL SERVICES, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$89,351.00
Recording Information: Book 3476 Page 709 Instrument 1176466
Property County: Webb
Property: THE SURFACE ESTATE ONLY IN AND TO LOT NINETEEN (19), BLOCK FIVE (5), ELEDEN SUBDIVISION, UNIT XII, SITUATED IN THE CITY OF LAREDO, WEBB COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 27, PAGES 90-91, PLAT RECORDS OF WEBB COUNTY, TEXAS.
Reported Address: 2516 LA PARRA, 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: JPMorgan Chase Bank, National Association
Mortgage Servicer: JPMorgan Chase Bank, N.A.
Current Beneficiary: JPMorgan Chase Bank, National Association
Mortgage Servicer Address: PO Box 1015238, Columbus, OH 43219

FILED
JACQUE H. BARRA
COUNTY CLERK
WEBB COUNTY, TEXAS
JUN 30 AM 11:08
WD DEPUTY

SALE INFORMATION:

Date of Sale: Tuesday, the 6th day of September, 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

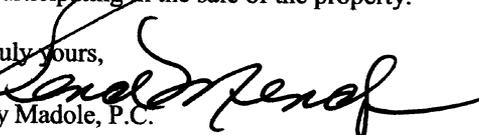
WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Sandra Mendoza, Arnold Mendoza, W.D. Larew, Colette Mayers, Stephen Mayers, Bob Dickerson, Troy Robinett, Frederick Britton, Evan Press, Jack Burns II, Kristie Alvarez, Julian Perrine, Kristi Knight, Zana 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;

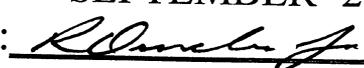
NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

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.

SEPTEMBER -2

Clerk: 

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 04/30/2010
Grantor(s): JUAN M. LIRA, AN UNMARRIED MAN
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR LEADER ONE FINANCIAL CORPORATION, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$94,251.00
Recording Information: Book 2927 Page 791 Instrument 1070063 ; re-recorded under Book 2968 Page 523 Instrument 1077626
Property County: Webb
Property: SITUATED IN WEBB COUNTY, TEXAS AND BEING THE SURFACE ESTATE OF LOT NUMBER FOUR (4), IN BLOCK NUMBER TEN (10), LOMAS DEL SUR SUBDIVISION, UNIT II, A SUBDIVISION SITUATED IN THE CITY OF LAREDO, AS PER PLAT RECORDED IN VOLUME 27, PAGE 19-20, WEBB COUNTY PLAT RECORDS.
Reported Address: 3901 KAREN COURT, LAREDO, TX 78046

MORTGAGE SERVICING INFORMATION:

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

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

BY
MD
DEPUTY
20 JUN 30 AM 11:07
WEBB COUNTY, TEXAS
JACQUEE R. INARRA
COUNTY CLERK
FILED

SALE INFORMATION:

Date of Sale: Tuesday, the 6th day of September, 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:

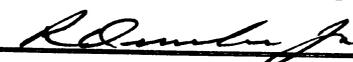
1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Sandra Mendoza, Arnold Mendoza, W.D. Larew, Colette Mayers, Stephen Mayers, Bob Dickerson, Troy Robinett, Frederick Britton, Evan Press, Jack Burns II, Kristie 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.

SEPTEMBER -3

Clerk: 

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

2016 JUN 30 AM 11:08
WEBB COUNTY, TEXAS
MARGIE R. BARRA
COUNTY CLERK
FILED
B-M-D
DEPUTY

DEED OF TRUST INFORMATION:

Date: 09/23/2005
Grantor(s): JOAQUIN CARRILLO AND SPOUSE, ANA B. CARRILLO
Original Mortgagee: WELLS FARGO BANK, NATIONAL ASSOCIATION
Original Principal: \$71,535.00
Recording Information: Book 1934 Page 281 Instrument 895028
Property County: Webb
Property:

THE SURFACE ESTATE ONLY IN AND TO LOT SIXTEEN (16), BLOCK THIRTEEN (13), QUIAL CREEK SUBDIVISION, PHASE 3, CITY OF LAREDO, WEBB COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 13, PAGE 43 AND VOLUME 13, PAGE 72, PLAT RECORDS OF WEBB COUNTY, TEXAS.

Reported Address: 9638 MALLARD LOOP, 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, 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 6th day of September, 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

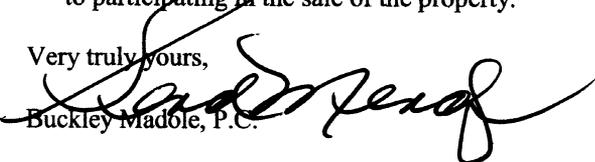
WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Sandra Mendoza, Arnold Mendoza, W.D. Larew, Colette Mayers, Stephen Mayers, Bob Dickerson, Troy Robinett, Frederick Britton, Evan Press, Jack Burns II, Kristie Alvarez, Julian Perrine, Kristi Knight, Zana 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.

SEPTEMBER -4

Clerk: 

NOTICE OF FORECLOSURE SALE

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

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

Deed of Trust/Contract for Foreclosure of Tax Lien

Dated: November 16, 2009
Indebtedness (original amount): \$8,802.56
Grantor: Yolanda Perez
Mortgagee: RioProp Ventures, LLC
Recorded: Document # 1056899 in the Real Property Records of Webb County, Texas

Tax Lien Transfer(s)

Recorded as Document # 1211820 in the Real Property Records of Webb County, Texas
Recorded as Document # 1087351 in the Real Property Records of Webb County, Texas
Recorded as Document # 1077694 in the Real Property Records of Webb County, Texas
Recorded as Document # 1218814 in the Real Property Records of Webb County, Texas
Recorded as Document # 1059202 in the Real Property Records of Webb County, Texas

PROPERTY

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

DATE OF SALE September 6, 2016

EARLIEST TIME SALE WILL BEGIN 1:00 pm

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

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

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

1336

MARGIE R. IBARRA
COUNTY CLERK
FILED
2016 JUL -5 PM 2:38
WEBB COUNTY, TEXAS
BY *[Signature]* DEPUTY

SEPTEMBER -5
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 July 5, 2016

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

BY RS
WEBB COUNTY, TEXAS
2016 JUL 11 AM 10:33
MARSHIE R. BARRA
COUNTY CLERK
FILED

Matter No.: 043777-TX

Date: July 8, 2016

County where Real Property is Located: Webb

ORIGINAL MORTGAGOR: HECTOR JESUS ARAIZA, JOINED HEREIN PRO FORMA BY HIS WIFE, CHRISTY LEE ARAIZA

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., SOLELY AS NOMINEE FOR AMCAP MORTGAGE LTD. DBA GOLD FINANCIAL SERVICES, ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: TOWNE MORTGAGE COMPANY

MORTGAGE SERVICER: TOWNE MORTGAGE COMPANY

DEED OF TRUST DATED 7/21/2015, RECORDING INFORMATION: Recorded on 7/23/2015, as Instrument No. 1239582, in Book 3827, Page 151,

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): THE SURFACE ESTATE ONLY IN AND TO LOT ONE (1), BLOCK TWO (2), SAN ISIDRO NORTHEAST LA CUESTA SUBDIVISION, PHASE 1, SITUATED IN THE CITY OF LAREDO, WEBB COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 32, PAGES 19-20, PLAT RECORDS OF WEBB COUNTY, TEXAS.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 9/6/2016, the foreclosure sale will be conducted in Webb County in the area of the courthouse designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 1:00 PM, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

TOWNE MORTGAGE COMPANY is acting as the Mortgage Servicer for TOWNE MORTGAGE COMPANY who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. TOWNE MORTGAGE COMPANY, as Mortgage Servicer, is representing the Mortgagee, whose address is:

TOWNE MORTGAGE COMPANY
340 E. Big Beaver Road, Suite 220
Troy, Michigan 48083

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

SEPTEMBER -6

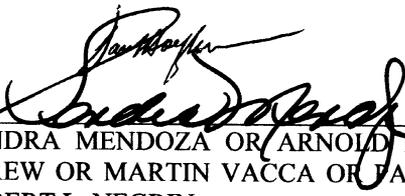


4583190

Clerk: RS

Matter No.: 043777-TX

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

By:  Substitute Trustee
SANDRA MENDOZA OR ARNOLD MENDOZA OR W.D.
LAREW OR MARTIN VACCA OR PAUL A. HOEFKER OR
ROBERT L. NEGRIN

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

6-A

NOTICE OF FORECLOSURE SALE

State of Texas §
 §
County of Webb §

2016 JUL 11 AM 10:40
WEBB COUNTY, TEXAS
FILED
MARGIE D. PARRA
COUNTY CLERK
BY *RS* DEPUTY

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

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

THE SURFACE ESTATE ONLY IN AND TO LOT ONE HUNDRED SEVENTY-SEVEN (177), BLOCK ELEVEN (11), LOWRY FARM SUBDIVISION, UNIT 3, SITUATED IN THE CITY OF LAREDO, WEBB COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 6, PAGE 32, PLAT RECORDS OF WEBB COUNTY, TEXAS.

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

Date: **September 6, 2016**
Time: The sale shall begin no earlier than **01:00 PM** or no later than three hours thereafter.
Place: **Webb County Courthouse in Laredo, Texas**, at the following location: the area designated by the Commissioners Court of **Laredo, Webb County, Texas**, pursuant to § 51.002 of the Texas Property Code as the place where foreclosure sales are to take place (if no such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

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

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

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

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

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

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

1002431-1

SEPTEMBER -7
Clerk: *R. Sanchez*

applicable property records to determine the nature and extent of such matters, if any.

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

4. **Type of Sale.** The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust executed by **Marie R. Villarreal, Jose D. Villarreal.**
5. **Obligations Secured.** The Deed of Trust is dated **September 30, 2009**, and is recorded in the office of the County Clerk of **Webb County, Texas**, in/under **Document Number 1051372, Official Public Records of Webb County, Texas.** The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to the promissory note in the original principal amount of **\$197,850.00**, executed by **Marie R. Villarreal, Jose D. Villarreal**, and payable to the order of **One Reverse Mortgage, LLC.**

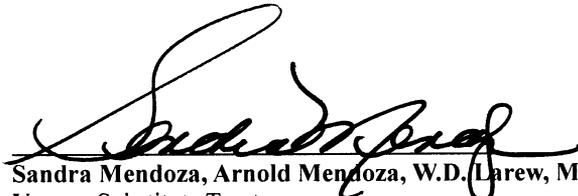
Original Mortgage: One Reverse Mortgage, LLC.

Current Mortgagee of Record: Bank of America, N.A. whose address is **14405 Walters Road, Suite 200, Houston, TX 77014.**

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

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

DATED July 11, 2016.


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

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

1002431-1

7-A

CAUSE NO. 2016CVF000296D3

IN RE: ORDER FOR FORECLOSURE
CONCERNING
1718 LOWRY RD
LAREDO, TX 78045

UNDER TEX.R.CIV.P.736

PETITIONER:

BANK OF AMERICA, N.A.

RESPONDENT(S):

MARIE R. VILLARREAL AND
JOSE D. VILLARREAL

IN THE DISTRICT COURT OF

WEBB COUNTY, TEXAS

341ST JUDICIAL DISTRICT

Sara Lopez
DISTRICT CLERK
WEBB COUNTY, TEXAS
MARCH 23 2016

HOME EQUITY FORECLOSURE ORDER

1. On this day, the Court considered Petitioners' Motion for a Default Order granting its application for an expedited foreclosure order under Rule 736. Petitioner's application complies with the requirements of Texas Rule of Civil Procedure 736.1.
2. The name and last known addresses of each Respondent subject to this order is Marie R. Villarreal 1718 Lowry Rd, Laredo, TX 78045 and Jose D. Villarreal 1718 Lowry Rd, Laredo, TX 78045. Each Respondent was properly served with the citation, but none filed a response within the time required by law. The return of service for each Respondent has been on file with the court for at least ten (10) days.
3. The property that is the subject of this foreclosure proceeding is commonly known as 1718 Lowry Rd, Laredo, TX 78045 with the following legal description:

THE SURFACE ESTATE ONLY IN AND TO LOT ONE HUNDRED SEVENTY-SEVEN (177), BLOCK ELEVEN (11), LOWRY FARM SUBDIVISION, UNIT 3, SITUATED IN THE CITY OF LAREDO, WEBB COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 6, PAGE 32, PLAT RECORDS OF WEBB COUNTY, TEXAS.
4. The lien to be foreclosed is indexed or recorded at Document Number 1051372 and recorded in the real property records of Webb County, Texas.

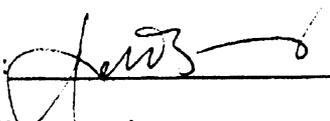
5. The material facts establishing Respondent's default are alleged in Petitioner's application and the supporting affidavit. Those facts are adopted by the court and incorporated by reference in this Order.
6. Based on the affidavit of the Petitioner, no Respondent subject to this order is protected from foreclosure by the Servicemembers Civil Act, 50 U.S.C. App. § 501 et seq.
7. Therefore, the Court grants Petitioner's Motion for a Default Order under the Texas Rules of Civil Procedure 736.7 and 736.8. Petitioner may proceed with foreclosure of the property described above in accordance with applicable law and the loan agreement sought to be foreclosed.
8. This Order is not subject to a motion for rehearing, new trial, bill of review or appeal. Any challenge to this Order must be made in a separate, original proceeding filed in accordance with Texas Rule of Civil Procedure 736.8.

SIGNED THIS 31 day of May, 2016

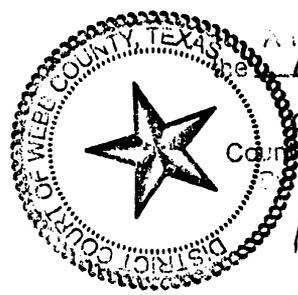


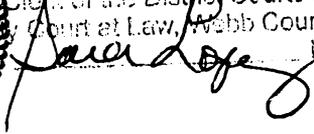
JUDGE PRESIDING

APPROVED AS TO FORM:

By: 

Jeffrey B. Lewis
 Texas Bar No. 12290000
 Robertson Anschutz Vettors
 10333 Richmond Avenue, Suite 550
 Houston, TX 77042
 Tel. 713-244-1360
 Fax (713) 888-2703
 jlewis@ravdocs.com
 ATTORNEY FOR PETITIONER



As a copy of the original, I certify
15 day of June, 2016
 ROTHEN DEGOLLADO
 Clerk of the District Courts and
 County Court at Law, Webb County, Texas
 Deputy

Our File Number: 16-06932
Name: ROXANA GARCIA, AN UNMARRIED PERSON

NOTICE OF TRUSTEE'S SALE

WHEREAS, on May 28, 2014, ROXANA GARCIA, AN UNMARRIED PERSON, executed a Deed of Trust/Security Instrument conveying to THOMAS E. BLACK JR., as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. SOLELY AS NOMINEE FOR CMG MORTGAGE, INC DBA CMG FINANCIAL, #1820, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 1202412, in Book 3622, at Page 540, 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, SEPTEMBER 6, 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:

THE SURFACE ESTATE ONLY IN AND TO LOT FIFTEEN (15), BLOCK THREE (3), CUATRO VIENTOS SUR SUBDIVISION, PHASE V, SITUATED IN THE CITY OF LAREDO, WEBB COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 28, PAGES 68-68A, PLAT RECORDS OF WEBB COUNTY, TEXAS.

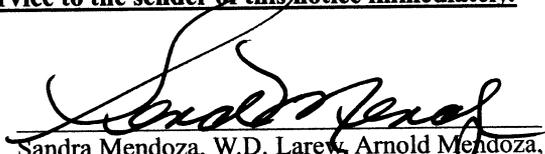
Property Address: 4104 ALEMANY STREET
LAREDO, TX 78046
Mortgage Servicer: CENLAR FSB
Noteholder: PINGORA LOAN SERVICING, LLC
425 PHILLIPS BOULEVARD
EWING, NJ 08618

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 11th day of July, 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

SEPTEMBER -8

Clerk: 

2016 JUL 11 AM 10:42
WEBB COUNTY, TEXAS
MARGIE R. BARBA
COUNTY CLERK
FILED

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 11 AM 10:44
WEBB COUNTY, TEXAS
FILED
MARGIE P. BARRA
COUNTY CLERK

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

Date: September 06, 2016

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

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

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

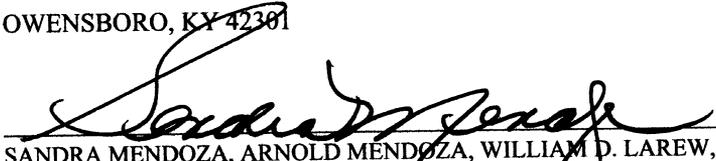
3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated February 13, 2004 and recorded in Document VOLUME 1549, PAGE 175; AS AFFECTED BY VOLUME 1556, PAGE 578 AND LOAN MODIFICATION AGREEMENT VOLUME 2718, PAGE 883 real property records of WEBB County, Texas, with DOROTEO SANDOVAL AND BLANCA D SANDOVAL, grantor(s) and VALLEY MORTGAGE COMPANY, INC., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by DOROTEO SANDOVAL AND BLANCA D SANDOVAL, securing the payment of the indebtednesses in the original principal amount of \$102,515.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. U.S. BANK NATIONAL ASSOCIATION 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. U.S. BANK NATIONAL ASSOCIATION, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o U.S. BANK NATIONAL ASSOCIATION
4801 FREDERICA ST
OWENSBORO, KY 42301



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, RISTI 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: _____

SEPTEMBER -9

Clerk: 



NOS0000006093819



LOT NINE (9), BLOCK ONE (1), WOLF CREEK SUBDIVISION, SITUATED IN THE CITY OF LAREDO, WEBB COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 17, PAGE 58, PLAT RECORDS OF WEBB COUNTY, TEXAS.

9-A



NOS0000006093819

Current Borrower: JOSE L. MENDEZ JR., AND SPOUSE, VERONICA ORTEGA MENDEZ
MH File Number: TX-16-27848-FC
VA/FHA/PMI Number:
Loan Type: FHA
Property Address: 1855 STONE FIELD LN, LAREDO, TX 78045

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
5/17/2013

Grantor(s)/Mortgagor(s):
JOSE L. MENDEZ JR., AND SPOUSE,
VERONICA ORTEGA MENDEZ

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC. ("MERS") SOLELY AS A
NOMINEE FOR GARDNER FINANCIAL
SERVICES, LTD., A TEXAS LIMITED
PARTNERSHIP, ITS SUCCESSORS AND
ASSIGNS

Current Beneficiary/Mortgagee:
JPMorgan Chase Bank, National Association

Recorded in:
Volume: 3471
Page: 614
Instrument No: 1175529

Property County:
WEBB

Mortgage Servicer:
JPMorgan Chase Bank, National Association is
representing the Current Beneficiary/Mortgagee
under a servicing agreement with the Current
Beneficiary/Mortgagee.

Mortgage Servicer's Address:
1111 Polaris Parkway, Columbus, OH 43240

Legal Description: THE SURFACE ESTATE ONLY IN AND TO LOT TWENTY-EIGHT (28), BLOCK TWO (2), WOODRIDGE HEIGHTS SUBDIVISION, UNIT II, SITUATED IN THE CITY OF LAREDO, WEBB COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 25, PAGE 3, PLAT RECORDS OF WEBB COUNTY, TEXAS.

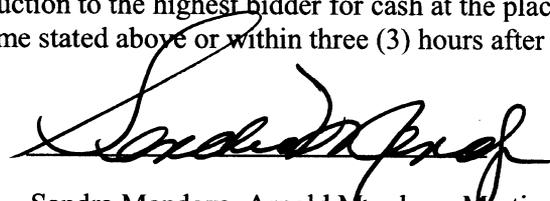
Date of Sale: 9/6/2016

Earliest Time Sale Will Begin: 1:00PM

Place of Sale of Property: 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 IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

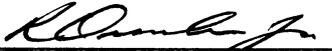
The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

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



Sandra Mendoza, Arnold Mendoza, 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

SEPTEMBER -10

Clerk: 

2016 JUL 11 AM 10:57
WEBB COUNTY, TEXAS
BY 20 DEPUTY
MARQUE R. IDARRA
COUNTY CLERK
FILED

NATIONSTAR MORTGAGE LLC (CXE)
MARTINEZ, ELOY
2105 DON PASQUAL COURT, LAREDO, TX 78045

FHA 495-7963677-703
Our File Number: 14-019127

BY RO
WEBB COUNTY, TEXAS
2016 JUL 11 AM 10:02
MARGIE R. BARRO
COUNTY CLERK
FILED

NOTICE OF TRUSTEE'S SALE

WHEREAS, on June 25, 2008, ELOY MARTINEZ, JOINED HEREIN PRO FORMA BY HIS WIFE, LINDA PRISCILLA MARTINEZ, as Grantor(s), executed a Deed of Trust conveying to JON MULKIN, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR COMPASS BANK 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 1009526 Volume Vol 2613, Page 696, 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

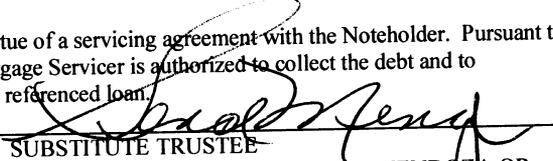
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, **September 6, 2016** between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, I will sell said Real Estate in the area designated by the Commissioners Court, of **Webb** county, 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:

THE SURFACE ESTATE ONLY IN AND TO LOT THIRTEEN (13), BLOCK SIX (6), SAN ISIDRO TAOS SUBDIVISION UNIT III, CITY OF LAREDO, WEBB COUNTY, TEXAS, ACCORDING TO AMENDED PLAT THEREOF RECORDED IN VOLUME 24, PAGE 51, PLAT RECORDS OF WEBB COUNTY, TEXAS.

Property Address: 2105 DON PASQUAL COURT
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.


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 _____

COUNTY OF _____

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____,
20____.

NOTARY PUBLIC in and for _____
COUNTY,
My commission expires: _____

SEPTEMBER -11

Clerk: 

Current Borrower: JOSE LUIS OCHOA JR. AND PAOLA S. OCHOA, HUSBAND AND WIFE
MH File Number: TX-15-26710-FC
VA/FHA/PMI Number:
Loan Type: FHA
Property Address: 9921 MAHIN DRIVE, LAREDO, TX 78045-0000

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
5/13/2009

Grantor(s)/Mortgagor(s):
JOSE LUIS OCHOA JR. AND PAOLA S. OCHOA, HUSBAND AND WIFE

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR SFMC, LP DBA SERVICE FIRST MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS

Current Beneficiary/Mortgagee:
BANK OF AMERICA, N.A.

Recorded in:
Volume: 2758
Page: 494
Instrument No: 1037925

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 75074

Legal Description: SITUATED IN WEBB COUNTY, TEXAS AND BEING THE SURFACE ONLY OF LOT NUMBER FIVE (5), IN BLOCK NUMBER TWO (2), KHALEDI HEIGHTS SUBDIVISION - UNIT 2, A SUBDIVISION IN THE CITY OF LAREDO, AS PER PLAT RECORDED IN VOLUME 27, PAGES 77-78A WEBB COUNTY PLAT RECORDS.

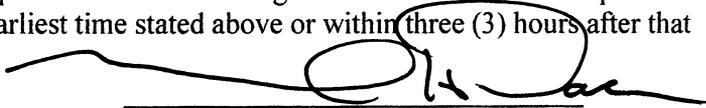
Date of Sale: 9/6/2016

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.


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

2016 JUL 12 PM 2:48
WEBB COUNTY, TEXAS
BY  DEPUTY
MARSIE R. IBARRA
COUNTY CLERK
FILED

SEPTEMBER -12

Clerk: 

MARGIE R. BARRA
COUNTY CLERK
FILED

2016 JUL 12 PM 2:49
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: THE SURFACE ESTATE ONLY IN AND TO LOT FIVE (5), BLOCK NINE (9), PLANNED UNIT DEVELOPMENT, CONCORD HILLS COMMUNITY-PHASE V, SITUATED IN THE CITY OF LAREDO, WEBB COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 19, PAGE 72, PLAT RECORDS OF WEBB COUNTY, TEXAS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 10/31/2001 and recorded in Document 744534 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: 09/06/2016

Time: 01:00 PM

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

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

5. Obligations Secured. The Deed of Trust executed by FILOMENO MARTINEZ AND NOELIA MARTINEZ, provides that it secures the payment of the indebtedness in the original principal amount of \$97,429.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Ocwen Loan Servicing, LLC is the current mortgagee of the note and deed of trust and OCWEN LOAN SERVICING, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is Ocwen Loan Servicing, LLC c/o OCWEN LOAN SERVICING, LLC, 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409 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.

"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: July 15th 2016

Deed of Trust

Date: June 5, 2015

Grantor: Thania D. Guerra Chapa

Grantor's County: Webb

Beneficiary: John C. Speer and wife, Yolanda O. Speer

Trustee: Sigifredo Perez, III

Recording Information: Vol. 3814, pp. 835, Official Public Records of Real Property of Webb County, Texas.

MARCELO BARRERA
COUNTY CLERK
FILED
2015 JUN 20 AM 10:33
WEBB COUNTY TEXAS
BY: *PS* DEPUTY

Property: **Situated in Webb County, Texas and being Unit Number Two (2), in Building "A", of the SAN JOSE CONDOMINIUMS and the airspace encompassed by the boundaries thereof according to that certain Declaration and Exhibits attached thereto recorded in Volume 1095, Pages 1-55, Webb County Real Property Records; Refined by instrument recorded in Volume 4, Pages 58-112, Webb County Condominium Records, to which reference is hereby made for all purposes, together with an undivided 7.7039 percent interest in and to the common elements, and limited common elements as set forth in the Declaration. The SAN JOSE CONDOMINIUMS are situated on that certain tract of land more particularly described in the Declaration.**

Date of Sale of Property (First Tuesday of month): September 6, 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.

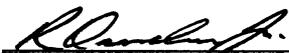
Place of Sale of Property: **At the area outside the northwest (parking garage), 1st Floor entrance to the Webb County Justice Center, located at 1110 Victoria Street, Laredo, Webb County, Texas 78040.**

Because of default in performance of the obligations of the deed of trust described above, Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt's assumption secured by the deed of trust to secure assumption. 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
Substitute Trustee

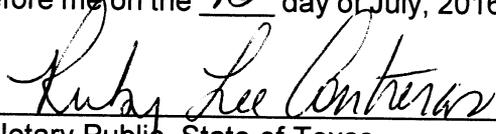
SEPTEMBER -14

Clerk: 

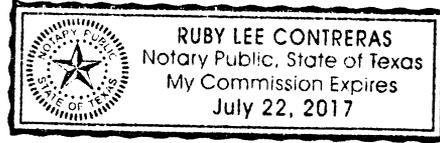
THE STATE OF TEXAS *

COUNTY OF WEBB *

This instrument was acknowledged before me on the 15th day of July, 2016, by LETICIA L. MARTINEZ, Substitute Trustee.



Notary Public, State of Texas.



14-A

NOTICE OF SUBSTITUTE TRUSTEE'S SALE JUL 20 AM 10:42

WEBB COUNTY, TEXAS

STATE OF TEXAS §

COUNTY OF WEBB §

BY:  DEPUTY

WHEREAS, by that certain Deed of Trust (the "Deed of Trust") dated May 31, 2013, PLACIDO RODRIGUEZ POLANCO ("Mortgagor") conveyed certain real property (the "Property") to David Z. Conoly, P.C., Trustee for JUAN M. GARZA; and,

WHEREAS, the Property is more particularly described as follows:

The Surface Only of Lot Number Thirteen (13), Block Six (6), Las Misiones Subdivision, Unit II, situated in the City of Laredo, Webb County, Texas, according to plat thereof recorded in Volume 25, Page 156, Plat Records of Webb County, Texas.

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

WHEREAS, the above described Deed of Trust is recorded in Volume 3447 at Page 426 et seq., of the Official Public Records of Webb County, Texas, and,

WHEREAS, the Deed of Trust pledged the Property to secure the payment of that one certain Real Estate Lien Note of even date therewith, executed by Mortgagor and payable to the order of JUAN M. GARZA, the beneficiary under the Deed of Trust in the original principal amount of \$78,000.00 (the "Note"), and any and all other indebtedness secured and described in the Deed of Trust; and

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

WHEREAS, JUAN M. GARZA, the beneficiary, intends to have the power of sale set

SEPTEMBER -15

Clerk: 

forth in the Deed of Trust enforced; and

WHEREAS, JUAN M. GARZA the beneficiary under the Deed of Trust, has appointed SIGIFREDO PEREZ, III as Substitute Trustee, to enforce the power of sale under the Deed of Trust for the purpose of collecting the indebtedness set forth therein after giving notice of the time, place and terms of said sale;

WHEREAS, JUAN M. GARZA, the beneficiary under the Deed of Trust and the owner and holder of the indebtedness thereby secured, has directed the Substitute Trustee, or his successor, to enforce the power of sale under the Deed of Trust for the purpose of collecting the indebtedness set forth therein after giving notice of the time, place and terms of said sale, and the Property to be sold, pursuant to the Deed of Trust and the Laws of the State of Texas;

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

EXECUTED on this 19th day of July, 2016.

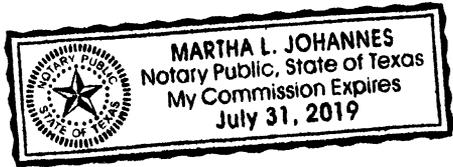


SIGIFREDO PEREZ, III

STATE OF TEXAS §

COUNTY OF WEBB §

This instrument was acknowledged before me on this 19th day of July, 2016 by SIGIFREDO PEREZ, III.





Notary Public, State of Texas

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

MARGIE R IBARRA
COUNTY CLERK
FILED

2016 JUL 21 AM 9:50
WEBB COUNTY, TEXA
BY *Ro* DEPUTY

Matter No.: 035812-TX

Date: July 20, 2016

County where Real Property is Located: Webb

ORIGINAL MORTGAGOR: JUAN CARLOS CRUZ, A MARRIED MAN AND ALIS Y. ROBLES, SIGNING PRO FORMA TO PERFECT LIEN ONLY

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., AS NOMINEE FOR SFMC, LP DBA SERVICE FIRST MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: SFMC, LP DBA SERVICE FIRST MORTGAGE COMPANY

MORTGAGE SERVICER: SFMC, LP DBA SERVICE FIRST MORTGAGE COMPANY

DEED OF TRUST DATED 8/26/2014, RECORDING INFORMATION: Recorded on 8/29/2014, as Instrument No. 1210956, in Book 3668, Page 200,

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): SITUATED IN WEBB COUNTY, TEXAS AND BEING THE SURFACE ONLY OF LOT NUMBER ELEVEN (11), IN BLOCK NUMBER FOUR (4), AQUERO SUBDIVISION, PHASE I, A SUBDIVISION SITUATED IN THE CITY OF LAREDO, AS PER PLAT RECORDED IN VOLUME 28, PAGES 95, 95A AND 95B, WEBB COUNTY PLAT RECORDS.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 9/6/2016, the foreclosure sale will be conducted in Webb County in the area of the courthouse designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 1:00 PM, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

SFMC, LP DBA SERVICE FIRST MORTGAGE COMPANY is acting as the Mortgage Servicer for SFMC, LP DBA SERVICE FIRST MORTGAGE COMPANY who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. SFMC, LP DBA SERVICE FIRST MORTGAGE COMPANY, as Mortgage Servicer, is representing the Mortgagee, whose address is:

SFMC, LP DBA SERVICE FIRST MORTGAGE COMPANY
2105 Waterview Pkwy, Ste 102
Richardson, TX 75080

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

SEPTEMBER -16

Page 1 of 2

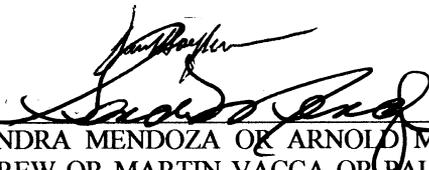
Clerk: *RO*



4584973

Matter No.: 035812-TX

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

By:  Substitute Trustee
SANDRA MENDOZA OR ARNOLD MENDOZA OR W.D.
LAREW OR MARTIN VACCA OR PAUL A. HOEFKER OR
ROBERT L. NEGRIN

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

100-A

MARIE B. IBARRA
COUNTY CLERK
FILED

2016 JUL 21 AM 9:51
WEBB COUNTY TEXAS
BY *[Signature]* DEPUTY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WEBB County
Deed of Trust Dated: November 21, 2005
Amount: \$135,040.00
Grantor(s): PATRICIA ORTEGA

Original Mortgagee: DECISION ONE MORTGAGE COMPANY, LLC
Current Mortgagee: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE HOME EQUITY ASSET TRUST 2006-3 HOME EQUITY PASS-THROUGH CERTIFICATES, SERIES 2006-3

Mortgagee Servicer and Address: c/o SELECT PORTFOLIO SERVICING, INC., 3217 South Decker Lake Drive, Salt Lake City, UT 84119
Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property

Recording Information: Document No. 901478

Legal Description: SITUATED IN WEBB COUNTY, TEXAS, AND BEING THE SURFACE ONLY OF LOT NUMBER THREE (3), IN BLOCK THREE (3), CUATRO VIENTOS NORTE SUBDIVISION, PHASE III, AS PER PLAT RECORDED IN VOLUME 24, PAGE 97, WEBB COUNTY PLAT RECORDS.

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

Earliest Time Sale Will Begin: 1:00 PM

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

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

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

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

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

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

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

[Signature]
SARAH ROBBINS, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2015-002952

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

SEPTEMBER -17
Clerk: *[Signature]*

MARQUE R. IBARRA
COUNTY CLERK
FILED

2016 JUL 21 AM 9:51

WEBB COUNTY, TEXAS

RY  DEPUTY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WEBB County

Deed of Trust Dated: July 28, 2006

Amount: \$143,912.00

Grantor(s): EDUARDO VALLS and LILIA VALLS

Original Mortgagee: FIRST FRANKLIN A DIVISION OF NAT. CITY BANK OF IN

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

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

Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property

Recording Information: Document No. 930834

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

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

Earliest Time Sale Will Begin: 1:00 PM

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

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

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

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

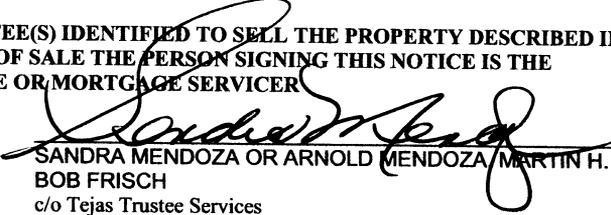
NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever,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

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

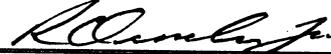
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER



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


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

SEPTEMBER -18

Clerk: 

Current Borrower: ROLANDO BAUTISTA, MARRIED JESSICA L. BAUTISTA, MARRIED
MH File Number: TX-16-27976-FC
VA/FHA/PMI Number:
Loan Type: FreddieMac
Property Address: 4203 TOLUCA ST, LAREDO, TX 78046

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
8/22/2007

Original Beneficiary/Mortgagee:
JPMORGAN CHASE BANK, N.A.

Recorded in:
Volume: 2437
Page: 326
Instrument No: 978324

Mortgage Servicer:
Nationstar Mortgage LLC is representing the
Current Beneficiary/Mortgagee under a servicing
agreement with the Current Beneficiary/Mortgagee.

Legal Description: 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 TWENTY-EIGHT (28), BLOCK TWENTY-SIX (26), LOS PRESIDENTES, UNIT 7, SITUATED IN THE CITY OF LAREDO, WEBB COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 13, PAGE 32, PLAT RECORDS OF WEBB COUNTY, TEXAS.

Date of Sale: 9/6/2016

Grantor(s)/Mortgagor(s):
ROLANDO BAUTISTA, MARRIED JESSICA L.
BAUTISTA, MARRIED

Current Beneficiary/Mortgagee:
Nationstar Mortgage LLC

Property County:
WEBB

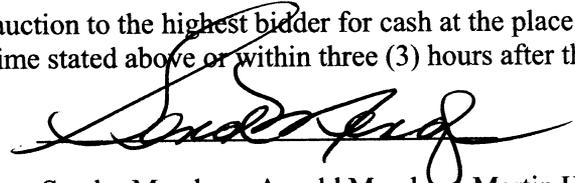
Mortgage Servicer's Address:
8950 Cypress Waters Blvd., Coppel, TX 75019

Earliest Time Sale Will Begin: 1:00PM

Place of Sale of Property: 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 IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

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

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



Sandra Mendoza, Arnold Mendoza, 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

SEPTEMBER -19

Clerk: 

MARGIE R. IBARRA
COUNTY CLERK
FILED

2016 JUL 21 AM 9:55
WEBB COUNTY, TEXAS
DEPUTY

MARGIE R. IBARRA
COUNTY CLERK
FILED

Notice of Foreclosure Sale

2016 JUL 25 AM 10:20

July 19, 2016

WEBB COUNTY, TEXAS

Deed of Trust ("Deed of Trust"):

Seth Mungo
DEPUTY

Dated: August 2, 2011

Grantor: Juan Castillo and Jessica Castillo

Trustee: Miguel Angel Flores

Lender: Villas del Santander

Recorded in: Volume 3142, Page 374 of the real property records of Webb County, Texas

Legal Description: THE SURFACE ONLY of Lot Number Five (5), in Block Number Eleven (11), Lomas Del Sur City of Laredo, County of Webb, Texas..

Secures: Promissory Note ("Note") in the original principal amount of \$31,400.00, executed by Juan Castillo and Jessica Castillo ("Borrower") and payable to the order of Lender

Property: The real property, improvements, and personal property described in and mortgaged in the Deed of Trust, including the real property described in the attached Exhibit A, and all rights and appurtenances thereto

Substitute Trustee: Jesus M. Dominguez

Substitute Trustee's

Address: 201 W Hillside Ste 17, Laredo, Texas, 78041

Foreclosure Sale:

Date: Tuesday, September 6, 2016

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 am and not later than three hours thereafter.

Place: 1110 Victoria at the area outside the Northwest (parking garage) 1st floor entrance to the Webb County Justice

SEPTEMBER -20

Clerk: *Seth Mungo*

Center

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

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Villas del Santander, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

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

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

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

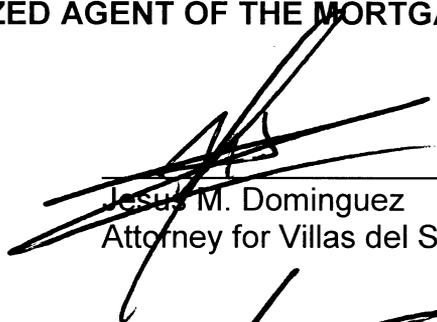
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain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

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

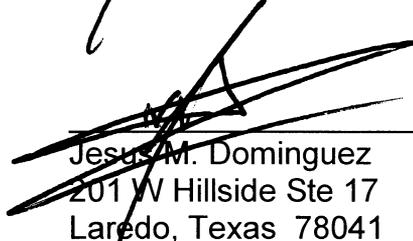
Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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

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.



Jesus M. Dominguez
Attorney for Villas del Santander, LLC



Jesus M. Dominguez
201 W Hillside Ste 17
Laredo, Texas 78041
Telephone (956) 728-1477
Telecopier (956) 728-1491

MARGIE R. IBARRA
COUNTY CLERK
FILED

Notice of Foreclosure Sale

July 19, 2016

2016 JUL 25 AM 10:20

Deed of Trust ("Deed of Trust"):

WEBB COUNTY, TEXAS

Dated: August 2, 2011

BY Sarah M. Ibarra DEPUTY

Grantor: Juan Castillo and Jessica Castillo

Trustee: Miguel Angel Flores

Lender: Villas del Santander

Recorded in: Volume 3142, Page 383 of the real property records of Webb County, Texas

Legal Description: THE SURFACE ONLY of Lot Number Six (6), in Block Number Eleven (11), Lomas Del Sur City of Laredo, County of Webb, Texas..

Secures: Promissory Note ("Note") in the original principal amount of \$29,600.00, executed by Juan Castillo and Jessica Castillo ("Borrower") and payable to the order of Lender

Property: The real property, improvements, and personal property described in and mortgaged in the Deed of Trust, including the real property described in the attached Exhibit A, and all rights and appurtenances thereto

Substitute Trustee: Jesus M. Dominguez

Substitute Trustee's Address: 201 W Hillside Ste 17, Laredo, Texas, 78041

Foreclosure Sale:

Date: Tuesday, September 6, 2016

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 am and not later than three hours thereafter.

Place: 1110 Victoria at the area outside the Northwest (parking garage) 1st floor entrance to the Webb County Justice

SEPTEMBER -21

Clerk: Sarah M. Ibarra

Center

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

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Villas del Santander, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

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

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

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

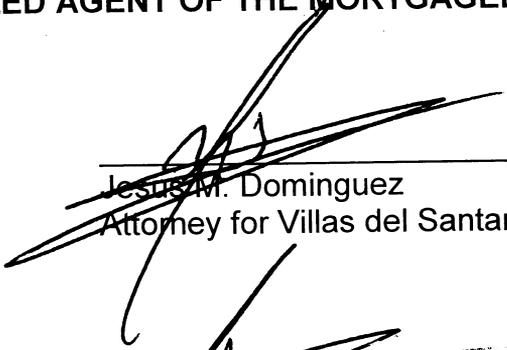
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain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

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

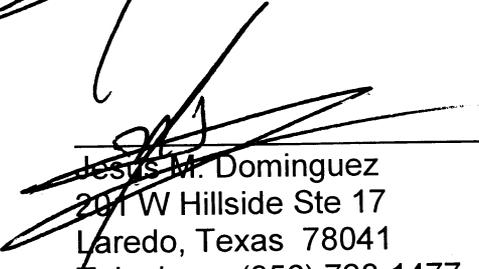
Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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

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.



Jesus M. Dominguez
Attorney for Villas del Santander, LLC



Jesus M. Dominguez
201 W Hillside Ste 17
Laredo, Texas 78041
Telephone (956) 728-1477
Telecopier (956) 728-1491

21-B

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

2016 JUL 25 PM 12:53

MARGIE R. IBARRA
COUNTY CLERK
FILED

WEBB COUNTY, TEXAS
JMR DEPUTY

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

Date: September 06, 2016

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

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

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated May 29, 2007 and recorded in Document VOLUME 2369, PAGE 765; AS AFFECTED BY VOLUME 3614, PAGE 120 real property records of WEBB County, Texas, with ROLANDO TAMEZ AND ROBIN PALOMARES, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by ROLANDO TAMEZ AND ROBIN PALOMARES, securing the payment of the indebtednesses in the original principal amount of \$113,376.00, 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, 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. 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 354333/scra.military.orders@chase.com

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: _____

SEPTEMBER -22
Clerk: JMR



EXHIBIT "A"

LOT THIRTY-SEVEN (37), BLOCK NINE (9), CUATRO VIENTOS NORTE SUBDIVISION, PHASE IV, SITUATED IN THE CITY OF LAREDO, WEBB COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 26, PAGE 19, PLAT RECORDS OF WEBB COUNTY, TEXAS

22 -A



NOS00000006138481

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 12:53

MARGIE R IBARRA
COUNTY CLERK
FILED

VMR
DEPUTY

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

Date: September 06, 2016

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

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

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated August 25, 2011 and recorded in Document VOLUME 3138, PAGE 707 real property records of WEBB County, Texas, with JUAN R. VIDAURRI, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JUAN R. VIDAURRI, securing the payment of the indebtednesses in the original principal amount of \$97,454.00, 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: _____

SEPTEMBER -23

Clerk: VMR



EXHIBIT "A"

THE SURFACE ESTATES ONLY IN AND TO LOT TWENTY-THREE (23), BLOCK THIRTEEN (13), INDIAN SUNSET SUBDIVISION, PHASE 3, SITUATED IN THE CITY OF LAREDO, WEBB COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 18, PAGE 90, PLAT RECORDS OF WEBB COUNTY, TEXAS.

23-A



NOS00000006139471

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 12:51
WEBB COUNTY, TEXAS
CLERK
MARGIE R. IBARRA
FILED

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

Date: September 06, 2016

Time: The sale will begin at 1:00PM or not later than three hours after that time.

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

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

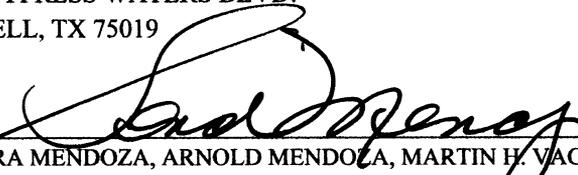
3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated January 05, 2007 and recorded in Document CLERK'S FILE NO. 950935 real property records of WEBB County, Texas, with CYNTHIA V. MARTINEZ, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by CYNTHIA V. MARTINEZ, securing the payment of the indebtednesses in the original principal amount of \$76,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR FIRST FRANKLIN MORTGAGE LOAN TRUST 2007-1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-1 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. NATIONSTAR MORTGAGE, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o NATIONSTAR MORTGAGE, LLC
8950 CYPRESS WATERS BLVD.
COPPELL, TX 75019


SANDRA MENDOZA, ARNOLD MENDOZA, MARTIN H. VACCA OR WILLIAM D. LAREW
Substitute Trustee

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

Certificate of Posting

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

Declarants Name: _____
Date: _____

SEPTMBER -24
Clerk: VMR



EXHIBIT "A"

LOT 20, BLOCK 9, FREEDOM PARK SUBDIVISION, PHASE 3, SITUATED IN THE CITY OF LAREDO, WEBB COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 25, PAGE 101, MAP/PLAT RECORDS, WEBB COUNTY, TEXAS.

24-A



NOS0000006160717

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
MARCOE R. IBARRA
COUNTY CLERK
FILED
VMMR
DEPUTY

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

Date: September 06, 2016

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

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

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

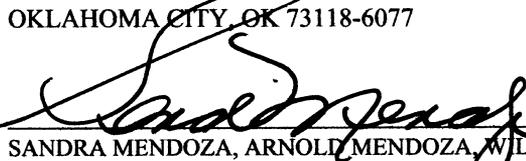
3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated June 07, 1999 and recorded in Document VOLUME 783, PAGE 464 real property records of WEBB County, Texas, with GABRIEL ADAN GUERRA AND MARIA DE LOS ANGELES MARTINEZ, grantor(s) and ADVANTAGE INVESTORS MORTGAGE CORPORATION, A TEXAS CORPORATION, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by GABRIEL ADAN GUERRA AND MARIA DE LOS ANGELES MARTINEZ, securing the payment of the indebtednesses in the original principal amount of \$71,401.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. MIDFIRST BANK is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

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


SANDRA MENDOZA, ARNOLD MENDOZA, WILLIAM 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: _____

Clerk: SEPTEMBER -25
VMMR



EXHIBIT "A"

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

25-A



NOS00000006161947

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.

MARQUEE R. IBARRA
COUNTY CLERK
FILED

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

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

Date: September 06, 2016

Time: The sale will begin at 1:00PM or not later than three hours after that time.

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

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

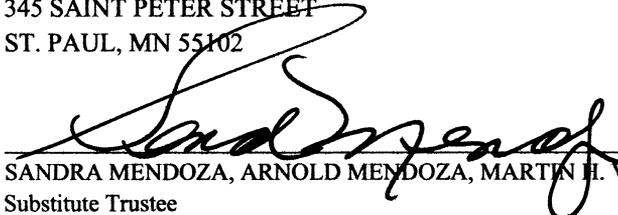
3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated March 03, 2005 and recorded in Document CLERK'S FILE NO. 869973 real property records of WEBB County, Texas, with VICTOR SAMUAL BENAVIDES AND JUANA M. GONZALEZ, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by VICTOR SAMUAL BENAVIDES AND JUANA M. GONZALEZ, securing the payment of the indebtednesses in the original principal amount of \$64,354.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. DITECH FINANCIAL 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. DITECH FINANCIAL LLC F/K/A GREEN TREE SERVICING LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o DITECH FINANCIAL LLC F/K/A GREEN TREE SERVICING LLC
345 SAINT PETER STREET
ST. PAUL, MN 55102


SANDRA MENDOZA, ARNOLD MENDOZA, MARTIN H. VACCA OR WILLIAM D. LAREW
Substitute Trustee

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

Certificate of Posting

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

Declarants Name: _____
Date: _____

SEPTEMBER -26
Clerk: V.M.R.



EXHIBIT "A"

SITUATED IN WEBB COUNTY, TEXAS, AND BEING THE SURFACE ONLY OF LOT NUMBER TWENTY SEVEN (27), IN BLOCK NUMBER THIRTEEN (13), CUATRO VIENTOS NORTE SUBDIVISION, PHASE II, A SUBDIVISION SITUATED IN THE CITY OF LAREDO, AS PER PLAT RECORDED IN VOLUME 24, PAGE 9, WEBB COUNTY PLAT RECORDS.

26-A



NOS20120031405162

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: LOT TWELVE (12) AND THE WEST ONE-HALF OF LOT ELEVEN (W. 1/2 OF 11), BLOCK ONE THOUSAND ONE HUNDRED THIRTY-EIGHT (1138), EASTERN DIVISION, SITUATED IN THE CITY OF LAREDO, WEBB COUNTY, TEXAS, AS PER THE THREADGILL REPLAT OF SAID BLOCK RECORDED IN VOLUME 1, PAGE 112, PLAT RECORDS OF WEBB COUNTY, TEXAS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 11/08/2010 and recorded in Book 3017 Page 553 Document 1087486 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:

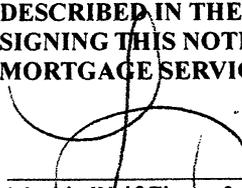
- Date: 09/06/2016
- Time: 10:00 AM
- Place: Webb County Courthouse, Texas at the following location: THE AREA JUST OUTSIDE THE NORTHWEST (PARKING GARAGE) 1st FLOOR ENTRANCE TO THE WEBB COUNTY JUSTICE CENTER, 1110 VICTORIA STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

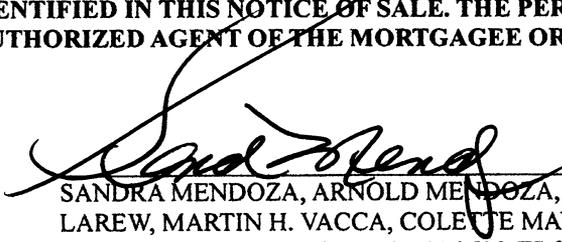
4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of 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 JAVIER GUTIERREZ, JR. AND JUDITH G. GUTIERREZ AND MONICA GUTIERREZ, provides that it secures the payment of the indebtedness in the original principal amount of \$160,340.00, 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 CARRINGTON MORTGAGE SERVICES LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is BANK OF AMERICA, N.A. c/o CARRINGTON MORTGAGE SERVICES LLC, 1600 South Douglass Road, Suite 200-A, Anaheim, CA 92806 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, 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
 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, 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.

SEPTEMBER -27
Clerk: RR

BY RR DEPUTY
 WEBB COUNTY, TEXAS
 2016 JUL 25 PM 1:30
 MARQUEE BARRA
 COUNTY CLERK
 FILED

THIS NOTICE WAS SENT BY DULCE ENRIQUEZ, Laredo Horizons Development Corp, 1802 S. ZAPATA HWY., LAREDO, TEXAS 78046 WHOSE PHONE NUMBER IS 956-568-1846.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

PURSUANT to authority conferred upon me by that certain Wraparound Deed of Trust executed by Marco Antonio Molina and Michelle Andrea Delgado of Webb County, Texas dated July 2nd 2014 and recorded in Volume 3667 at Page 709-719 of the Official Public Records of Webb County, Texas, and by that certain Appointment of Substitute Trustee executed by R.M.H- Los Jueces, LLC. and duly recorded in the Official Public Records of Webb County, Texas, I will, as Substitute Trustee for R.M.H- Los Jueces, LLC, a Texas Limited Liability Company, Beneficiary under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of R.M.H- Los Jueces, LLC, the holder of said indebtedness, default having been made in the payment thereof, sell on TUESDAY, September 6th , 2016 that being the FIRST TUESDAY of said month, at public auction to the highest bidder, for cash, at the area outside the northwest (parking garage) 1st floor entrance to the Webb County Justice Center, 1110 Victoria Street, Laredo, Texas, between the hours of ten o'clock a.m. and four o'clock p.m. of that day, the following described property situated in Webb County, Texas, to-wit:

The Surface Only of Lot Number Thirteen (13), in Block Number Nine (9), Santa Rita Subdivision, Unit XIV, La Isla De Los Jueces, a subdivision situated in the City of Laredo, Webb County, Texas, as per plat recorded in Volume 26, Page 57, Plat records of Webb County, Texas.

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

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

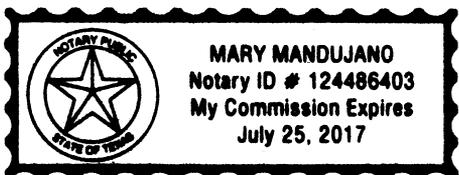
EXECUTED this 22nd day of July, 2016.

[Signature]
Dulce Enriquez
SUBSTITUTE TRUSTEE
BY *[Signature]* DEPUTY
WEBB COUNTY, TEXAS
2016 JUL 26 PM 3:17
MARGIE R. IBARRA
COUNTY CLERK
FILED

STATE OF TEXAS §
COUNTY OF WEBB §

This instrument was acknowledged before me on July 22nd, 2016 by Dulce Enriquez, Substitute Trustee.

Mary Mandujano
Notary Public, State of Texas
Commission Expires: *7/25/2017*
Mary Mandujano
Printed/Stamped name of notary
SEPTEMBER -28



Clerk: *[Signature]*

THIS NOTICE WAS SENT BY DULCE ENRIQUEZ, Laredo Horizon Development Corp, 1802 S. ZAPATA HWY., LAREDO, TEXAS 78046 WHOSE PHONE NUMBER IS 956-568-1846.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

PURSUANT to authority conferred upon me by that certain Wraparound Deed of Trust executed by Jose De Jesus Vasquez of Webb County, Texas dated May 26th 2016 and recorded in Volume 3299 at Page 772-778 of the Official Public Records of Webb County, Texas, and by that certain Appointment of Substitute Trustee executed by R.M.H- Los Jueces, LLC. and duly recorded in the Official Public Records of Webb County, Texas, I will, as Substitute Trustee for R.M.H- Los Jueces, LLC, a Texas Limited Liability Company, Beneficiary under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of R.M.H- Los Jueces, LLC, the holder of said indebtedness, default having been made in the payment thereof, sell on TUESDAY, September 6th, 2016 that being the FIRST TUESDAY of said month, at public auction to the highest bidder, for cash, at the area outside the northwest (parking garage) 1st floor entrance to the Webb County Justice Center, 1110 Victoria Street, Laredo, Texas, between the hours of ten o'clock a.m. and four o'clock p.m. of that day, the following described property situated in Webb County, Texas, to-wit:

The Surface Only of Lot Number Nine (9), in Block Number Nine (9), Santa Rita Subdivision, Unit XIV, La Isla De Los Jueces, a subdivision situated in the City of Laredo, Webb County, Texas as per plat recorded in Volume 57, Page 57, Plat records of Webb County, Texas.

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

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

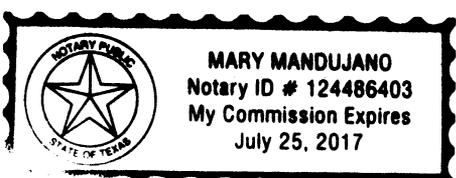
EXECUTED this 20th day of July, 2016.

Dulce Enriquez
SUBSTITUTE TRUSTEE

MARQUE R IBARRA
COUNTY CLERK
WEBB COUNTY TEXAS
2016 JUL 26 PM 3:17
BY DEPUTY

STATE OF TEXAS §
COUNTY OF WEBB §

This instrument was acknowledged before me on July 20th, 2016 by Dulce Enriquez, Substitute Trustee.



Mary Mandujano
Notary Public, State of Texas
Commission Expires: 7/25/2017
Mary Mandujano
Printed/Stamped name of notary

SEPTEMBER -29
Clerk: *[Signature]*

THIS NOTICE WAS SENT BY Dulce Enriquez, Laredo Horizon Development Corp, 1802 S. ZAPATA HWY., LAREDO, TEXAS 78046 WHOSE PHONE NUMBER IS 956-568-1846.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

PURSUANT to authority conferred upon me by that certain Deed of Trust executed by Sally Garcia and Jose Antonio Gomez Almanza of Webb County, Texas dated February 24, 2010 and recorded in Volume 3131 at Page 302 of the Official Public Records of Webb County, Texas, and by that certain Appointment of Substitute Trustee executed by La Joya of Texas Enterprises, Ltd. and duly recorded in the Official Public Records of Webb County, Texas, I will, as Substitute Trustee for LA JOYA OF TEXAS ENTERPRISES, LTD., a Texas Limited Partnership, Beneficiary under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of LA JOYA OF TEXAS ENTERPRISES, LTD., the holder of said indebtedness, default having been made in the payment thereof, sell on TUESDAY, September 6th, 2016 that being the FIRST TUESDAY of said month, at public auction to the highest bidder, for cash, at the area outside the northwest (parking garage) 1st floor entrance to the Webb County Justice Center, 1110 Victoria Street, Laredo, Texas, between the hours of ten o'clock a.m. and four o'clock p.m. of that day, the following described property situated in Webb County, Texas, to-wit:

The Surface Only of Lot Number Twenty-Seven (27), in Block Four (4), La Joya Subdivision, Phase 2, a subdivision situated in the City of Laredo, Webb County, Texas as per plat recorded in Volume 28, Pages 63-64, Plat records of Webb County, Texas.

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

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

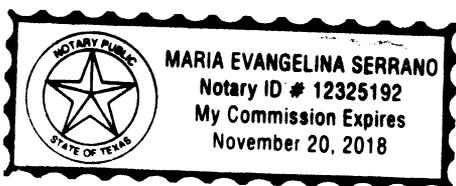
EXECUTED this 22nd day of July, 2016.

[Signature]
Dulce Enriquez,
SUBSTITUTE TRUSTEE

016 JUL 26 PM 4:21
WEBB COUNTY, TEXAS
CLERK
MARCELO IBARRA
CLERK
FILED

STATE OF TEXAS §
COUNTY OF WEBB §

This instrument was acknowledged before me on July 22nd, 2016 by Guillermo Previno III, Substitute Trustee.



[Signature]
Notary Public, State of Texas
Commission Expires: 11/20/2018
Maria Evangelina Serrano
Printed/Stamped Name of notary

SEPTEMBER -30
Clerk: *[Signature]*

MARGIE S. IBARRA
COUNTY CLERK
FILED

2016 JUL 28 AM 9:54
WEBB COUNTY TEXAS
BY ED TRUSTEE

Notice of Trustee's Sale

Date: July 28, 2016

Trustee: Eduardo J. Mata

Lender: Steven Schoyen

Note: Purchase money for herein described real estate in the original amount of \$937,000

Deed of Trust

Date: January 31, 2012

Grantor: Vidal G. Sepulveda and Wife, Sandra L. Sepulveda

Lender: Steven Schoyen

Recording information: Volume 3209, pages 701-704 Webb County, Tx.,
Real Estate Records

Property: Replat, Lot 5, Block 337, Eastern Division, City of Laredo,
Webb County, Tx., and Lots 3 and 4, Block 1537, Eastern
Division, Laredo, Webb County, Tx.,

County: Webb

Date of Sale (first Tuesday of month): September 6, 2016

Time of Sale: 11 A.M. or within 3 hours thereafter.

Place of Sale: Parking Garage, Webb County Justice Center, 1110 Victoria,
Laredo, Texas

Lender has appointed Eduardo J. Mata

as Trustee under the Deed of Trust]. Lender has instructed Trustee to offer the Prop-
erty for sale toward the satisfaction of the Note.

SEPTEMBER - 31

Clerk: R. Daniels Jr

Notice of Trustee's Sale

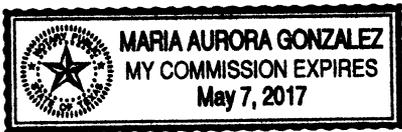
Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash,

7/28/16

Date

Steven Schoyen
Steven Schoyen

Before me, personally appeared Steven Schoyen on 7/28/16 who executed the above in my presence.



M. Gonzalez
Notary Public, State of Texas

Notice of Trustee's Sale

Date: 7/28/16

Trustee: Eduardo J. Mata

Lender: Maria Aurora Gonzalez

2016 JUL 28 AM 9:54
WEBB COUNTY, TEXAS
MARGIE R. IBARRA
COUNTY CLERK
FILED
BY: [Signature] DEPUTY

Note: Purchase money for herein described real estate in the original amount of \$200,000.00

Deed of Trust

Date: July 31, 2012

Grantor: Vidal G. Sepulveda and wife, Sandra L. Sepulveda

Lender: Maria Aurora Gonzalez

Recording information: Volume 3297, pages 816-819 Webb County, Tx. Real Estate Records

Property: Lot 5 and 6, Block 7, Mims Calton Garden, Laredo, Webb County, Texas; a.k.a. 4502 Haynes

County: Webb

Date of Sale (first Tuesday of month): September 6, 2016

Time of Sale: 11 A.M. or within 3 hrs. thereafter

Place of Sale: Parking garage, Webb County Justice Center, 1110 Victoria Laredo, Texas

Lender has appointed Eduardo J. Mata

as Trustee under the Deed of Trust]. Lender has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

SEPTEMBER -32

Clerk: [Signature]

Notice of Trustee's Sale

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash,

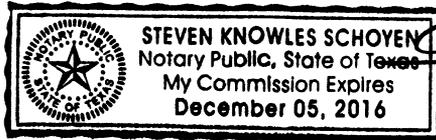
7/28/16

Date

M. Aurora González

Maria Aurora González

Before me, personally appeared Maria Aurora González on 7/28/16 who executed the above in my presence.



Steven Schoyen

Notary Public, State of Texas

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

2016 JUL 28 AM 10: 02
WEBB COUNTY, TEXAS
FILED
MARGIE R. ISARRA
COUNTY CLERK

DEED OF TRUST INFORMATION:

Date: 05/09/2006
Grantor(s): PRISCILLA DE LA ROSA, A SINGLE WOMAN
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR MILA, INC., D/B/A MORTGAGE INVESTMENT LENDING ASSOCIATES, INC., ITS SUCCESSORS AND ASSIGNS
Original Principal: \$102,316.00
Recording Information: Book 2094 Page 238 Instrument 921331
Property County: Webb
Property: SITUATED IN WEBB COUNTY, TEXAS AND BEING THE SURFACE ONLY OF LOT NUMBER TWO (2), IN BLOCK NUMBER TEN (10), FREEDOM PARK SUBDIVISION, PHASE 3, A SUBDIVISION IN THE CITY OF LAREDO, AS PER PLAT RECORDED IN VOLUME 25, PAGE 101, WEBB COUNTY PLAT RECORDS.
Reported Address: 603 PAUL REVERE 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: U.S. Bank National Association, as Trustee for Citigroup Mortgage Loan Trust 2006-WFHE2, Asset-Backed Pass-Through Certificates, Series 2006-WFHE2
Mortgage Servicer: Wells Fargo Bank, N. A.
Current Beneficiary: U.S. Bank National Association, as Trustee for Citigroup Mortgage Loan Trust 2006-WFHE2, Asset-Backed Pass-Through Certificates, Series 2006-WFHE2
Mortgage Servicer Address: 3476 Stateview Boulevard, Fort Mill, SC 29715

SALE INFORMATION:

Date of Sale: Tuesday, the 6th day of September, 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

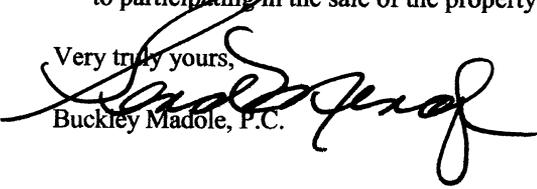
WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

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

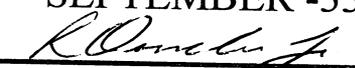
WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

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.

SEPTEMBER -33

Clerk: 

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 11/03/2010
Grantor(s): ALAN A. GARZA AND BIANCA GARZA, HUSBAND AND WIFE
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR NEXBANK, SSB, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$128,272.00
Recording Information: Book 3011 Page 317 Instrument 1086186
Property County: Webb
Property: SITUATED IN WEBB COUNTY, TEXAS AND BEING THE SURFACE ONLY OF LOT NUMBER THIRTY-EIGHT (38), IN BLOCK NUMBER SEVENTEEN (17), CUATRO VIENTOS NORTE SUBDIVISION, PHASE V, A SUBDIVISION IN THE CITY OF LAREDO, AS PER PLAT RECORDED IN VOLUME 27, PAGES 70-71, WEBB COUNTY PLAT RECORDS.
Reported Address: 3717 BRUMOSO COURT, 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:

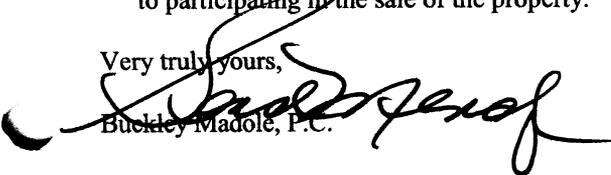
Date of Sale: Tuesday, the 6th day of September, 2016
Time of Sale: 1:00PM or within three hours thereafter.
Place of Sale: AT THE AREA OUTSIDE THE NORTHWEST (PARKING GARAGE) 1ST FLOOR ENTRANCE TO THE WEBB COUNTY JUSTICE CENTER, 1110 VICTORIA STREET in Webb County, Texas, or, if the preceding area is 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.

SEPTEMBER -34

Clerk: 

FILED
MARGIE B. GARZA
COUNTY CLERK
WEBB COUNTY, TEXAS
2016 JUL 28 AM 10:02

[RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:]

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

2015 JUL 28 AM 10:05
WEBB COUNTY, TEXAS
FILED
CARRINGTON FORECLOSURE
SERVICES, LLC
CLERK
BY: *[Signature]* DEPUTY

TS#: 16-17018

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 6/11/2010, GERARDO R. MENDOZA, A SINGLE PERSON, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of CHRIS A. PEIRSON, as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. FOR OPEN MORTGAGE, LLC, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$122,588.00, payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. FOR OPEN MORTGAGE, LLC, which Deed of Trust is Recorded on 6/17/2010 as Volume 1073207, Book , Page , in Webb County, Texas, Deed of Trust covers all of the real property, personal property, and fixtures described therein, including , but not limited to, all the following described property, rights and interests (the "Property"), to-wit;

SITUATED IN WEBB COUNTY, TEXAS AND BEING THE SURFACE ONLY OF LOT NUMBER TWENTY-FOUR (24), IN BLOCK NUMBER TWO (2), DEL MAR HILLS SUBDIVISION, SECTION 1, AREA "B", A SUBDIVISION IN THE CITY OF LAREDO, AS PER AMENDED PLAT RECORDED IN VOLUME 2, PAGE 178, WEBB COUNTY PLAT RECORDS

Commonly known as: **3 CANDLEWOOD ROAD, LAREDO, TX 78045**

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

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Carrington Mortgage Services, LLC whose address is 1600 Douglass Road, Suite 200 A, Anaheim, CA 92806 is acting as the mortgage servicer for **BANK OF AMERICA, N.A.**, which is the mortgagee of the Note and Deed of Trust or mortgage and the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust. Carrington Mortgage Services, LLC is authorized to represent the mortgagee by virtue of a written servicing agreement with the mortgagee. Pursuant to that

SEPTEMBER -35

Clerk: *[Signature]*



4585627

agreement and Texas Property Code Section 51.0025, Carrington Mortgage Services, LLC is authorized to administer the foreclosure referenced herein.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on **TUESDAY, 9/6/2016 at 10:00 AM**, or no later than three (3) hours after such time, being the first Tuesday of such month, of **Webb County, Texas**, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: **The Area Outside the Northwest (Parking Garage) 1st Floor Entrance to the Webb County Justice Center, 1110 Victoria Street, Laredo, TX 78040**

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

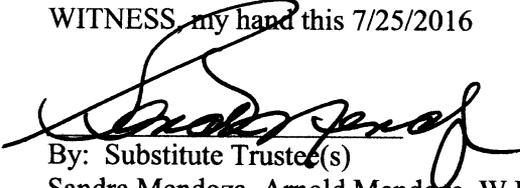
If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

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

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

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

WITNESS my hand this 7/25/2016


By: Substitute Trustee(s)

Sandra Mendoza, Arnold Mendoza, W.D. Larew, Martin Vacca, 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
C/O Carrington Foreclosure Services, LLC
P.O. Box 3309
Anaheim, California 92803

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

35-A

MARGIE R. IBARRA
COUNTY CLERK
FILED

2016 AUG -1 AM 11:18

WEBB COUNTY, TEXAS

NOTICE OF FORECLOSURE SALE BY Ro DEPUTY

STATE OF TEXAS §
 §
COUNTY OF WEBB §

Date: **July 28, 2016**

Deed of Trust ("Deed of Trust"):

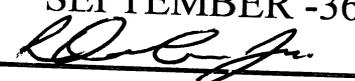
Dated: January 12, 2015
Grantor: Alejandro Mendoza
Trustee: David Garcia
 1501 Chihuahua Street
 Laredo, Texas 78040
 Ph: (956) 712-4448
 Fax: (956) 712-4333

Lender: NEW SANTA FE LTD.
Recorded in: Document No. 1228350, Volume 3762, Page 610 et. seq., of the Official
 Public Records of Webb County, Texas

Secures: Real Estate Lien Note ("Note") in the original principal amount of
 \$32,100.00, executed by Alejandro Mendoza and payable to the order of
 Lender, and all other indebtedness of Alejandro Mendoza to NEW
 SANTA FE LTD.

Property: **The Surface Fee Estate Only** in and to Lot Number Twenty-five H
 (25H) of Block Number Eighteen (18) of the Santa Fe Subdivision, Unit
 V of the City of Laredo, Webb County, Texas. As per Plat recorded in
 Volume 28, Page 10, of the Plat Records of Webb County, Texas.

Substitute Trustee: Richard E. Haynes, II and/or Stephanie M. Brosig
 6909 Springfield Ave., Ste. 200
 Laredo, Texas 78041
 Ph: (956) 722-1417
 Fax: (956) 722-0647

 SEPTEMBER -36
Clerk: 

Foreclosure Sale:

- Date: Tuesday, September 6, 2016
- Time: The sale of the Property ("Foreclosure Sale") will take place between the hours of 10:00 a.m. and 1:00 p.m. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 a.m. and not later than three (3) hours after that time on Tuesday, September 6, 2016.
- Place: Webb County Courthouse in Laredo, Webb County Texas, in the area designated by the County Commissioners Court (At the 1st level westside rear door and entrance to the Justice Center Garage Parking Lot, 1110 Victoria St., Laredo, Webb County, Texas).
- Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that NEW SANTA FE LTD.'s bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, NEW SANTA FE LTD., the owner and holder of the Note, has requested Richard E. Haynes, II and/or Stephanie M. Brosig, Substitute Trustee to sell the Property.

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

Therefore, notice is given that on and at the Date, Time and Place of Sale described above, Richard E. Haynes, II and/or Stephanie M. Brosig, Substitute Trustee will sell the Property by public sale to the highest bidder for cash in accordance with the Deed of Trust.

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

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure

36-A

Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Lender/Beneficiary. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

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

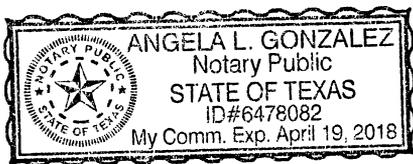
Pursuant to section 51.0075(a) of The Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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

Richard E. Haynes, II, Substitute Trustee

Stephanie M. Brosig, Substitute Trustee

Subscribed and sworn before me on this 28th day of July, 2016.



NOTARY PUBLIC, STATE OF TEXAS

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

NOTICE OF TRUSTEE'S SALE

Pursuant to authority conferred upon me by that certain Deed of Trust executed by Norma A. Cruz of Webb County, Texas dated April 7, 2015, and recorded in Volume 3854, Pages 642-649 of the Deed of Trust Records of Webb County, Texas, I will, as Trustee for Consolidated Towne East Holdings, Ltd., beneficiary under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, Consolidated Towne East Holdings, Ltd, default having been made in the payment thereof, sell on September 6, 2016, that being the FIRST TUESDAY of said month, at public auction to the highest bidder, for cash, at the area outside the northwest (parking garage) 1st floor entrance to the Webb County Justice Center, 1110 Victoria St. Laredo, Texas, between the hours of Ten o'clock, (10:00) a.m. and Four o'clock (4:00) p.m. of that day, the following described property situated in Laredo, Webb County, Texas, to wit:

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

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

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

RECORDED & INDEXED
2016 AUG -2 PM 2:13
COUNTY CLERK
LAREDO, TEXAS

SEPTEMBER 37
Clerk: *Rosenso*

Executed this 2 day of August 2016



Rosendo Ancira III, Trustee

STATE OF TEXAS

COUNTY OF WEBB

This Instrument was acknowledged before me on this 2ND day of August 2016, by
ROSENDO ANCIRA III, Substitute Trustee.





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

37-A

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Pursuant to authority conferred upon me by that certain Deed of Trust executed by Santos G. Martinez of Webb County, Texas dated April 7, 2007, and recorded in Volume 2349, Pages 703-710 of the Deed of Trust Records of Webb County, Texas, I will, as Substitute Trustee for Consolidated Towne East Holdings, Ltd., A Texas Limited Partnership, beneficiary under said Deed of Trust, as per Transfer of Notes & Liens dated April 7, 2007 in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, Consolidated Towne East Holdings, Ltd, default having been made in the payment thereof, sell on September 6, 2016, that being the FIRST TUESDAY of said month, at public auction to the highest bidder, for cash, at the area outside the northwest (parking garage) 1st floor entrance to the Webb County Justice Center, 1110 Victoria St. Laredo, Texas, between the hours of Ten 0'clock, (10:00) a.m. and Four o'clock (4:00) p.m. of that day, the following described property situated in Laredo, Webb County, Texas, to wit:

THE SURFACE ONLY of Lot number Four (4), in Block Number Seven Hundred Ninety (790), VILLA DEL RIO SUBDIVISION, a subdivision situated in the City of Laredo, Webb County, Texas, together with all improvements located thereon.

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

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

ROSENDO ANCIRA III
COUNTY CLERK
LAREDO
2016 AUG -2 PM 2:43
WEBB COUNTY TEXAS

SEPTEMBER -38
Clerk: *Romana*

Executed this 2 day of August 2016



Rosendo Ancira III, Substitute Trustee

STATE OF TEXAS

COUNTY OF WEBB

This Instrument was acknowledged before me on this 2nd day of August 2016, by
ROSENDO ANCIRA III, Substitute Trustee.




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

38-A

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

NOTICE OF TRUSTEE'S SALE

Pursuant to authority conferred upon me by that certain Deed of Trust executed by Oneyda Oliva Nunez of Webb County, Texas dated October 8, 2013, and recorded in Volume 3519, Pages 453-459 of the Deed of Trust Records of Webb County, Texas, I will, as Trustee for Consolidated Towne East Holdings, Ltd., beneficiary under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, Consolidated Towne East Holdings, Ltd, default having been made in the payment thereof, sell on September 6, 2016, that being the FIRST TUESDAY of said month, at public auction to the highest bidder, for cash, at the area outside the northwest (parking garage) 1st floor entrance to the Webb County Justice Center, 1110 Victoria St. Laredo, Texas, between the hours of Ten O'clock, (10:00) a.m. and Four o'clock (4:00) p.m. of that day, the following described property situated in Laredo, Webb County, Texas, to wit:

THE SURFACE ONLY OF Lot Eight (8) Block One A(1-A) in the PASO DEL NORTE SUBDIVISION, UNIT I a subdivision situated in the City of Laredo, Webb County, Texas AS PER REPLAT recorded in Volume 29, pages 31-31A Webb County Plat Records together with all improvements located thereon.

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

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

SEPTEMBER -39
Clerk: *Rosen*

MARKET R. PARSONS
COUNTY CLERK
LAREDO, TEXAS
2016 AUG -2 PM 2:48
WEBB COUNTY TEXAS
BY *Rosen*

Executed this 2 day of August 2016



Rosendo Ancira III, Trustee

STATE OF TEXAS

COUNTY OF WEBB

This Instrument was acknowledged before me on this 2nd day of August 2016, by
ROSENDO ANCIRA III, Substitute Trustee.




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

39-A

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

NOTICE OF TRUSTEE'S SALE

Pursuant to authority conferred upon me by that certain Deed of Trust executed by Bruno Peralta and wife Patricia Celestino of Webb County, Texas dated September 22, 2014, and recorded in Volume 3727 Pages 283-290 of the Deed of Trust Records of Webb County, Texas, I will, as Trustee for Consolidated Towne East Holdings, Ltd., beneficiary under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, Consolidated Towne East Holdings, Ltd, default having been made in the payment thereof, sell on September 6, 2016, that being the FIRST TUESDAY of said month, at public auction to the highest bidder, for cash, at the area outside the northwest (parking garage) 1st floor entrance to the Webb County Justice Center, 1110 Victoria St. Laredo, Texas, between the hours of Ten o'clock, (10:00) a.m. and Four o'clock (4:00) p.m. of that day, the following described property situated in Laredo, Webb County, Texas, to wit:

THE SURFACE ONLY OF Lot Fourteen (14) Block Six (6), VILLAGE SOUTH SUBDIVISION PHASE I, a subdivision situated in the City of Laredo, Webb County, Texas as per plat recorded in Volume 31 Page 73 Webb County Plat records

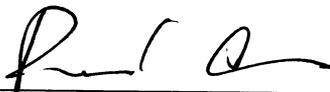
The earliest time at which the sale will occur is at Ten o'clock, (10:00) a.m. and the sale will occur no later than Four o'clock, (4:00) p.m. of that day.

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

RECORDED
2016 AUG -2 PM 2:43
BY *Olomawf*

SEPTEMBER -40
Clerk: *Olomawf*

Executed this 2 day of August 2016


Rosendo Ancira III, Trustee

STATE OF TEXAS

COUNTY OF WEBB

This Instrument was acknowledged before me on this 2nd day of August 2016, by
ROSENDO ANCIRA III, Substitute Trustee.




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

40-A

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

NOTICE OF TRUSTEE'S SALE

Pursuant to authority conferred upon me by that certain Deed of Trust executed by Bruno Peralta and wife Patricia Peralta of Webb County, Texas dated September 3, 2015, and recorded in Volume 3880, Pages 810-817 of the Deed of Trust Records of Webb County, Texas, I will, as Trustee for Consolidated Towne East Holdings, Ltd., beneficiary under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, Consolidated Towne East Holdings, Ltd, default having been made in the payment thereof, sell on September 6, 2016, that being the FIRST TUESDAY of said month, at public auction to the highest bidder, for cash, at the area outside the northwest (parking garage) 1st floor entrance to the Webb County Justice Center, 1110 Victoria St. Laredo, Texas, between the hours of Ten o'clock, (10:00) a.m. and Four o'clock (4:00) p.m. of that day, the following described property situated in Laredo, Webb County, Texas, to wit:

THE SURFACE ONLY OF Lot Fifteen (15) Block Six (6), VILLAGE SOUTH SUBDIVISION PHASE I, a subdivision situated in the City of Laredo, Webb County, Texas as per plat recorded in Volume 31 Page 73 Webb County Plat records

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

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

2016 SEP 6 - 2 PM 2:43
BY *Olomney*
CLERK

SEPTEMBER -41

Clerk: *Olomney*

Executed this 2 day of August 2016



Rosendo Ancira III, Trustee

STATE OF TEXAS

COUNTY OF WEBB

This Instrument was acknowledged before me on this 2nd day of August 2016, by
ROSENDO ANCIRA III, Substitute Trustee.




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

41-A

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

NOTICE OF TRUSTEE'S SALE

Pursuant to authority conferred upon me by that certain Deed of Trust executed by Gloria G. Guajardo of Webb County, Texas dated June 22, 2012, and recorded in Volume 3282, Pages 753-760 of the Deed of Trust Records of Webb County, Texas, I will, as Trustee for Consolidated Towne East Holdings, Ltd., beneficiary under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, Consolidated Towne East Holdings, Ltd, default having been made in the payment thereof, sell on September 6, 2016, that being the FIRST TUESDAY of said month, at public auction to the highest bidder, for cash, at the area outside the northwest (parking garage) 1st floor entrance to the Webb County Justice Center, 1110 Victoria St. Laredo, Texas, between the hours of Ten o'clock, (10:00) a.m. and Four o'clock (4:00) p.m. of that day, the following described property situated in Laredo, Webb County, Texas, to wit:

THE SURFACE ONLY OF Lot Twenty Three (23) Block Six (6)
CHEYENNE SUBDIVISION PHASE II, a subdivision
Sited in the City of Laredo, Webb County, Texas as per
Webb County Plat records.

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

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

BY *Blanca*
2016 AUG -2 PM 2:14
2016 AUG 2 3:00 PM
2016 AUG 2 3:00 PM

SEPTEMBER -42
Clerk: *Blanca*

Executed this 2 day of August 2016

Rosendo Ancira III
Rosendo Ancira III, Trustee

STATE OF TEXAS

COUNTY OF WEBB

This Instrument was acknowledged before me on this 2nd day of August 2016, by
ROSENDO ANCIRA III, Trustee.



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

42-A

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

FANGIE R. IDARRA
COUNTY CLERK
2016 AUG -2 PM 2:44
WEBB COUNTY, TEXAS
BY *ORosen*

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Pursuant to authority conferred upon me by that certain Appointment of Substitute Trustee executed by Consolidated Towne East Holdings, Ltd., A Texas Limited Partnership f/k/a Consolidated Towne East Holdings, L.C., A Texas Limited Liability Company, and pursuant to Sections 5.066 and 51.002 of the Texas Property Code, I will, as Substitute Trustee for Consolidated Towne East Holdings, Ltd., Seller under that certain Contract of Sale executed by Consolidated Towne East Holdings, Ltd., A Texas Limited Partnership as Seller, and Rocio and Vidal Molina as Buyers Dated March 15, 1999, and at the request of Consolidated Towne East Holdings, Ltd., the Seller under said Contract of Sale, default having been made in the payment thereof and the period to cure said default having expired, sell on September 6, 2016 , that being the FIRST TUESDAY of said month, at public auction to the highest bidder, for cash, at the area outside the northwest (parking garage) 1st floor entrance to the Webb County Justice Center, 1110 Victoria St. Laredo, Texas, between the hours of Ten o'clock, (10:00) a.m. and Four o'clock (4:00) p.m. of that day, Rocio & Vidal Molina's, interest in the following described property situated in Webb County, Texas, to wit:

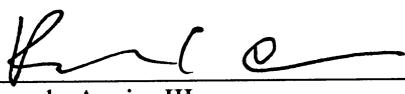
THE SURFACE ONLY of Lot number Twelve (12), in Block Number Eight Thirty Six A (790-A), Villa Del Rio Subdivision, a subdivision situated in the Western Division of the City of Laredo, Webb County, Texas, known as 2804 Pinder

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 Four o'clock, (4:00) p.m. of that day.

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

SEPTEMBER -43
Clerk: *ORosen*

EXECUTED this 2 day of August 2016.



Rosendo Ancira III

ACKNOWLEDGEMENT

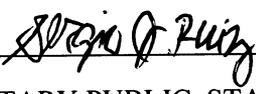
STATE OF TEXAS

COUNTY OF WEBB

This instrument was acknowledged before me on this 2ND day of August 2016

ROSENDO ANCIRA III, Substitute Trustee.





NOTARY PUBLIC, STATE OF TEXAS

43-A

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

WHEREAS, on 5/5/2007, MARIA TERESA MARTINEZ, executed a Deed of Trust conveying to BRENT MCCRARY as Trustee, the Real Estate hereinafter described, to BENEFICIAL TEXAS INC., in the payment of a debt therein described, said Deed of Trust being recorded under Instrument 964253, Volume 2353, Page 420, in the DEED OF TRUST OR REAL PROPERTY records of WEBB COUNTY, Texas; and

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

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

WHEREAS, an Order to Proceed with Notice of Foreclosure Sale and Foreclosure Sale was entered on November 12, 2015 under Cause No. 2015CVD000477-DI in the 49TH Judicial District Court of WEBB COUNTY, Texas; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 9/6/2016 beginning not earlier than 1:00 PM, or not later than three hours thereafter, I will sell said Real Estate in WEBB COUNTY, TEXAS to the highest bidder for cash. The sale will be conducted in the area designated by the Commissioners' Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted at the location where this Notice of Trustee's Sale was posted. Said Real Estate is described as follows:

THE WEST ONE-THIRD (W.1/3) OF LOT NUMBER SEVEN (7), AND THE EAST ONE-THIRD (E. 1/3) OF LOT NUMBER EIGHT (8), BLOCK NUMBER ONE THOUSAND SEVEN HUNDRED SIXTY (1760), SITUATED IN THE EASTERN DIVISION OF THE CITY OF LAREDO, WEBB COUNTY, TEXAS.

Property Address: 2904 MONTEREY, LAREDO, TX 78046
Mortgage Servicer: Caliber Home Loans, Inc.
Mortgage Servicer Address: 13801 WIRELESS WAY, OKLAHOMA CITY, OK, 73134
Reinstatement Line: (800) 401-6587
Noteholder: U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust

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

WITNESS MY HAND this day, August 04, 2016

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

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

BY: [Signature]
WEBB COUNTY, TEXAS
2016 AUG -4 PM 5:00
CLERK OF COUNTY CLERK

SEPTEMBER -44

Clerk: [Signature]



4586287

CAUSE NO. 2015CVF000477-DI

BENEFICIAL FINANCIAL I INC.
SUCCESSOR BY MERGER TO
BENEFICIAL TEXAS INC., ITS
SUCCESSORS AND ASSIGNS
PLAINTIFF

VS.

MARIA T. MARTINEZ,
DEFENDANT

Re: 2904 Monterey Street
Laredo, Texas 78046

§ IN THE DISTRICT COURT OF
§
§
§
§
§
§ WEBB COUNTY, TEXAS
§
§
§
§ 49TH JUDICIAL DISTRICT

2015 NOV 13 AM 10:24
FILED IN TEXAS
WEBB COUNTY
CLERK
J. J. DE GOUVILLE
CLERK OF THE DISTRICT COURT
WEBB COUNTY TEXAS

FINAL JUDGMENT IN REM ONLY

On this date, the court heard from Plaintiff Beneficial Financial I Inc. its successors and assigns. The court determined it had jurisdiction over the subject matter and the parties to this proceeding.

This suit is an *in rem* proceeding insofar as it concerns only the real property and improvements ("Property") commonly known as 2904 Monterey Street, Laredo, Texas 78046, and being more particularly described as follows, to-wit:

THE WEST ONE-THIRD (W, 1/3) OF LOT NUMBER SEVEN (7), AND THE EAST ONE-THIRD (E, 1/3) OF LOT NUMBER EIGHT (8), BLOCK NUMBER ONE THOUSAND SEVEN HUNDRED SIXTY (1760), SITUATED IN THE EASTERN DIVISION OF THE CITY OF LAREDO, WEBB COUNTY, TEXAS.

After considering the evidence of record in this cause, this Court finds that Defendant, Maria T. Martinez, executed a home equity loan on the Property from Beneficial Texas Inc. on or about May 05, 2007.

The loan servicing records for Defendant's loan shows that it has been in default since April 10, 2011. The total amount due and owing on the loan as of February 28, 2015 is currently \$98,779.44.

Martinez/44-08-5421
Re: 2904 Monterey Street
Laredo, Texas 78046

Volume: 3889 Page: 740 - 742
Doc # 1250752
Doc Type: JUDGMENT
Record Date: 11/30/2015 3:26:08 PM Record By: OR
Fees \$34.00
Margie Ramirez Ibarra, Webb County Clerk

44-A

On or about February 09, 2015, Plaintiff filed this lawsuit *in rem* only to foreclose its security interest against the Property due to the material default in payment of the indebtedness secured by the Property.

Defendant, María T. Martínez, was served on May 05, 2015 and has not filed an answer. In accordance with the foregoing findings, this Court has determined that a final judgment should be granted *in rem* only. It is therefore,

In accordance with the foregoing findings, this Court has determined that a final judgment should be granted *in rem* only. It is therefore,

ORDERED that a final judgment *in rem* only is hereby entered against the Defendant in the above-entitled litigation incorporated herein by reference; It is further

ORDERED that a final judgment *in rem* only is hereby entered against all of the Defendants in the above-entitled litigation incorporated herein by reference; It is further

ORDERED that Plaintiff may proceed with foreclosure of the Property according to the terms of the security instrument; It is further

ORDERED that a copy of this Order shall be sent to defendants with the notice of the date, time and place of the foreclosure sale. It is further

ORDERED that this Final Judgment serves as a n Order of Foreclosure pursuant to the terms of the Home Equity Security Instrument in accordance with Tex. Const. Art §50(a)(6); It is further

ORDERED that Plaintiff file a certified copy of this Order in the real property records of the county where the property is located within ten (10) days after the entry of this Final *in rem* Judgment; however, failure to timely record this Order shall not affect the validity of the foreclosure and defeat the presumption of TEX. CONST. ART XVI, §(i). It is further

Martinez/44-08-5421
Re: 2904 Monterey Street
Laredo, Texas 78046

44-B

ORDERED that costs of court are hereby taxed against the party by whom they were incurred.

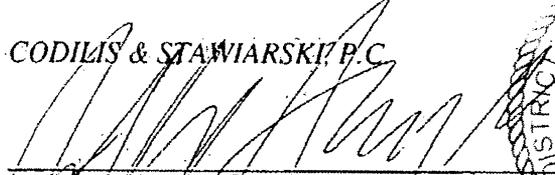
All relief not expressly granted is DENIED. This judgment finally disposes of all parties and all claims related to the Property and is appealable.

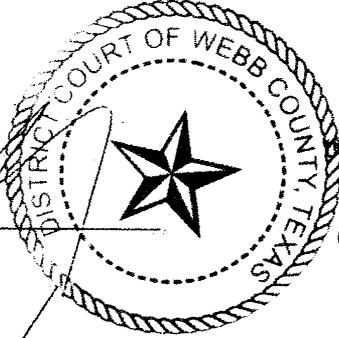
SIGNED: November 12, 2015


JUDGE PRESIDING

APPROVED AS TO FORM
& ENTRY REQUESTED:

CODILIS & STAWIARSKI P.C.


JEFFREY B. HARDAWAY
State Bar No: 24038254
Email: Jeff.Hardaway@tx.clsegal.com
MELISSA E. VALDEZ SBOT 24051463,
Email: Melissa.Valdez@tx.cslegal.com
650 N. Sam Houston Parkway East, Ste. 450
Houston, Texas 77060
(281) 925-5256
(281) 925-5300 (Facsimile)
**ATTORNEYS FOR PLAINTIFF,
BENEFICIAL FINANCIAL I INC.
SUCCESSOR BY MERGER TO
BENEFICIAL TEXAS INC., ITS
SUCCESSORS AND ASSIGNS**

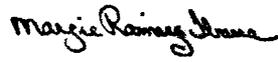


A True copy of the original I certify
the 12th day of NOV, 2015
ESTHER DEGOLLADO
Clerk of the District Courts and
County Court at Law Webb County Texas
By  Deputy

Martinez/44-08-5421
Re: 2904 Monterey Street
Laredo, Texas 78046

STATE OF TEXAS
COUNTY OF WFB
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS
FILED ON THE DATE AND AT THE TIME STAMPED
HEREON BY ME AND WAS DULY RECORDED IN THE
VOLUME AND PAGE OF THE OFFICIAL PUBLIC
RECORDS OF WEBB COUNTY TEXAS AS STAMPED
HEREON BY ME.




COUNTY CLERK
WEBB COUNTY, TEXAS

44-C

NOTICE OF FORECLOSURE SALE BY SUBSTITUTE TRUSTEE

HOMESTEAD LIEN CONTRACT AND DEED OF TRUST

Dated: April 22, 2005

Grantor: Charalabos G. Athanatos

Original Lender: South Texas National Bank of Laredo

Recorded: May 4, 2005 in Book 1822, at Page 153, with Document I.D. No. 876324, in the real property records of Webb County, Texas ("Register's Office")

Secures: Real Estate Promissory Note in the original principal amount of \$208,879.09, executed by Charalabos G. Athanatos ("Borrower" or "Grantor") and payable to the order of Original Lender

Current Mortgagee: RREF CB SBL II-TX CA, LLC, a Texas limited liability company

Property to be Sold: The real property to be sold is legally described as follows, along with improvements, personal property described and mortgaged in the Deed of Trust, and all rights and appurtenances thereto (the "Property"):

THE SURFACE ESTATE ONLY IN AND TO LOT TWO (2),
BLOCK THREE HUNDRED SIXTY-SEVEN (367), WESTERN
DIVISION, SITUATED IN THE CITY OF LAREDO, WEBB
COUNTY, TEXAS.

The address or other common designation of this real property is: 1801 San Bernardo, Laredo, TX 78040. If there is any discrepancy between the address and legal description, the legal description controls.

Assignments: The Note and liens and security interests of the Deed of Trust were renewed and extended by that certain Extension of Real Estate Note and Lien recorded on September 16, 2005 Book 1920, at Page 415 as Document No. 892816 with the Register's Office, as further modified by that certain Modification and Extension Agreement dated August 13, 2009, and were transferred and assigned to as assigned to RREF CB SBL II Acquisitions, LLC a Delaware limited liability company by that certain Assignment of Loan Documents dated August 9, 2012 and recorded on August 21, 2012, in Book 3305, Page 524, as Document No. 1142902 with the Register's Office, who thereafter transferred and assigned the Note and the liens and security interests of the Deed of Trust to RREF CB SBL II-TX CA, LLC, a Texas limited liability company ("Beneficiary") by that certain Assignment of Security Instruments dated December 20,

2016 AUG -9 PM 2:08
WEBB COUNTY, TEXAS
BY ko DEPUTY
MARGIE R. IBARRA
COUNTY CLERK
FILED

SEPTEMBER -45

Clerk: *R. O. Sanchez Jr.*

2012 and recorded on January 14, 2013, in Book 3372, Page 235, as Document No. 1155569 with the Register's Office, as further modified by that certain Appointment of Substitute Trustee dated September 30, 2015 and recorded on October 2, 2015, in Book 3862, Page 336, as Document No. 1245929 with the Register's Office (as used herein the terms "Note" and "Deed of Trust" mean the Note and Deed of Trust as so modified, renewed, and assigned)

Substitute Trustees and addresses:

Michael Anthony Shaw, Esq.
2711 North Haskell Ave, Ste 470, LB 41, Dallas, TX 75204
Monique Garcia, Esq.
2711 North Haskell Ave, Ste 470, LB 41, Dallas, TX 75204
Brett R. Sheneman, Esq.
1001 Fannin, Suite 2450, Houston, TX 77002

FORECLOSURE SALE:

DATE: September 6, 2016

TIME: The sale will begin at 1:00 pm local time or not later than three hours after that time

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, LAREDO, WEBB COUNTY, TEXAS 78040 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE, or if the preceding area is no longer the designated, at the area most recently designated by the Webb County Commissioner's Court.

Terms of Sale: The foreclosure sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Beneficiary's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. If the sale is set aside for any reason, the highest bidder at the sale shall be entitled only a return of the funds deposited. The highest bidder shall have no further recourse against the Borrower, Lender, Beneficiary or Beneficiary's attorneys, trustees or agents.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, including but not limited to, failure to pay property taxes, and default under the chapter 13 payment plan, case no. 13-50188, U.S. Dist. Crt. Co. Dist. of Texas. Because of those defaults, Beneficiary, the owner and holder of the Note, has requested Substitute Trustee to sell the Property, and pursuant to the Order on

Plaintiff's Motion for Default Final Judgment entered on June 23, 2016 and recorded on July 6, 2016 in Book 4072, Page 438 as Document No. 1269138 with the Register's Office. The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Beneficiary's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Beneficiary's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

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

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

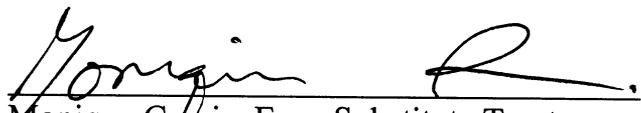
Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust, and at purchaser's own risk. Prospective bidders are advised to conduct an independent investigation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

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

ACTIVE MILITARY SERVICE NOTICE

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.



Monique Garcia, Esq., Substitute Trustee
Jones Walker LLP
2711 North Haskell Ave, Ste 470, LB 41
Dallas, TX 75204
305-679-5743 / 214-515-7500

Dated: July 25, 2016

NOTICE OF TRUSTEE'S SALE

2016 AUG 11 AM 9:45

Pursuant to Deed of Trust dated April 20, 2015, executed by HANINIE STOP, INC. ("Mortgagor") Mortgagor conveyed to CHARLES T. DOYLE, PATRICK N. DOYLE, DENNIS R. BETTISON, DARRELL A. APFFEL, BENJAMIN SHABOT or ETHAN BAKER, as Trustee(s) all of their right, title, and interest in and to that one certain parcel of real property situated in Webb County, Texas and described as:

MARGIE R. IBARRA
COUNTY CLERK
FILED

2016 AUG 11 AM 9:45
WEBB COUNTY, TEXAS

Deputy

Situated in Webb County, Texas, being Lot Numbers (1) and Three (3), in Block Number Two Hundred Seventy-three (273), WESTERN DIVISION, situated in the City of Laredo, according to plat recorded in Volume 7, Page 15, Webb County Plat Records.

to secure the payment of that one certain Real Estate Lien Note ("Note") dated April 20, 2015, in the original principal amount of \$96,000.00, executed by Mortgagor and payable to the order of Texas First Bank ("Beneficiary") and any and all other indebtedness secured by the Deed of Trust.

The Deed of Trust was filed of record under Webb County Clerk's File No. 1231053, in the Official Real Property Public Records of Webb County, Texas; and

The Note and Deed of Trust are in default and the entire unpaid balance of the Note is due and payable, and Beneficiary intends to enforce the power of sale set forth in the above-referenced Deed of Trust; and

The Beneficiary has directed the Trustee to enforce the power of sale under the Deed of Trust for the purpose of collecting the indebtedness secured under it, after the giving of at least 21 consecutive days notice and recording the Notice in the Webb County Clerk's Office giving the time, place, and terms of said sale, and description of the property to be sold, pursuant to the Deed of Trust and the laws of the State of Texas;

Therefore, I, Ethan Baker, Trustee, hereby give notice, after due publication as required by the Deed of Trust and/or security instruments and the Texas Property Code, that I will, after due posting, publication, and filing of this Notice, and after having given written notice of at least 21 consecutive days by certified mail, return receipt requested, as well as regular mail, to each debtor obligated to pay the Note and indebtedness secured by the Deed of Trust, at the last known address of each such debtor, according to the records of Beneficiary, as required by the Deed of Trust and the laws of the State of Texas, sell the Property at public auction to the highest bidder or bidders for cash, between the hours of 10:00 a.m. and 1:00 p.m. on the first Tuesday in **September**, being **September 6, 2016**, outside the northwest first floor entrance to the Webb County Justice Center, 1110 Victoria Street, Laredo, Texas or as designated by the County Commissioners.

Pursuant to Section 51.002 of the Texas Property Code, the foreclosure sale will begin no {00266969.DOC}

SEPTEMBER -46

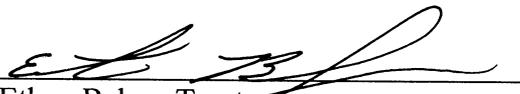
Clerk: Sarah Manjar

earlier than 10:00 a.m. and no later than three hours after that time.

The sale conducted pursuant to this Notice will be made subject to any valid and existing liens and any other title encumbrances affecting title to the property described above or any part of the property that are proved superior to the liens and other rights of Beneficiary under the security instrument or other recorded instruments.

Signed on August 10th, 2016.

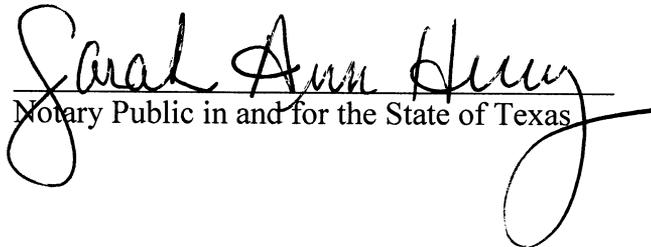
BETTISON, DOYLE, APFFEL & GUARINO, PC
6710 Stewart Road, Suite 300
Galveston, Texas 77551
Telephone: 409/744-9783
Fax: 409/744-9786

By: 
Ethan Baker, Trustee

THE STATE OF TEXAS §
 §
COUNTY OF GALVESTON §

This instrument was acknowledged before me on the 10th day of August, 2016, by **Ethan Baker**, Trustee, and in the capacity therein stated.




Notary Public in and for the State of Texas

2016 AUG 11 PM 12:11

WEBB COUNTY, TEXAS

NOTICE OF FORECLOSURE SALE

BY  DEPUTY

STATE OF TEXAS §
 §
COUNTY OF WEBB §

Date: **August 11, 2016**

Deed of Trust ("Deed of Trust"):

Dated: February 9, 2006
Grantor: Jose Enrique Pantoja

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

Lender: **XM VILLA PROPERTIES, LLC**, as per Assignment of Note, Loan Documents, Lien and Security Instruments dated June 23, 2016 recorded in Document No. **1268256**, Volume **4067**, Page **282** et. seq., of the Official Public Records of Webb County, Texas

Recorded in: Document No. **910579**, Volume **2029**, Page **746** et. seq., of the Official Public Records of Webb County, Texas. Re-filed Document No. **1115794** Volume **3162**, Page **96** seq., of the Official Public Records of Webb County, Texas.

Secures: Real Estate Lien Note ("Note") in the original principal amount of **\$150,000.00**, executed by **Four Tigers Group, LLC** and payable to the order of Lender, and all other indebtedness of **Four Tigers Group, LLC** to XM VILLA PROPERTIES, LLC.

Modified by: Modification and Extension of Real Estate Note and Lien dated **March 15, 2012** recorded in Document No. **1130056**, Volume **3239**, Page **528**, of the Official Public Records of Webb County, Texas.

Property: **Tract I: The Surface Only of Lot Number Twelve (12), in Block Number Two (2), Indian Crossing Subdivision, Unit I, a subdivision situated in the City of Laredo, Webb County, Texas, as per Plat recorded in Volume 3, Page 50, Webb County Plat Records.**

Tract II: The South Two-Thirds of Lot Number Two (S. 2/3 of 2) in Block Number One Thousand Six (1006), situated in the Western Division of the City of Laredo, Webb County, Texas, as per the Original Map of the City of Laredo.

Substitute Trustee: Richard E. Haynes, II and/or Homero Torres
6909 Springfield Ave., Ste. 200
Laredo, Texas 78041
Ph: (956) 722-1417
Fax: (956) 722-0647

Foreclosure Sale:

Date: Tuesday, September 6, 2016

Time: The sale of the Property ("Foreclosure Sale") will take place between the hours of 10:00 a.m. and 1:00 p.m. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 a.m. and not later than three (3) hours after that time on Tuesday, September 6, 2016.

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

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

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

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, XM VILLA PROPERTIES, LLC., the owner and holder of the Note, has requested Richard E. Haynes, II and/or Homero Torres, Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal Notice is hereby given of XM VILLA PROPERTIES, LLC.'s election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with XM VILLA PROPERTIES, LLC.'s rights and remedies under the Deed of Trust and Section 9.501(d) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time and Place of Sale described above, Richard E. Haynes, II and/or Homero Torres, Substitute Trustee will sell the Property by public sale to the highest bidder for cash in accordance with the Deed of Trust.

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

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

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

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

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

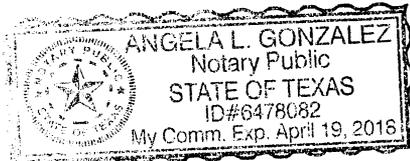


RICHARD E. HAYNES, II, Substitute Trustee



HOMERO TORRES, Substitute Trustee

Subscribed and sworn before me on this 11th day of August, 2016.



NOTARY PUBLIC, STATE OF TEXAS

Notice of [Substitute] Trustee Sale 2016 AUG 15 PM 12:47

WEBB COUNTY, TEXAS

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.

NRJ

1. Date, Time, and Place of Sale.

Date: 09/06/2016

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

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

Property Address: 408 Manor Road, Laredo, TX 78041

2. Terms of Sale: Cash

3. Instrument to be Foreclosed: The Instrument to be foreclosed is the deed of trust or Contract Lien dated 07/13/2006 and recorded 07/19/2006 in Document 928836 ,That Modification Agreement recorded on 10/12/2010 in book page no. 2999/487, Webb County, Texas real property records of Webb county Texas,with Rosa I. Santos, a married woman & Mario Santos, Signing Pro Forma to perfect lien only grantor(s) and Southstar Funding, L.L.C., a Limited Liabilities Company, as lender, Mortgage Electronic Registration Systems, Inc., as Beneficiary .

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

5. Obligation Secured: Deed of Trust of Contract Lien executed by Rosa I. Santos, a married woman & Mario Santos, Signing Pro Forma to perfect lien only securing the payment of the indebtedness in the original principal amount of \$ 388,100.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. U.S. Bank, National Association, as Trustee under the Pooling and Servicing Agreement dated as of October 1, 2006, GSAMP Trust 2006-HE7, Mortgage Pass-Through Certificates, Series 2006-HE7 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.

Notice of [Substitute] Trustee Sale

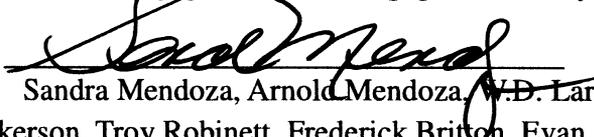
7. **Property to be sold:** The property to be sold is described as follows:

THE SURFACE ESTATE ONLY IN AND TO LOT ONE THOUSAND TWO HUNDRED SEVENTY-FOUR (1274), BLOCK FIFTY-SIX (56), DEL MAR HILLS, SECTION 4B, AREA 'C', CITY OF LAREDO, WEBB COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 3, PAGE 20, 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 CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: AUGUST 16, 2016

NOTE: Commercial Real Estate Lien Note described as follows:

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

2016 AUG 15 PM 12:48
WEBB COUNTY, TEXAS
BY RL DEPUTY

MARGIE R. IBARRA
COUNTY CLERK
FILED

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

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

LENDER: VFC Partners 30, LLC

BORROWER: WM Land Investments, LLC

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

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

SEPTEMBER -49
Clerk: R. Sanchez Jr.

Substitute Trustee's Mailing Address:

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

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

SEPTEMBER 6, 2016, the first Tuesday of the month, to commence at 1:00 P.M., or within three (3) hours after that time.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

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

RECITALS

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

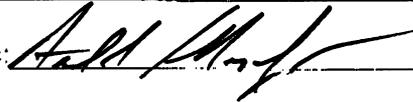
Formal notice is now given of Lender's election to proceed against and sell the real and personal property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and applicable law.

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

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER

STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

EXECUTED effective as of AUGUST 16, 2016.

Name: 
Substitute Trustee

49-B

Exhibit A

Tract 1:

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

49. C

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

BY 10
2016 AUG 15 PM 1:05
WEBB COUNTY CLERK
MARGIE R. IBARRA
COUNTY CLERK
FILED

WHEREAS, by that one certain Deed of Trust dated August 13, 2007, recorded under Document No. 978652, Volume 2439, Page 598, in the Official Records of Webb County, Texas (the "Deed of Trust"), to which record reference is here made for all purposes, Teams R Us Express (T.R.U.E.), Inc. (hereinafter called the "Mortgagor" whether one or more) granted, sold and conveyed to the Trustee named therein the real property described in Exhibit "A" attached hereto and made a part hereof for all purposes (said real property, together with any and all appurtenances, improvements and fixtures of any kind located thereon or pertaining thereto, and together with any personal property located thereon or pertaining thereto to the extent such personal property is described in and covered by the Deed of Trust, being collectively referred to herein as the "Property"), in order to secure payment of that one certain promissory note dated August 13, 2007, in the original principal sum of \$437,750.00 executed by Teams R Us Express (T.R.U.E.), Inc. and made payable to the order of First National Bank (said promissory note, as modified or extended by any modifications or extensions thereof, being herein referred to as the "Note"), and payment of any and all other indebtedness secured by and described in the Deed of Trust; and

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

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

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

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

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

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

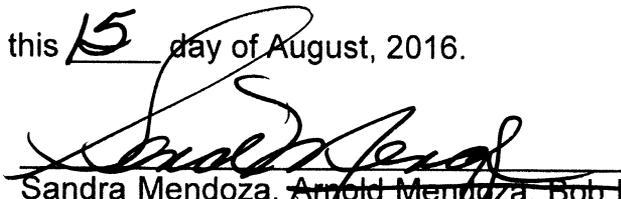
THAT I, Sandra Mendoza, Arnold Mendoza, Bob Frisch or James L. Hollerbach, Substitute Trustee, hereby give notice that, after due publication of this Notice by

SEPTEMBER -50
Clerk: *R. Mendoza*

posting it at the courthouse door of Webb County, Texas at least twenty-one (21) days preceding the date of the foreclosure sale of the Property (as stated below), and after having filed this Notice in the Foreclosure Records of Webb County, Texas, at least twenty-one (21) days preceding the date of such sale, and after having given written notice at least twenty-one (21) days preceding the date of such sale by certified mail to each debtor obligated to pay the Note and the indebtedness secured by the Deed of Trust at the address of each such debtor according to the records of Beneficiary as required by the Deed of Trust and the laws of the State of Texas, I will sell the Property at public auction to the highest bidder or bidders for cash at the at the area just outside the northwest first floor entrance to the Webb County Justice Center, 1110 Victoria Street, Laredo, Webb County, Texas, (as designated by the Commissioners Court of that county), at 1:00 p.m. (at the earliest), or within three (3) hours thereafter, on September 6, 2016, that being the first Tuesday of that month.

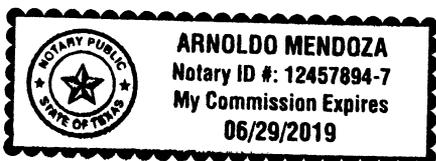
Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the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

Executed in multiple originals on this 15 day of August, 2016.


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

STATE OF TEXAS §
 §
COUNTY OF Webb §

This instrument was acknowledged before me on the 15 day of August, 2016, by Sandra Mendoza, ~~Arnold Mendoza, Bob Frisch~~ or ~~James L. Hollerbach~~, Substitute Trustee, on behalf of said Trust.




Notary Public, State of Texas

PROPERTY DESCRIPTION

Situated in Webb County, Texas and being the Surface Only of Lot Number Fifteen A (15A), in Block Number Two (2), El Portal Industrial park, Unit 4, a subdivision situated in the City of Laredo, as per Replat recorded in volume 16, Page 82, Webb Count Plat Records.

To the extent they are located on the real property above, (1) all goods that are or will be fixtures and that are or will be located on the above real property, including all systems, devices, machinery, apparatuses, equipment, fittings, appliances and fixtures of every kind, including all electrical, anti-pollution, heating, lighting, laundry, incinerating, power, air-conditioning, plumbing, lifting, cleaning, fire prevention, fire extinguishing, refrigerating, ventilating, communication, garage and cooking systems, devices, machinery, apparatuses, equipment, fittings, appliances and fixtures; and (2) all engines, pipes, pumps, tanks, motors, conduits, ducts, compressors and switchboards, and all storm doors and windows, dishwashers, attached cabinets and partitions.

EXHIBIT "A"

4852-2563-8710.1

ID\BARTEK, DIANN - 735413\000813

50-B

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

2016 AUG 15 PM 12:52

MARGIE R. IBARRA
COUNTY CLERK
FILED

10 DEPUTY

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

Date: September 06, 2016

Time: The sale will begin at 1:00PM or not later than three hours after that time.

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

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

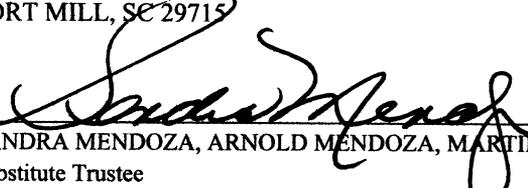
3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated November 30, 2004 and recorded in Document CLERK'S FILE NO. 859904 real property records of WEBB County, Texas, with DORIS I. BLAKE AND SUZANNE BLAKE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by DORIS I. BLAKE AND SUZANNE BLAKE, securing the payment of the indebtednesses in the original principal amount of \$116,855.00, 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

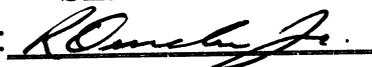

SANDRA MENDOZA, ARNOLD MENDOZA, MARTIN H. VACCA OR WILLIAM D. LAREW
Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Certificate of Posting

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

Declarants Name: _____
Date: _____

SEPTEMBER -51

Clerk: 





LOT TWELVE (12), BLOCK FORTY-SEVEN (47), LOS PRESIDENTES, UNIT 10, SITUATED IN THE CITY OF LAREDO, WEBB COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 24, PAGE 43, PLAT RECORDS OF WEBB COUNTY, TEXAS

51-A



NOS20120169805505

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
WEBB COUNTY, TEXAS
DEPUTY
MARGIE R. IBARRA
COUNTY CLERK
FILED

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

Date: September 06, 2016

Time: The sale will begin at 1:00PM or not later than three hours after that time.

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

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

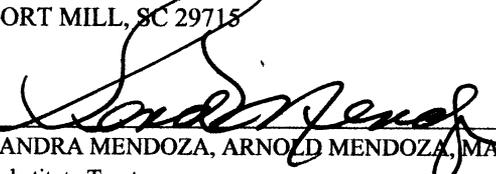
3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated February 06, 2007 and recorded in Document VOLUME 2303, PAGE 710 real property records of WEBB County, Texas, with ROBERTO LOZANO, JR AND CLAUDIA L LOZANO, grantor(s) and WELLS FARGO BANK, N.A., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by ROBERTO LOZANO, JR AND CLAUDIA L LOZANO, securing the payment of the indebtednesses in the original principal amount of \$80,000.00, 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. AMERICA'S SERVICING COMPANY, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o AMERICA'S SERVICING COMPANY
3476 STATEVIEW BLVD
FORT MILL, SC 29715

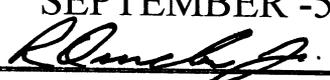

SANDRA MENDOZA, ARNOLD MENDOZA, MARTIN H. VACCA OR WILLIAM D. LAREW
Substitute Trustee

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

Certificate of Posting

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

Declarants Name: _____
Date: _____

SEPTEMBER -52
Clerk: 





THE SURFACE ESTATE ONLY IN AND TO LOT SIXTEEN (16), BLOCK SIXTEEN (16), QUAIL CREEK SUBDIVISION, PHASE 5, P.U.D., CITY OF LAREDO, WEBB COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 14, PAGE 16, PLAT RECORDS OF WEBB COUNTY, TEXAS.



NOS0000006174569

52-A

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

2016 AUG 15 PM 12:52

MARGIE R. IBARRA
COUNTY CLERK
FILED

DEPUTY

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

Date: September 06, 2016

Time: The sale will begin at 1:00PM or not later than three hours after that time.

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

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated July 23, 2014 and recorded in Document VOLUME 3650, PAGE 635 real property records of WEBB County, Texas, with MARIO RAMIREZ, JR. AND WENDY RAMIREZ, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by MARIO RAMIREZ, JR. AND WENDY RAMIREZ, securing the payment of the indebtednesses in the original principal amount of \$202,350.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. PINGORA LOAN SERVICING, 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. CENLAR FSB, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CENLAR FSB
425 PHILLIPS BLVD
EWING, NJ 08618


SANDRA MENDOZA, ARNOLD MENDOZA, MARTIN H. VACCA OR WILLIAM D. LAREW
Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Certificate of Posting

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

Declarants Name: _____
Date: _____

SEPTEMBER -53

Clerk: 



NOS0000006153654



SITUATED IN WEBB COUNTY, TEXAS, AND BEING THE SURFACE ONLY OF LOT NUMBER ELEVEN (11), IN BLOCK NUMBER FIVE (5), LAKESIDE SUBDIVISION, PHASE 1, A SUBDIVISION SITUATED IN THE CITY OF LAREDO, AS PER PLAT RECORDED IN VOLUME 18, PAGES 82-83, WEBB COUNTY PLAT RECORDS.

53-A



NOS00000006153654

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
WEBB COUNTY, TEXAS
MARGIE R. IBARRA
COUNTY CLERK
FILED

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

Date: September 06, 2016

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

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

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated April 19, 2013 and recorded in Document VOLUME 3427, PAGE 307 real property records of WEBB County, Texas, with ROGELIO MARTINEZ JR AND ERICA LYNN MARTINEZ, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by ROGELIO MARTINEZ JR AND ERICA LYNN MARTINEZ, securing the payment of the indebtednesses in the original principal amount of \$173,794.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. LAKEVIEW LOAN SERVICING, 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. CENLAR FSB, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CENLAR FSB
425 PHILLIPS BLVD
EWING, NJ 08618



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

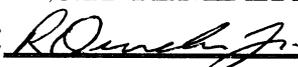
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

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: _____

SEPTEMBER -54

Clerk: 



NOS0000006138291

EXHIBIT 'A'

THE SURFACE ESTATE ONLY IN AND TO LOT THIRTY-TWO S (32S), BLOCK SEVEN (7), CUATRO VIENTOS NORTE SUBDIVISION, PHASE IV, SITUATED IN THE CITY OF LAREDO, WEBB COUNTY, TEXAS, ACCORDING TO REPLAT THEREOF RECORDED IN VOLUME 29, PAGES 42-43, PLAT RECORDS OF WEBB COUNTY, TEXAS.

54-A



NOS0000006138291

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

RE
DEPUTY
WEBB COUNTY, TEXAS

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

Date: September 06, 2016

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

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

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated October 31, 2005 and recorded in Document VOLUME 1965, PAGE 807; AS AFFECTED BY LOAN MODIFICATION AGREEMENT IN VOLUME 3912, PAGE 150 real property records of WEBB County, Texas, with NORMA GARZA, grantor(s) and IMORTGAGE FUNDING CORPORATION, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by NORMA GARZA, securing the payment of the indebtednesses in the original principal amount of \$142,455.00, 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: _____

SEPTEMBER -55

Clerk:



NOS0000006082291



SITUATED IN WEBB COUNTY, TEXAS AND BEING THE SURFACE ONLY OF LOT 21, BLOCK 4, VILLAS SAN AGUSTIN, UNIT 1, A SUBDIVISION IN THE CITY OF LAREDO, AS PER PLAT RECORDED IN VOLUME 25, PAGES 4-7, WEBB COUNTY PLAT RECORDS.

55-A



NOS0000006082291

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
WEBB COUNTY, TEXAS
MARGIE R. IBARRA
COUNTY CLERK
FILED

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

Date: September 06, 2016

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

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

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

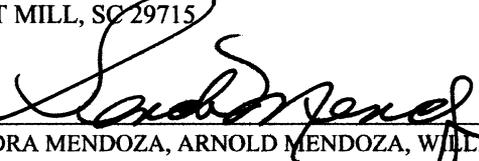
3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated September 10, 2003 and recorded in Document VOLUME 1474, PAGE 447 real property records of WEBB County, Texas, with HIPOLITO MOJICA III AND KARINA J. MOJICA, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

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

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

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

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


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: _____

SEPTEMBER -56

Clerk: 



NOS0000005403548



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



NOS00000005403548

50-A

Notice of [Substitute] Trustee Sale

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

ROSE R. BAIRD
COUNTY CLERK
FILED
2016 AUG 15 PM 12:56
WEBB COUNTY, TEXAS
BY *MRB*
DEPUTY

1. Date, Time, and Place of Sale.

Date: 09/06/2016

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

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

OR AS DESIGNATED BY THE COUNTY COMMISSIONERS

Property Address: 132 North Point Drive, Laredo, TX 78041

2. Terms of Sale: Cash

3. Instrument to be Foreclosed: The Instrument to be foreclosed is the deed of trust or Contract Lien dated 07/13/2001 and recorded 07/19/2001 in Document 733666 in (book) 1079 (page) 498 real property records of Webb county Texas, with Perla I Plascencia and husband, Guillermo Plascencia grantor(s) and Kellner Mortgage Investments, LLC.

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 Perla I Plascencia and husband, Guillermo Plascencia securing the payment of the indebtedness in the original principal amount of \$ **62,050.00**, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. **Deutsche Bank Trust Company Americas formerly known as Bankers Trust Company, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2001-KS3** 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.

SEPTEMBER -57

Clerk: *R. Quintero*

Notice of [Substitute] Trustee Sale

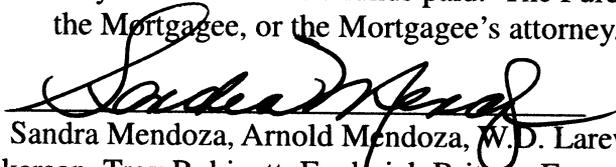
7. **Property to be sold:** The property to be sold is described as follows:

LOT NUMBERED EIGHTY-THREE (83), IN BLOCK NUMBER TWO (2), NORTH POINT HILLS SUBDIVISION, UNIT 1, A SUBDIVISION SITUATED IN THE CITY OF LAREDO, WEBB COUNTY, TEXAS AS PER PLAT RECORDED IN VOLUME 3, PAGE 95, WEBB COUNTY PLAT RECORDS

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

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

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, Iman Walcott, Tanesha Humphrey, 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.

57-A

Notice of [Substitute] Trustee Sale

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

1. Date, Time, and Place of Sale.

Date: 09/06/2016

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

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

Property Address: 2109 Mallorca Drive, Laredo, TX 78046

ARGIE R. J. BERRY
COUNTY CLERK
FILED
2016 AUG 15 PM 2:55
WEBB COUNTY, TEXAS
BY RO

2. Terms of Sale: Cash

3. Instrument to be Foreclosed: The Instrument to be foreclosed is the deed of trust or Contract Lien dated 05/04/2006 and recorded 05/11/2006 in Document 920494 in (book) 2089 (page) 664 and Home Affordable Modification Agreement recorded on 03/06/2013 in Book/Page 3397/216 real property records of Webb county Texas, with Maria P. Lara, a single woman & Olga L. Cantu, a single woman grantor(s) and Mila, Inc., d/b/a Mortgage Investment Lending Associates, Inc., as Lender Mortgage Electronic Registration Systems, Inc., as Beneficiary.

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

5. Obligation Secured: Deed of Trust of Contract Lien executed by Maria P. Lara, a single woman & Olga L. Cantu, a single woman securing the payment of the indebtedness in the original principal amount of \$ 106,400.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. **U.S. Bank National Association, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2006-KS5** 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.

SEPTEMBER -58
Clerk: R. Ornelas Jr.

Notice of [Substitute] Trustee Sale

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

SITUATED IN WEBB COUNTY, TEXAS, AND BEING THE SURFACE ONLY OF LOT 31, BLOCK 49, LOS PRESIDENTES SUBDIVISION, UNIT II, 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.

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 Iman Walcott, Tanesha Humphrey, 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.

TERNIE R. IBARRA
COUNTY CLERK
FILED

Notice of [Substitute] Trustee Sale

2016 AUG 15 PM 12: 52

WEBB COUNTY, TEXAS

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.

WJ

1. Date, Time, and Place of Sale.

Date: 09/06/2016

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

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

OR AS DESIGNATED BY THE COUNTY COMMISSIONERS

Property Address: 2603 Bandera Dr, Laredo, TX 78046

2. Terms of Sale: Cash

3. Instrument to be Foreclosed: The Instrument to be foreclosed is the deed of trust or Contract Lien dated 10/05/2005 and recorded 10/12/2005 in Document 895794 , in (book) 1939 (page) 564, real property records of Webb county Texas,with Raul Espinoza and wife , Elida Espinoza grantor(s) and New Century Mortgage Corporation .

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

5. Obligation Secured: Deed of Trust of Contract Lien executed by Raul Espinoza and wife , Elida Espinoza securing the payment of the indebtedness in the original principal amount of \$ 97,132.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. U.S. Bank National Association, as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2005-NC1 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.

SEPTEMBER -59

Clerk: *R. Ombra Jr.*

Notice of [Substitute] Trustee Sale

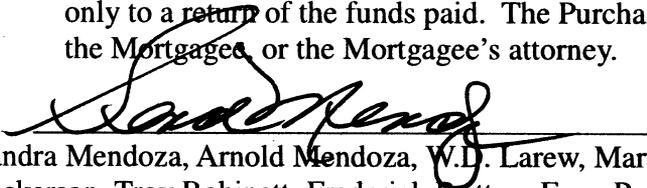
7. **Property to be sold:** The property to be sold is described as follows:

SITUATED IN THE CITY OF LAREDO, WEBB COUNTY, TEXAS AND BEING THE SURFACE ONLY OF LOT NUMBER FIFTEEN (15) IN BLOCK NUMBER ONE (1), CUATRO VIENTOS NORTE SUBDIVISION, PHASE III, AS PER PLAT RECORDED IN VOLUME 24, PAGE 97, WEBB COUNTY PLAT RECORDS.

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

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

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 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.

ROBERT BARRS
COUNTY CLERK
FILED
2016 AUG 15 PM 12:58
WEBB COUNTY, TEXAS
BY MRB DEPUTY

1. Date, Time, and Place of Sale.

Date: 09/06/2016

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

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

OR AS DESIGNATED BY THE COUNTY COMMISSIONERS

Property Address: 1605 Market St., Laredo, TX 78043

2. Terms of Sale: Cash

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

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

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

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.

SEPTEMBER -60
Clerk: R. Ouellet Jr.

Notice of [Substitute] Trustee Sale

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

Situated in Webb County, Texas and being Lot Number FOUR (4) and the West One-Half of Lot Number FIVE (W. ½ of 5), in Block Number eight hundred ninety-four (894), situated in the Eastern Division of the City of Laredo, as per the Sturgis Replat of said Block recorded in Volume 17, Page 634, Webb County Deed Records.

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

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

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 or 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.

60-A

Notice of [Substitute] Trustee Sale

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

ANGIE R. BAIRD
COUNTY CLERK
FILED
2016 AUG 15 PM 12:50
WEBB COUNTY, TEXAS
BY MPJ REPUT

1. Date, Time, and Place of Sale.

Date: 09/06/2016

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

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

OR AS DESIGNATED BY THE COUNTY COMMISSIONERS

Property Address: 2117 Mallorca Drive, Laredo, TX 78046

2. Terms of Sale: Cash

3. Instrument to be Foreclosed: The Instrument to be foreclosed is the deed of trust or Contract Lien dated 09/05/2006 and recorded 09/12/2006 in Document 935453 real property records of Webb county Texas, with Cesar Carranza and Maria Granados, husband and wife grantor(s) and Sebring Capital Partners, Limited Partnership, as lender, Mortgage Electronic Registration Systems, Inc., as Beneficiary .

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

5. Obligation Secured: Deed of Trust of Contract Lien executed by Cesar Carranza and Maria Granados, husband and wife securing the payment of the indebtedness in the original principal amount of \$ **146,290.00**, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. U.S. Bank, National Association, as Trustee under the Pooling and Servicing Agreement dated as of December 1, 2006, GSAMP Trust 2006-HE8, Mortgage Pass-Through Certificates, Series 2006-HE8 is the current mortgagee of the note and the deed of trust or contract lien.

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.

SEPTEMBER - 61
Clerk: *R. Quinlan Jr.*

Notice of [Substitute] Trustee Sale

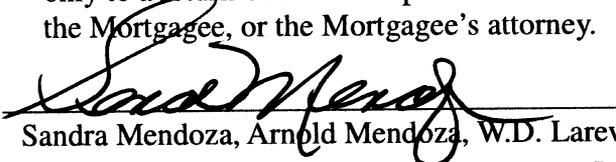
7. **Property to be sold:** The property to be sold is described as follows:

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

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

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

9. **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.

61-A

MARGIE R. IBARRA
COUNTY CLERK
FILED

2016 AUG 15 PM 1:03

WEBB COUNTY, TEXAS

BY  DEPUTY

C&S No. 44-16-0418 / FHA / Yes
LoanCare, LLC

NOTICE OF TRUSTEE'S SALE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Sender is: Codilis & Stawiarski, PC, 650 North Sam Houston Parkway East, Suite 450, Houston, Texas 77060

Date of Security Instrument: February 03, 2015

Grantor(s): Carlos Ramos, a single man

Original Trustee: Thomas E. Black Jr.

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

Recording Information: Vol. 3741, Page 438, or Clerk's File No. 1224319, in the Official Public Records of WEBB County, Texas.

Current Mortgagee: Lakeview Loan Servicing, LLC

Mortgage Servicer: LoanCare, LLC, whose address is C/O 3637 Sentara Way, Virginia Beach, VA 23452 Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property.

Legal Description:

THE SURFACE ESTATE ONLY IN AND TO LOT NINE (9), BLOCK FOUR (4), ELEDEN SUBDIVISION, UNIT XII, SITUATED IN THE CITY OF LAREDO, WEBB COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 27, PAGE 90-91, PLAT RECORDS OF WEBB COUNTY, TEXAS.

Date of Sale: 09/06/2016 Earliest Time Sale Will Begin: 1:00 PM

APPOINTMENT OF SUBSTITUTE TRUSTEE

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

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

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above, or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

SEPTEMBER -62

Clerk: 

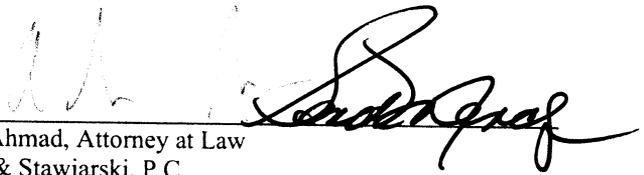


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Place of Sale of Property: The foreclosure sale will be conducted in the area designated by the WEBB County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place, or if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

Executed on this the 10th day of August, 2016.

For Information:

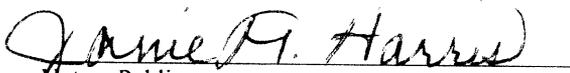

Adnan Ahmad, Attorney at Law
Codilis & Stawiarski, P.C.
650 N. Sam Houston Pkwy East, Suite 450, Houston, TX 77060
(281) 925-5200

STATE OF TEXAS

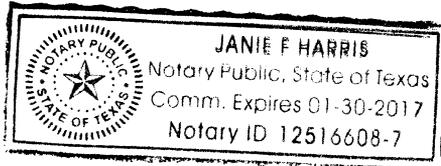
COUNTY OF HARRIS

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

Given under my hand seal of office on this the 10th day of August, 2016.


Notary Public
Signature

C&S No. 44-16-0418 / FHA / Yes
LoanCare, LLC



62-A

NOTICE OF TRUSTEE'S SALE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Sender is: Codilis & Stawiarski, PC, 650 North Sam Houston Parkway East, Suite 450, Houston, Texas 77060

DEPUTY
AUG 15 PM 1:03
WEBB COUNTY, TEXAS
MARGIE R IBARRA
COUNTY CLERK
FILED

Date of Security Instrument: September 12, 2012

Grantor(s): Jeanette See and Luis A. Nino, wife and husband

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

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

Recording Information: Vol. 3319, Page 299, or Clerk's File No. 1145565, in the Official Public Records of WEBB County, Texas.

Current Mortgagee: JPMorgan Chase Bank, National Association

Mortgage Servicer: JPMorgan Chase Bank, National Association, whose address is C/O 3415 Vision Drive Columbus, OH 43219-6009 Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property.

Date of Sale: 09/06/2016 **Earliest Time Sale Will Begin:** 1:00 PM

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

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

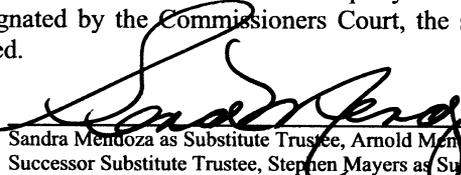
Legal Description:

SITUATED IN WEBB COUNTY, TEXAS AND BEING THE SURFACE ONLY OF LOT NUMBER NINETEEN (19), IN BLOCK NUMBER ONE (1), SONTERRA DE SAN ISIDRO SUBDIVISION, UNIT 2, A SUBDIVISION SITUATED IN THE CITY OF LAREDO, AS PER PLAT RECORDED IN VOLUME 19, PAGES 73-74, WEBB COUNTY PLAT RECORDS.

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

For Information:

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


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

SEPTEMBER -63

Clerk: 



4587891

MARGIE R IBARRA
COUNTY CLERK
FILED

2016 AUG 15 PM 1:03
WEBB COUNTY, TEXAS
BY *[Signature]* DEPUTY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS §
 §
COUNTY OF WEBB §

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, PEOPLE'S FINANCIAL INSTITUTION LTD. (the "Mortgagor"), executed that certain Deed of Trust Security Agreement-Financing Statement Assignment of Rents (the "Deed of Trust"), dated November 30, 2007, recorded in Volume 2499, Page 684, as Document Number 988979, Real Property Records, Webb County, Texas, to JAVIER EUSTOLIO MOLINA, as trustee (the "Original Trustee"), for the benefit of The Laredo National Bank ("Laredo National Bank") pertaining to certain real property ("Real Property") located in Webb County, Texas, more particularly described in Exhibit A attached hereto and incorporated herein by reference, and the other collateral (collectively, the "Other Collateral") described in the Deed of Trust (the Real Property and Other Collateral is herein referred to as the "Mortgaged Property") to secure that certain Real Estate Lien Note (together with any and all extensions, renewals, modifications, restatements and/or replacements thereof, the "Note") dated November 30, 2007, in the principal amount of \$1,615,000.00, executed by Mortgagor and payable to Laredo National Bank, and all other indebtedness, liabilities, and obligations (collectively, the "Indebtedness") described in the Note and Deed of Trust;

WHEREAS, pursuant to that certain Assignment of Deed of Trust ("Compass Assignment"), dated November 7, 2012, and recorded as Document Number 1155748, Real Property Records of Webb County, Texas, Compass Bank ("Compass"), an Alabama banking corporation, as successor by merger to The Laredo National Bank assigned to Pineda Grantor Trust II ("Pineda Grantor") all of Compass's right, title and interest in, to and under the Deed of Trust;

WHEREAS, Compass assigned the Note to Pineda Grantor;

WHEREAS, pursuant to that certain Transfer and Assignment of Deed of Trust ("Pineda Grantor Assignment"), dated June 26, 2015, (i) Istrouma Trustee, LLC, a Delaware limited liability company, not individually, but solely in its capacity as trustee of Pineda Grantor, assigned to Pineda Beneficiary LLC, a Delaware limited liability company ("Pineda Beneficiary"), all of Pineda Grantor's right, title, interest, claim and demand, in, to and under the Note and Deed of Trust and the entire outstanding indebtedness secured by the Deed of Trust, and (ii) Pineda Beneficiary assigned to Pineda REO, LLC, a Delaware limited liability company ("Mortgagee") all of Pineda Beneficiary's right, title, interest, claim and demand, in, to and under the Note and Deed of Trust and the entire outstanding indebtedness secured by the Deed of Trust;

WHEREAS, Pineda Grantor assigned the Note to Pineda Beneficiary, and Pineda Beneficiary further assigned the Note to Mortgagee pursuant to that certain Allonge to Promissory Note dated June 26, 2015;

WHEREAS, Mortgagee is the holder of the Note and beneficiary under the Deed of Trust;

NOTICE OF SUBSTITUTE TRUSTEE'S SA



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SEPTEMBER -64
Clerk: *[Signature]*

WHEREAS, pursuant to the authority of Section 51.0075(c) of the Texas Property Code ("Substitute Trustee Statute") and in accordance with the terms and conditions of the Deed of Trust, Mortgagee has appointed Sandra Mendoza and Arnold Mendoza, each with a street address of c/o 1320 Greenway Drive, Suite 300, Irving, Texas 75038, individually and severally, and not jointly (collectively, the "Substitute Trustees" or severally, a "Substitute Trustee"), each of whom may act alone, without the necessity of the joinder of the other Substitute Trustees, as the substitute trustees, in the place and stead of and to succeed to all of the rights, titles, estates, powers, privileges and authorities granted in the Deed of Trust to the Original Trustee and any previously appointed substitute trustee; and

WHEREAS, a default has occurred in the payment of the Indebtedness and same has not been cured as of the date hereof; and

WHEREAS, Mortgagee has made demand upon Mortgagor to pay to Mortgagee the Indebtedness now due, but such Indebtedness has not been paid; and

WHEREAS, Mortgagee, as the beneficiary under the Deed of Trust, has instructed the Substitute Trustee to post, file and mail, or cause to be posted, filed and mailed, appropriate notice and to sell the Mortgaged Property to satisfy, in whole or in part, the unpaid Indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, September 6, 2016, no earlier than 1:00 p.m., or no later than three hours after that time, the Substitute Trustee will commence the sale of all or a portion of the Mortgaged Property, in parcels or as a whole, at public auction to the highest bidder for cash, pursuant to the Deed of Trust and applicable law; such sale will be held at the following designated area: the area just outside the northwest first floor entrance to the Webb County Justice Center, 1110 Victoria Street, Laredo, Texas, or as designated by the County Commissioners in Webb County, Texas, SUBJECT, HOWEVER, to all liens, exceptions to title, easements, restrictions, and encumbrances affecting any of the Mortgaged Property or title thereto which are equal or prior to the lien and security interest created by the Deed of Trust. The Substitute Trustee's sale will occur between the earliest time to begin the sale as specified above and 4:00 p.m.

To the extent that any of the Mortgaged Property described on Exhibit A hereto has been released from the lien of the Deed of Trust, by written instrument signed by Mortgagee or its predecessor and filed for record in the Real Property Records of Webb County, Texas, or has been released from the security interest created in the Deed of Trust by an appropriate financing statement amendment filed by Mortgagee or its predecessor in the applicable filing office, this notice is not intended to and does not cover such property, and such property will not be part of the Mortgaged Property conveyed to the purchaser by reason of such sale.

If such sale or sales do not result in full satisfaction of all of the Indebtedness now due, the lien and security interest of the Deed of Trust shall remain in full force and effect in respect of any of the Mortgaged Property not so sold and any and all other types of real and personal property covered by the Deed of Trust and not described herein.

IN WITNESS WHEREOF, the Substitute Trustee has signed this notice as of August
____, 2016.

[The remainder of this page is intentionally left blank.]

64-B

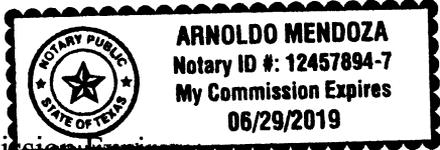
SUBSTITUTE TRUSTEE:

Sandra Mendoza
Name: Sandra Mendoza

STATE OF TEXAS §
COUNTY OF Morris §

This instrument was ACKNOWLEDGED before me on August 15 2016, by Sandra Mendoza, in the capacity therein stated.

[S E A L]



My Commission Expires

Arnoldo Mendoza
Notary Public in and for the State of Texas

Printed Name of Notary Public

104-c

EXHIBIT A

Land

Situated in Webb County, Texas and being Block Number One Thousand Three Hundred Sixty-one (1361), Eastern Division, a Subdivision situated in the City of Laredo, and being fully described in Deed dated August 4, 1981, from Seville Investment Corporation to Seville, Ltd. and recorded in Volume 666, Pages 386-387, Webb County Deed Records.

64-D

[RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:]

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

2016 AUG 15 PM 1:03
WEBB COUNTY, TEXAS
FILED
MARGIE R. IBARRA
COUNTY CLERK
BY *[Signature]* DEPUTY

TS#: 14-12909

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 4/13/2006, Jennifer C. Brown and husband, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of Jose Bruno Castanon, as Trustee, Mortgage Electronic Registration Systems, Inc., solely as nominee for Fremont Investment and Loan, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$97,882.00, payable to the order of Mortgage Electronic Registration Systems, Inc., solely as nominee for Fremont Investment and Loan, which Deed of Trust is Recorded on 4/18/2006 as Volume 917651, Book 2072, Page 317, in Webb County, Texas, Deed of Trust covers all of the real property, personal property, and fixtures described therein, including, but not limited to, all the following described property, rights and interests (the "Property"), to-wit;

SITUATED IN WEB COUNTY, TEXAS AND BEING THE SURFACE ONLY OF LOT NUMBER NINETEEN (19), IN BLOCK NUMBER SEVEN (7), COLLEGE HEIGHTS SUBDIVISION, UNIT I, A SUBDIVISION SITUATED IN THE CITY OF LAREDO, AS PER PLAT RECORDED IN VOLUME 24, PAGE 54, WEBB COUNTY, TEXAS.

Commonly known as: **1520 WILFRANO DR, LAREDO, TX 78046**

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

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Carrington Mortgage Services, LLC whose address is 1600 Douglass Road, Suite 200 A, Anaheim, CA 92806 is acting as the mortgage servicer for **Wells Fargo Bank N.A., as Trustee, for Carrington Mortgage Loan Trust, Series 2006-FRE1 Asset-Backed Pass-Through Certificates**, which is the mortgagee of the Note and Deed of Trust or mortgage and the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust. Carrington Mortgage Services, LLC is authorized to represent the mortgagee by virtue of a written servicing

SEPTEMBER -65

Clerk: *[Signature]*



4583834

agreement with the mortgagee. Pursuant to that agreement and Texas Property Code Section 51.0025, Carrington Mortgage Services, LLC is authorized to administer the foreclosure referenced herein.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on **TUESDAY, 9/6/2016 at 1:00 PM**, or no later than three (3) hours after such time, being the first Tuesday of such month, of **Webb County, Texas**, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: **The area outside the Northwest (parking garage) 1st floor entrance to the Webb County Justice Center, 1110 Victoria Street**

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

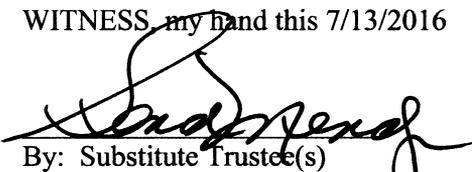
If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

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

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

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

WITNESS my hand this 7/13/2016



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

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

65-A

MARGIE R. IBARRA
COUNTY CLERK
FILED

2016 AUG 15 PM 1:03

WEBB COUNTY, TEXAS
BY  DEPUTY

[RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:]

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

TS#: 16-16982

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 9/29/2008, JOSE LUIS GONZALEZ JR AND JANIE GONZALEZ HUSBAND AND WIFE, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of MORTGAGE DOCS, as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. SOLELY AS NOMINEE FOR THE MORTGAGE MAKERS, INC., A TEXAS CORPORATION, as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$139,576.00, payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. SOLELY AS NOMINEE FOR THE MORTGAGE MAKERS, INC., A TEXAS CORPORATION, which Deed of Trust is Recorded on 10/2/2008 as Volume 1018159, Book 2658, Page 1, in Webb County, Texas, Deed of Trust covers all of the real property, personal property, and fixtures described therein, including , but not limited to, all the following described property, rights and interests (the "Property"), to-wit;

SITUATED IN WEBB COUNTY, TEXAS AND BEING THE SURFACE ONLY OF LOT NUMBER TWELVE (12), IN BLOCK NUMBER ONE (1), VISTA NUEVA SUBDIVISION, A SUBDIVISION IN THE CITY OF LAREDO, AS PER PLAT RECORDED IN VOLUME 25, PAGE 121, WEBB COUNTY PLAT RECORDS.

Commonly known as: **514 VALDOSA DRIVE, LAREDO, TX 78043**

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

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Carrington Mortgage Services, LLC whose address is 1600 Douglass Road, Suite 200 A, Anaheim, CA 92806 is acting as the mortgage servicer for **BANK OF AMERICA, N.A.**, which is the mortgagee of the Note and Deed of Trust or mortgage and the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust. Carrington Mortgage Services, LLC is authorized to represent the mortgagee by virtue of a written servicing agreement with the mortgagee. Pursuant to that

SEPTEMBER -66

Clerk: 



4587631

agreement and Texas Property Code Section 51.0025, Carrington Mortgage Services, LLC is authorized to administer the foreclosure referenced herein.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on **TUESDAY, 9/6/2016 at 10:00 AM**, or no later than three (3) hours after such time, being the first Tuesday of such month, of **Webb County, Texas**, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: **The Area Outside the Northwest (Parking Garage) 1st Floor Entrance to the Webb County Justice Center, 1110 Victoria Street, Laredo, TX 78040**

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

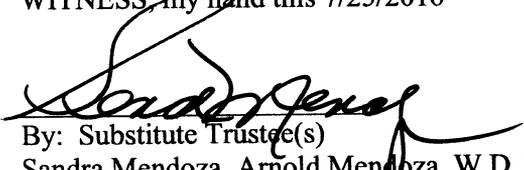
If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

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

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

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

WITNESS my hand this 7/25/2016



By: 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, Martin Vacca
C/O Carrington Foreclosure Services, LLC
P.O. Box 3309
Anaheim, California 92803

Lde A

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

66-B

MARGIE R. IBARRA
COUNTY CLERK
FILED

2016 AUG 15 PM 1:03

WEBB COUNTY, TEXAS

BY *[Signature]*
DEPUTY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Matter No.: 026578-TX

Date: August 4, 2016

County where Real Property is Located: Webb

ORIGINAL MORTGAGOR: ANIBAL ROBERTO IBARRA AND CECILIA IBARRA, HUSBAND AND WIFE
ORIGINAL MORTGAGEE: ENTERPRISE RESIDENTIAL MORTGAGE, LTD.
CURRENT MORTGAGEE: INTERNATIONAL BANK OF COMMERCE
MORTGAGE SERVICER: INTERNATIONAL BANK OF COMMERCE

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

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **9/6/2016**, the foreclosure sale will be conducted in **Webb** County in the area of the courthouse designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than **1:00 PM**, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

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

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

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

Page 1 of 2

SEPTEMBER -67

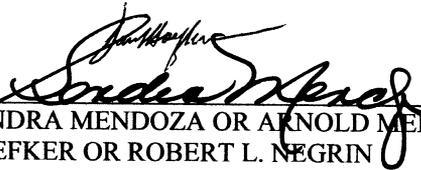
Clerk: *R. Daniels Jr.*



4588284

Matter No.: 026578-TX

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

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

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

67-A

MARGIE R. IBARRA
COUNTY CLERK
FILED

2016 AUG 15 PM 1:03

WEBB COUNTY, TEXAS

BY  DEPUTY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Webb County Texas Home Equity Security Instrument

Date of Security Instrument: April 24, 2006

Amount: \$53,000.00

Grantor(s): ROLANDO S HERRERA

Original Mortgagee: INTERNATIONAL BANK OF COMMERCE

Current Mortgagee: INTERNATIONAL BANK OF COMMERCE

Original Trustee: EVA MONTOYA

Mortgage Servicer and Address: Dovenmuehle Mortgage, Inc
1 Corporate Drive Suite 360,
Lake Zurich IL 60047-8924

Recording Information: Recorded on 5/23/2006, as Instrument No. 921910,
in Book 2097, Page 586, and later modified by a
loan modification agreement recorded as Instrument
1101605, book 3089, page 211 on 05/17/2011,
Webb County, Texas

Legal Description: THE WEST ONE-HALF OF LOT EIGHT (W. ½
OF LOT 8) AND LOT NINE (9), BLOCK ONE
THOUSAND EIGHT-ONE (1081) EASTERN
DIVISION, SITUATED IN THE CITY OF
LAREDO, WEBB COUNTY, TEXAS,
ACCORDING TO THE WILMER THREADGILL
REPLAT RECORDED IN VOLUME 79, PAGE
364, DEED RECORDS OF WEBB COUNTY,
TEXAS.

Date of Sale: 9/6/2016

Earliest Time Sale Will Begin: 1:00 PM

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

SEPTEMBER -68

Clerk: 



4588290

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

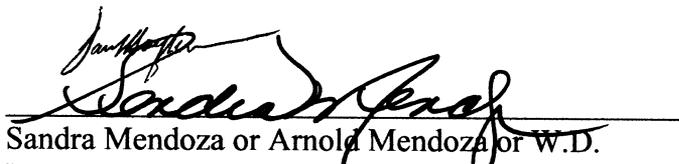
The undersigned has been appointed as Substitute Trustee(s), each empowered to act independently, in the place of said Original Trustee, upon the contingency and in the manner authorized by said Texas Home Equity Security Instrument.

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

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

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Texas Home Equity Security Instrument, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's Attorney.

EXECUTED in multiple originals on 8/5/2016.


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

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

TS Number: 032825-TX



MARGIE R IBARRA
COUNTY CLERK
FILED

2016 AUG 15 PM 1:03

WEBB COUNTY, TEXAS
BY *[Signature]* DEPUTY

NOTICE OF SUBSTITUTE TRUSTEE'S 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 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. Property to Be Sold. The property to be sold is described as follows:

LOT FORTY-TWO (42), BLOCK ONE (1), THE GREEN SUBDIVISION, PHASE 3, SITUATED IN THE CITY OF LAREDO, WEBB COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 25, PAGE 151, PLAT RECORDS OF WEBB COUNTY, TEXAS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the deed of trust to Mortgage Electronic Registration Systems, Inc. as nominee for Amerigroup Mortgage Corporation A Division of Mortgage Investors Corporation, recorded on 02/23/2011 as Document No. 1094599 in the real property records of Webb County, Texas. Assignment of Deed of Trust to Green Planet Servicing, LLC recorded on 08/17/2012 as Document No. 1142597 of the real property records of Webb County, Texas. The holder or servicer of the instrument is: Green Planet Servicing, LLC.

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

Date: 09/06/2016

Time: The sale will begin no earlier than 1:00PM or no later than three hours thereafter. The sale will be completed by no later than 4:00 P.M.

Place: Justice Center, 1110 Victoria Street, first-level west side rear door, 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 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.

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

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

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SEPTEMBER -69
Clerk: *[Signature]*

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

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

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

Pursuant to the deed of trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

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

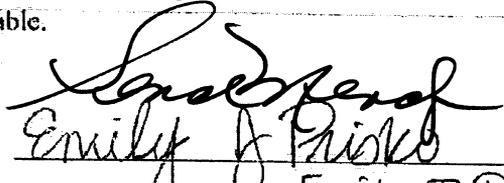
Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

5. Type of Sale. The sale is a nonjudicial deed-of-trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by Blaine C Strand and Tarra L Strand, husband and wife.
6. Obligations Secured. The deed of trust provides that it secures the payment of the indebtednesses and obligations therein described (collectively, the "Obligations") including but not limited to (a) the promissory note in the original principal amount of \$194,470.00, executed by Blaine C Strand, and payable to the order of Amerigroup Mortgage Corporation A Division of Mortgage Investors Corporation; (b) all renewals and extensions of the note; (c) any and all present and future indebtednesses of Blaine C Strand and Tarra L Strand, husband and wife to Amerigroup Mortgage Corporation A Division of Mortgage Investors Corporation. Planet Home Lending, LLC fka Green Planet Servicing, LLC is the current holder of the Obligations and is the beneficiary under the deed of trust.
7. Default and Request to Act. Default has occurred under the deed of trust, and the beneficiary has requested Texas Foreclosure Management Corporation d/b/a Foreclosure Network of Texas, 10406 Rockley Road, Houston, TX 77099, Sandra Mendoza, Arnold Mendoza, W.D. Larew, Martin Vacca, Steven Westergren, Julie Mayer, Emily Priske, Katherine Scheffler, James Miller, and C. Morgan Lasley, 925 E. 4th St., Waterloo, IA 50703, as Substitute Trustees, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person as Substitute Trustee to conduct the sale.

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8. Acceleration. Default has occurred in the payment of the Indebtedness secured by the deed of trust. Therefore, the beneficiary accelerates the maturity of the Indebtedness and declares the entire Indebtedness immediately due and payable.


Substitute Trustee Emily J. Priske

Sent to obligors via certified mail by Klatt, Augustine, Sayer, Treinen, & Rastede, P.C., 925 E. 4th St., Waterloo, IA 50703, 319-234-2530.

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.

TX131364

69-B

NOTICE OF SUBSTITUTE TRUSTEE'S 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 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. Property to Be Sold. The property to be sold is described as follows:

Situated in Webb County, Texas, and being the SURFACE ESTATE ONLY of lot Number SEVEN (7), in Block Number TWO (2), LA BOTA SUBDIVISION, UNIT VI, PLANNED UNIT DEVELOPMENT, MOCKINGBIRD HEIGHTS, PHASE I, a subdivision situated in the City of Laredo, as per Plat recorded in Volume 17, Page 10, Webb County Plat Records.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the deed of trust to Mortgage Electronic Registration Systems, Inc. as nominee for Amerigroup Mortgage Corporation a division of Mortgage Investors Corporation, recorded on 05/25/2012 as Document No. 1134926 in the real property records of Webb County, Texas. Assignment of Deed of Trust to Freedom Mortgage Corporation recorded on 01/10/2014 as Document No. 1190578, Volume 3556, Page 645 of the real property records of Webb County, Texas. The holder or servicer of the instrument is: Freedom Mortgage .

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

Date: 09/06/2016

Time: The sale will begin no earlier than 1:00 PM or no later than three hours thereafter. The sale will be completed by no later than 4:00 P.M.

Place:

The area outside 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 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.

SEPTEMBER -70

Clerk: *R. Sanchez*

TX160073



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

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

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

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

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

Pursuant to the deed of trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

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

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

5. Type of Sale. The sale is a nonjudicial deed-of-trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by Pablo Rene Collazo an Maria D. Collazo, husband and wife.

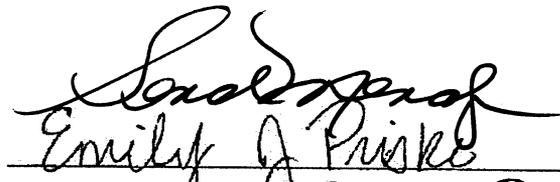
6. Obligations Secured. The deed of trust provides that it secures the payment of the indebtednesses and obligations therein described (collectively, the "Obligations") including but not limited to (a) the promissory note in the original principal amount of \$177,102.00, executed by Pablo Rene Collazo, and payable to the order of Amerigroup Mortgage Corporation a division of Mortgage Investors Corporation; (b) all renewals and extensions of the note; (c) any and all present and future indebtednesses of Pablo Rene Collazo an Maria D. Collazo, husband and wife to Amerigroup Mortgage Corporation a division of Mortgage Investors Corporation. Freedom Mortgage Corporation is the current holder of the Obligations and is the beneficiary under the deed of trust.

7. Default and Request to Act. Default has occurred under the deed of trust, and the beneficiary has requested Texas Foreclosure Management Corporation d/b/a Foreclosure Network of Texas, 10406 Rockley Road, Houston, TX 77099, Sandy Dasigenis, Sandra Mendoza, Arnold Mendoza, W.D. Larew, Martin Vacca, Steven Westergren, Julie Mayer, James Miller, Katherine Scheffler, Emily Priske, and C. Morgan Lasley, 925 E. 4th St., Waterloo, IA 50703, as Substitute Trustees, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person as Substitute Trustee to conduct the sale.

8. Acceleration. Default has occurred in the payment of the Indebtedness secured by the deed of trust. Therefore, the beneficiary accelerates the maturity of the Indebtedness and declares the entire Indebtedness immediately due and payable.

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70-B


Substitute Trustee Emily J. Piske

Sent to obligors via certified mail by Klatt, Augustine, Sayer, Treinen, & Rastede, P.C., 925 E. 4th St., Waterloo, IA 50703, 319-234-2530.

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.

TX160073

70-C

NOTICE OF TRUSTEE'S SALE

Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Sender is: Codilis & Stawiarski, PC, 650 North Sam Houston Parkway East, Suite 450, Houston, Texas 77060

Date of Security Instrument: September 12, 2012

Grantor(s): Jeanette See and Luis A. Nino, wife and husband

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

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

Recording Information: Vol. 3319, Page 299, or Clerk's File No. 1145565, in the Official Public Records of WEBB County, Texas.

Current Mortgagee: JPMorgan Chase Bank, National Association

Mortgage Servicer: JPMorgan Chase Bank, National Association, whose address is C/O 3415 Vision Drive Columbus, OH 43219-6009 Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property.

Date of Sale: 09/06/2016 **Earliest Time Sale Will Begin:** 1:00 PM

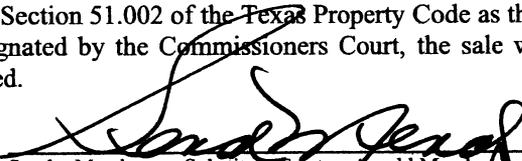
The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above, or within three (3) hours after that time.

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

Legal Description:
SITUATED IN WEBB COUNTY, TEXAS AND BEING THE SURFACE ONLY OF LOT NUMBER NINETEEN (19), IN BLOCK NUMBER ONE (1), SONTERRA DE SAN ISIDRO SUBDIVISION, UNIT 2, A SUBDIVISION SITUATED IN THE CITY OF LAREDO, AS PER PLAT RECORDED IN VOLUME 19, PAGES 73-74, WEBB COUNTY PLAT RECORDS.

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

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


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

2016 AUG 15 PM 1:11
WEBB COUNTY TEXAS
ARQUE R. JOHNSON
COUNTY CLERK
FILE

SEPTEMBER -71

Clerk: 



4587891

MARGIE R. IBARRA
COUNTY CLERK
FILED

NOTICE OF FORECLOSURE SALE

2016 AUG 15 PM 1:15

State of Texas §
County of Webb §

WEBB COUNTY, TEXAS

BY MRQ DEPUTY

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

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

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

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

Date: **September 6, 2016**
Time: The sale shall begin no earlier than **01:00 PM** or no later than three hours thereafter.
Place: **Webb County Courthouse in Laredo, Texas**, at the following location: the area designated by the Commissioners Court of **Laredo, Webb County, Texas**, pursuant to § 51.002 of the Texas Property Code as the place where foreclosure sales are to take place (if no such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

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

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

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

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

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

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

1000398-2

SEPTEMBER -72

Clerk: R. Quintero Jr.

public record from the lien of the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

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

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

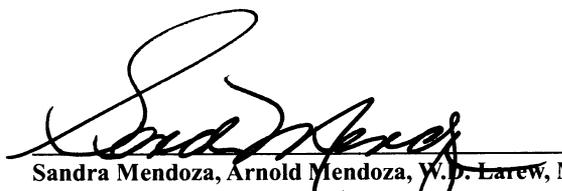
Original Mortgagee: International Bank of Commerce.

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

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

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

DATED August 15, 2016.


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

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72-A

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

1000398-2

72-B

NOTICE OF FORECLOSURE SALE 2016 AUG 15 PM 1:15

State of Texas §
 §
County of Webb §

WEBB COUNTY, TEXAS

BY MRA DEPUTY

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

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

THE SURFACE ESTATE ONLY IN AND TO LOT NINE (9), BLOCK ONE (1), WOODRIDGE HEIGHTS SUBDIVISION, UNIT III, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 25, PAGE 94, PLAT RECORDS OF WEBB COUNTY, TEXAS

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

Date: **September 6, 2016**

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

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

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

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

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

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

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

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

1003244-1

SEPTEMBER -73
Clerk: *[Signature]*

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

4. Type of Sale. The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust executed by **Luis F Briones, Luz G Briones**.
5. Obligations Secured. The Deed of Trust is dated **April 27, 2006**, and is recorded in the office of the County Clerk of **Webb** County, Texas, in/under **Document No. 919909, Official Public Records** of **Webb** County, **Texas**. The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to the promissory note in the original principal amount of **\$118,648.00**, executed by **Luis F Briones, Luz G Briones**, and payable to the order of **America's Wholesale Lender**.

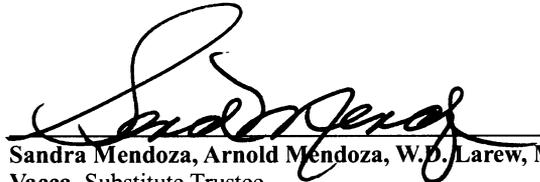
Original Mortgagee: America's Wholesale Lender.

Current Mortgage of Record: The Bank of New York Mellon, f/k/a The Bank of New York, as trustee for the certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2006-11 by Ditech Financial LLC whose address is **7360 S. Kyrene Road, Tempe, AZ 85283**.

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

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

DATED August 15, 2016.


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

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

1003244-1

73-A

MARGIE R. IBARRA
COUNTY CLERK
FILED

NOTICE OF FORECLOSURE SALE 2016 AUG 15 PM 1:15

State of Texas §
 §
County of Webb §

WEBB COUNTY, TEXAS

BY MRJ DEPUTY

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

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

THE SURFACE ESTATE ONLY IN AND TO LOT FORTY-EIGHT (48), BLOCK ONE (1), DEER RUN SUBDIVISION, UNIT 2, SITUATED IN THE CITY OF LAREDO, WEBB COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 18, PAGE 61, PLAT RECORDS OF WEBB COUNTY, TEXAS.

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

Date: **September 6, 2016**

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

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

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

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

Pursuant to section 51.005 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

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

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

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

1003243-1

SEPTEMBER -74

Clerk: 

applicable property records to determine the nature and extent of such matters, if any.

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

4. **Type of Sale.** The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust executed by **Carlo G Menchaca, Grizelda Menchaca**.
5. **Obligations Secured.** The Deed of Trust is dated **October 1, 2001**, and is recorded in the office of the County Clerk of **Webb County, Texas**, in under **Document No 740878, Book 1114, Page 209, Official Public Records of Webb County, Texas**. The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to the promissory note in the original principal amount of **\$186,975.00**, executed by **Carlo G Menchaca, Grizelda Menchaca**, and payable to the order of **NBC Bank, N.A.**

Original Mortgagee: NBC Bank, N.A..

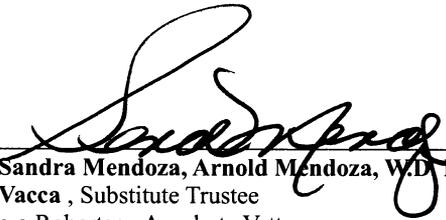
Current Mortgagee of Record: International Bank of Commerce whose address is **1 South Broadway, McAllen, TX 78501-4838**.

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

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

Sent by: effry B. Lewis
Robertson Anschutz Vettors
1500 CityWest Blvd., Suite 00
Houston, TX 042

DATED August 15, 2016.


Sandra Mendoza, Arnold Mendoza, W.D. Larew, Martin
Vacca, Substitute Trustee
c o Robertson Anschutz Vettors
1500 CityWest Blvd., Suite 00
Houston, TX 042
Phone: 13-244-1360

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

1003243-1

74-A

SELECT PORTFOLIO SERVICING, INC. (SPS)
CORONADO-LOPEZ, ASCENCION AND NORMA
IMELDA
2416 NEWPORT AVENUE, LAREDO, TX 78041

CONVENTIONAL
Our File Number: 16-023513

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

NOTICE OF TRUSTEE'S SALE

WHEREAS, on October 6, 1999, ASCENCION CORONADO-LOPEZ AND NORMA IMELDA CORONADO, HUSBAND AND WIFE, as Grantor(s), executed a Deed of Trust conveying to MERCEDES NAVARRO, as Trustee, the Real Estate hereinafter described, to ENTERPRISE RESIDENTIAL MORTGAGE, LTD. 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 677376, 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, September 6, 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 FOURTEEN-D (14D), IN BLOCK NUMBER SIX (6), OF EASTWOODS SUBDIVISION, PHASE II, A SUBDIVISION SITUATED IN THE OF THE CITY OF LAREDO, AS PER REPLAT RECORDED IN VOLUME 19, PAGE 26, WEBB COUNTY PLAT RECORDS.

Property Address: 2416 NEWPORT AVENUE
LAREDO, TX 78041
Mortgage Servicer: SELECT PORTFOLIO SERVICING, INC.
Noteholder: ABS REO TRUST III
3217 S. DECKER LAKE DR.
SALT LAKE CITY, UTAH 84119

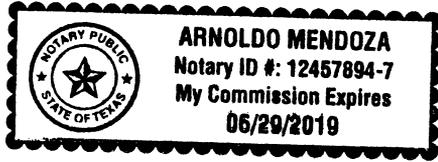
The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property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

[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

THE STATE OF Texas
COUNTY OF Webb

BEFORE ME, the undersigned 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



[Signature]
NOTARY PUBLIC in and for _____ COUNTY, SEPTEMBER -75
Clerk: [Signature]

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.

75-A

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

2016 AUG 15 PM 1:18
WEBB COUNTY, TEXAS
MARGIE R. IBARRA
COUNTY CLERK
FILED
BY _____
DEPUTY

DEED OF TRUST INFORMATION:

Date: 12/06/2005
Grantor(s): MARTIN R. VASQUEZ, JOINED HEREIN PRO FORMA BY HIS WIFE, OLIVIA VASQUEZ
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR RESMAE MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$73,600.00
Recording Information: Book 1990 Page 354 Instrument 903978
Property County: Webb
Property: THE SURFACE ESTATE ONLY IN AND TO LOT THIRTY(30), BLOCK TWO (2), EASTWOODS SUBDIVISION, PHASE III, SITUATED IN THE CITY OF LAREDO, WEBB COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 17, PAGE 19, RECORDS OF WEBB COUNTY, TEXAS.
Reported Address: 3618 E. LYON ST., LAREDO, TX 78043

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: Wilmington Trust, National Association, as Successor Trustee to Citibank, N.A., as Trustee for Bear Stearns Asset Backed Securities I Trust 2006-HE4, Asset-Backed Certificates, Series 2006-HE4
Mortgage Servicer: Wells Fargo Bank, N. A.
Current Beneficiary: Wilmington Trust, National Association, as Successor Trustee to Citibank, N.A., as Trustee for Bear Stearns Asset Backed Securities I Trust 2006-HE4, Asset-Backed Certificates, Series 2006-HE4
Mortgage Servicer Address: 3476 Stateview Boulevard, Fort Mill, SC 29715

SALE INFORMATION:

Date of Sale: Tuesday, the 6th day of September, 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

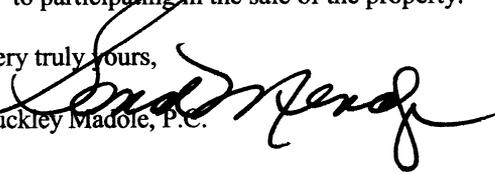
WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Sandra Mendoza, Arnold Mendoza, Bob Frisch, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, have been appointed as Substitute Trustees and requested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

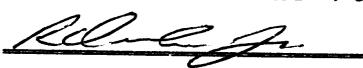
NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

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.

SEPTEMBER -76

Clerk: 

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

2016 AUG 15 PM 1:18
WEBB COUNTY, TEXAS
FILED
MARGIE R IBARRA
COUNTY CLERK
BY *[Signature]* DEPUTY
SOLELY AS NOMINEE

DEED OF TRUST INFORMATION:

Date: 11/07/2007
Grantor(s): RUBEN GONZALEZ AND WIFE, ANGELICA M GONZALEZ
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., FOR TEXAS STATE BANK, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$110,269.00
Recording Information: Book 2480 Page 837 Instrument 985533
Property County: Webb
Property: SITUATED IN WEBB COUNTY, TEXAS AND BEING THE SURFACE ONLY OF LOT NUMBER FIFTEEN (15), IN BLOCK NUMBER ONE (1), SANTA RITA SUBDIVISION, UNIT 1, A SUBDIVISION IN THE CITY OF LAREDO, AS PER PLAT RECORDED IN VOLUME 4, PAGE 46, WEBB COUNTY PLAT RECORDS.
Reported Address: 501 PRADA MACHIN 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 6th day of September, 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.

SEPTEMBER -77

Clerk: *[Signature]*

NOTICE OF TRUSTEE'S SALE

MARGIE R. IBARRA
COUNTY CLERK
FILED

2016 AUG 15 PM 2: 14

Date: August 15, 2016

WEBB COUNTY, TEXAS

Trustee: **GEORGE A. JUAREZ**

BY *lo* DEPUTY

Trustee Address: 217 W. Village Blvd., Suite 2
Laredo, Texas 78041

Mortgagee: **GALLEGINI PROPERTIES, LLC**

Note: \$48,000.00

Deed of Trust:

Date: March 14, 2016

Grantor: **LEOBARDO ROBERTO ROBLEDO**

Mortgagee: **GALLEGINI PROPERTIES, LLC**

Recording information: Volume 3939, pages 843-846, Webb County Official Public Records

Property:

The East 1/2 of Lot No. 3 in Block No. 68, situated in the Western Division of the City of Laredo, Webb County, Texas, according to the original map or plat of said city.

County: Webb County, Texas

Date of Sale (first Tuesday of month): September 6, 2016

Time of Sale: 2:00 p.m.

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

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.

George A. Juarez is the Trustee under the Deed of Trust. Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The sale will begin at the Time of Sale or not later than three hours thereafter.

 George A. Juarez
GEORGE A. JUAREZ, Trustee

SEPTEMBER -78

Clerk: *R. Sanchez Jr.*

NOTICE OF TRUSTEE'S SALE

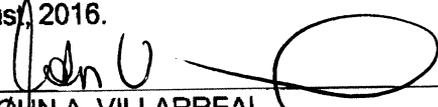
PURSUANT to authority conferred upon me by that certain Deed of Trust executed by SANCHEZ FAMILY INVESTMENTS, LTD., A TEXAS LIMITED PARTNERSHIP, of Webb County, Texas, dated November 23, 2007, and recorded in Volume 2508, Pages 296 et seq. of the Official Public Records of Webb County, Texas, I will, as Trustee for INTERNATIONAL BANK OF COMMERCE, Beneficiary under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, INTERNATIONAL BANK OF COMMERCE, default having been made in the payment thereof, sell on TUESDAY, September 6, 2016, that being the FIRST TUESDAY of said month, at public auction to the highest bidder, for cash, at the area just outside the northwest (parking garage) 1st floor entrance to the Webb County Justice Center, 1110 Victoria Street, Laredo, Texas, between the hours of ten o'clock a.m. and four o'clock p.m. of that day, the following described property situated in Webb County, Texas, to-wit:

Situated in Webb County, Texas and being the Surface Only of Lot Number Two-B (2B), in Block Number Three (3), McPherson Acres, Unit 1, a Subdivision situated in the City of Laredo, as per Replat recorded in Volume 25, Page 125, Plat Records of Webb County, Texas.

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

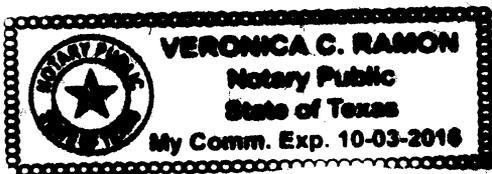
Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the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

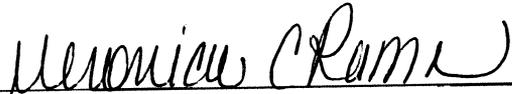
EXECUTED this 16th day of August, 2016.


JOHN A. VILLARREAL
TRUSTEE
1200 San Bernardo
Laredo, Texas 78040

STATE OF TEXAS §
COUNTY OF WEBB §

This instrument was acknowledged before me on this 16th day of August, 2016, by John A. Villarreal, Trustee.




Veronica C. Ramon
Notary Public, State of Texas

2016 AUG 16 PM 12: 39
WEBB COUNTY, TEXAS
BY  DEPUTY
MARGIE R. IBARRA
COUNTY CLERK
FILED

SEPTEMBER -79

Clerk: 

NOTICE OF TRUSTEE'S SALE

PURSUANT to authority conferred upon me by that certain Deed of Trust executed by SANCHEZ FAMILY INVESTMENTS, LTD., A TEXAS LIMITED PARTNERSHIP, of Webb County, Texas, dated February 22, 2007, and recorded in Volume 2306, Pages 320 et seq. of the Official Public Records of Webb County, Texas, I will, as Trustee for INTERNATIONAL BANK OF COMMERCE, Beneficiary under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, INTERNATIONAL BANK OF COMMERCE, default having been made in the payment thereof, sell on TUESDAY, September 6, 2016, that being the FIRST TUESDAY of said month, at public auction to the highest bidder, for cash, at the area just outside the northwest (parking garage) 1st floor entrance to the Webb County Justice Center, 1110 Victoria Street, Laredo, Texas, between the hours of ten o'clock a.m. and four o'clock p.m. of that day, the following described property situated in Webb County, Texas, to-wit:

Situated in Webb County, Texas and being the Surface Only of Lot Number Two-B (2B), in Block Number Three (3), McPherson Acres, Unit 1, a Subdivision situated in the City of Laredo, as per Replat recorded in Volume 25, Page 125, Plat Records of Webb County, Texas.

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

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

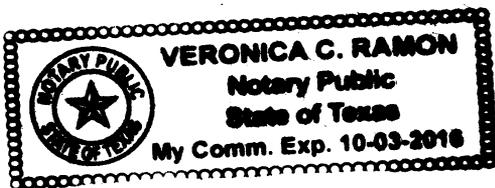
EXECUTED this 16th day of August, 2016.

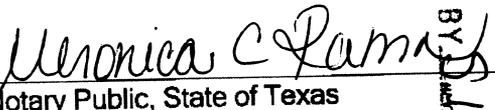


JOHN A. VILLARREAL
TRUSTEE
1200 San Bernardo
Laredo, Texas 78040

STATE OF TEXAS §
COUNTY OF WEBB §

This instrument was acknowledged before me on this 16th day of August 2016, by John A. Villarreal, Trustee.





Veronica C. Ramon
Notary Public, State of Texas
BY  MARGIE R. IBARRA
DEPUTY

2016 AUG 16 PM 12:40
WEBB COUNTY, TEXAS

MARGIE R. IBARRA
COUNTY CLERK
FILED

SEPTMBER -80
Clerk: 

NOTICE OF TRUSTEE'S SALE

PURSUANT to authority conferred upon me by that certain Deed of Trust executed by SANCHEZ CHILDRENS' TRUST, A TEXAS TRUST, of Webb County, Texas, dated November 15, 2007, and recorded in Volume 2516, Pages 24 et seq. of the Official Public Records of Webb County, Texas, I will, as Trustee for INTERNATIONAL BANK OF COMMERCE, Beneficiary under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, INTERNATIONAL BANK OF COMMERCE, default having been made in the payment thereof, sell on TUESDAY, September 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:

See Exhibit "A" attached hereto.

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

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

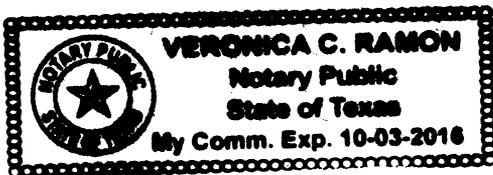
EXECUTED this 16th day of August, 2016.



JOHN A. VILLARREAL
TRUSTEE
1200 San Bernardo
Laredo, Texas 78040

STATE OF TEXAS §
COUNTY OF WEBB §

This instrument was acknowledged before me on this 16th day of August, 2016, by John A. Villarreal, Trustee.





Notary Public, State of Texas

2016 AUG 16 PM 12:41
WEBB COUNTY, TEXAS
Brenda M. Lopez DEPUTY

MARGIE R. IBARRA
COUNTY CLERK
FILED

SEPTEMBER -81

Clerk: 

TRACT I

Situated in Webb County, Texas and being the Surface Only of Lot Number One Hundred Thirty-Two (132), in Block Number Four (4), Unit 2, Millside Terrace Subdivision, in the City of Harwood, Texas, as per Plat recorded in Volume 3, Page 3, and Amended Plat recorded in Volume 3, Page 46, Webb County Plat Records.

TRACT II

Situated in Webb County, Texas, and being Apartment Number 16, in Building D of the Castle Heights Condominiums and the airspace encompassed by the boundaries thereof according to that certain Declaration and Exhibits attached thereto recorded in Volume 2, Pages 72-100 of the Condominium Records of Webb County, Texas, to which reference is hereby made for all purposes, together with Parking Space Number 16 and an undivided 2.060 interest in and to the common elements, and limited common elements as set forth in the Declaration. The Castle Heights Condominiums are situated on that certain tract of land more particularly described in the Declaration.

TRACT III

Situated in Webb County, Texas, and being Apartments Numbered Nineteen (19) and Twenty-Nine (29) in Building F of the Castle Heights Condominiums and the airspace encompassed by the boundaries thereof according to that certain Declaration and Exhibits attached thereto recorded in Volume 2, Pages 72-100 of the Condominium Records of Webb County, Texas, to which reference is hereby made for all purposes, together with Parking Spaces Nos. 19 and 29 and an undivided 2.715 interest for each apartment in and to the common elements, and limited common elements as set forth in the Declaration. The Castle Heights Condominiums are situated on that certain tract of land more particularly described in the Declaration.



81-A