

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 R IBARRA
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

JARQUE R. IBARRA
COUNTY CLERK
FILED
2016 JUN 30 AM 11:06
WEBB COUNTY, TEXAS
MD 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

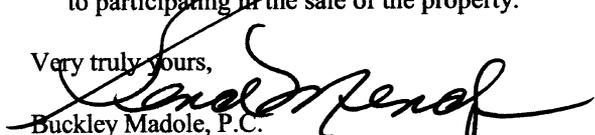
WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Sandra Mendoza, Arnold Mendoza, W.D. Larew, Colette Mayers, Stephen Mayers, Bob Dickerson, Troy Robinett, Frederick Britton, Evan Press, Jack Burns II, Kristie Alvarez, Julian Perrine, Kristi Knight, Zana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

20 JUN 30 AM 11:07
WEBB COUNTY, TEXAS
M D DEPUTY
MARGIE B. BARRA
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

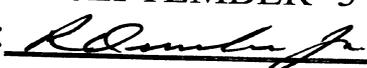
WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

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. BARBA
COUNTY CLERK
FILED
S. MAD... 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

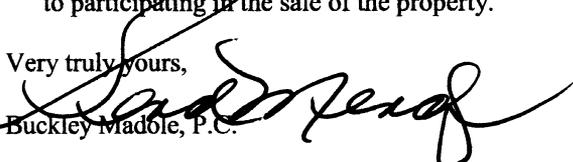
WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Sandra Mendoza, Arnold Mendoza, W.D. Larew, Colette Mayers, Stephen Mayers, Bob Dickerson, Troy Robinett, Frederick Britton, Evan Press, Jack Burns II, Kristie Alvarez, Julian Perrine, Kristi Knight, Zana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

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

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.

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: *Rg* DEPUTY CLERK
2016 JUL 11 AM 10:33
WEBB COUNTY, TEXAS
MARQUE S IBARRA
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

Clerk: *R. O. [Signature]*



4583190

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
MARQUEE R. BARBA
COUNTY CLERK
FILED
BY *Bo* 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: *[Signature]*

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 Mortgagee: 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 Veters
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 Veters
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
3/23/2016 2:48:58 PM
2016CVF000296D3

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.

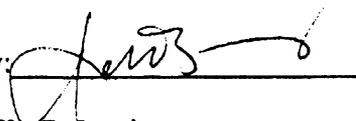
5. The material facts establishing Respondent's default are alleged in Petitioner's application and the supporting affidavit. Those facts are adopted by the court and incorporated by reference in this Order.
6. Based on the affidavit of the Petitioner, no Respondent subject to this order is protected 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

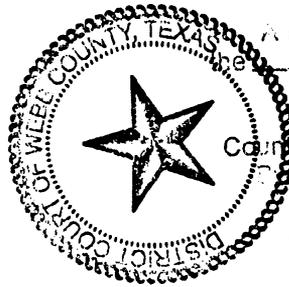


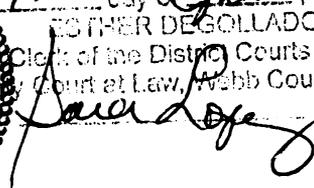
JUDGE PRESIDING

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



A true copy of the original, I certify
 this 1st day of June, 2016
 ESTHER DE GOLLADO
 Clerk of the District Courts and
 County Court at Law, Webb County, Texas
 Deputy

7-c

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. IBARRA
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 R. BARBA
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.

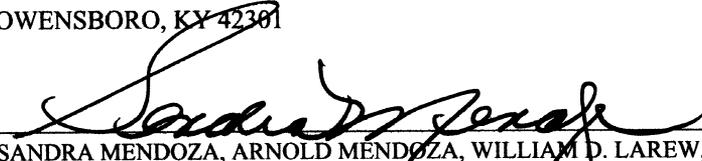
3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated February 13, 2004 and recorded in Document VOLUME 1549, PAGE 175; AS AFFECTED BY VOLUME 1556, PAGE 578 AND LOAN MODIFICATION AGREEMENT VOLUME 2718, PAGE 883 real property records of WEBB County, 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

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

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

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

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

Grantor(s)/Mortgagor(s):
JOSE L. MENDEZ JR., AND SPOUSE,
VERONICA ORTEGA MENDEZ
Current Beneficiary/Mortgagee:
JPMorgan Chase Bank, National Association

Property County:
WEBB

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

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

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:

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 10:10
MARGIE H. BARRA
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

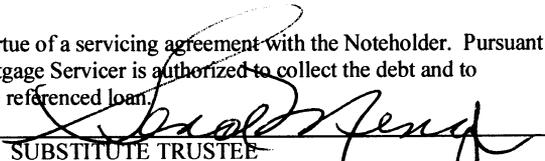
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, **September 6, 2016** between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, I will sell said Real Estate in the area designated by the Commissioners Court, of **Webb** county,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

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

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

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

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

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

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

Property County:
WEBB

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

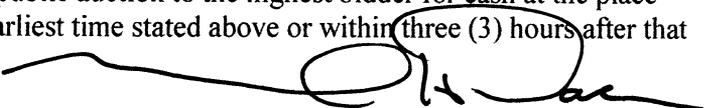
2016 JUL 12 PM 2:48
WEBB COUNTY, TEXAS
BY  DEPUTY
MARGIE R. IBARRA
COUNTY CLERK
FILED

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

SEPTEMBER -12

Clerk: 

MARGIE R IDARRA
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:

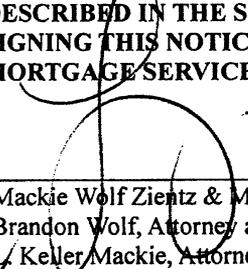
- Date: 09/06/2016
- Time: 01:00 PM
- Place: Webb County Courthouse, Texas at the following location: THE AREA JUST OUTSIDE THE NORTHWEST (PARKING GARAGE) 1st FLOOR ENTRANCE TO THE WEBB COUNTY JUSTICE CENTER, 1110 VICTORIA STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by 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.

MARSH & BARNER
COUNTY CLERK
FILED
2016 JUL 20 PM 10:33
WEBB COUNTY, TEXAS
BY _____

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: 

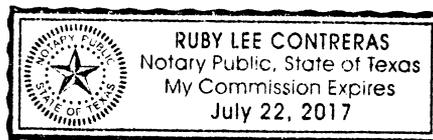
THE STATE OF TEXAS *

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:  COUNTY CLERK

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.

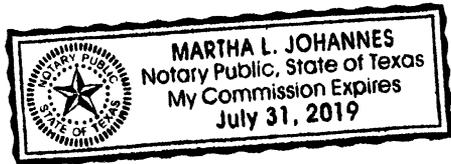


SIGIFREDO PEREZ, III

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 *R* 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 X ROBBES, 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

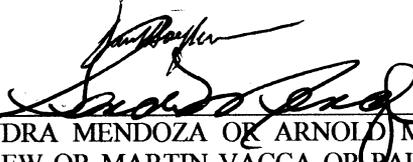
Clerk: *R. O. [Signature]*



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

16-A

MARGIE R IBARRA
COUNTY CLERK
FILED

2016 JUL 21 AM 9:51
WEBB COUNTY, TEXAS
BY  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.

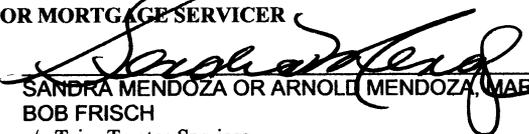
If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

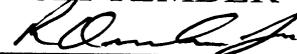
NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever,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


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


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: 

MARIE 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.

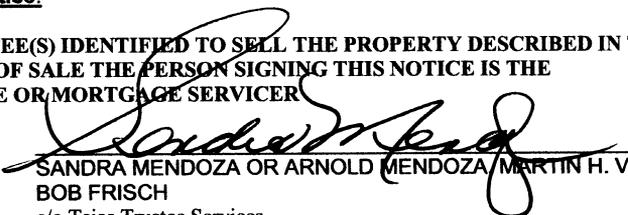
If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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.

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., Coppell, TX 75019

2016 JUL 21 AM 9:52
WEBB COUNTY, TEXAS
MARGERITA BARRA
COUNTY CLERK
FILED

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

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

Notice of Foreclosure Sale

2016 JUL 25 AM 10:20

July 19, 2016

WEBB COUNTY, TEXAS

Deed of Trust ("Deed of Trust"):

B Sasha 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: Sasha 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.

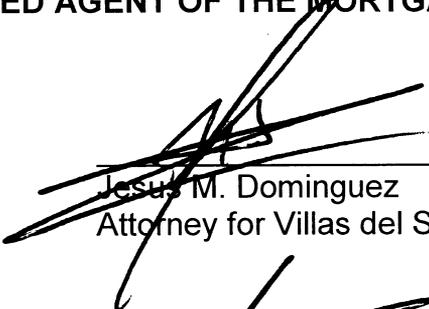
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain 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.

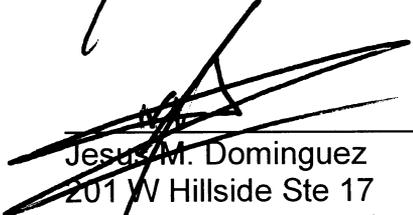
Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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

WEBB COUNTY, TEXAS

BY Sarah M. [Signature] DEPUTY

Deed of Trust ("Deed of Trust"):

Dated: August 2, 2011

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. [Signature]

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.

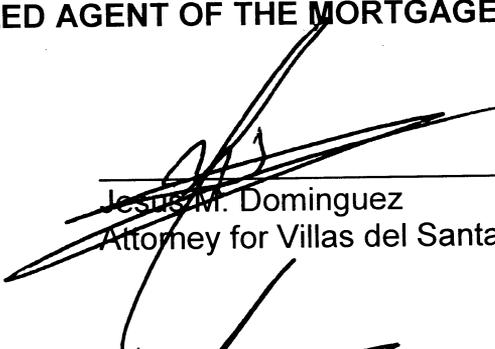
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain 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.

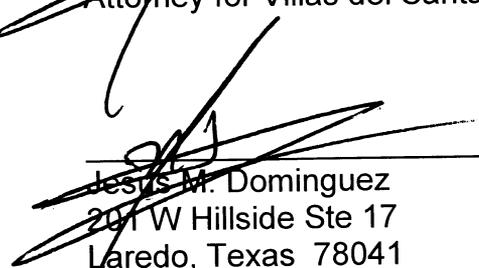
Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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



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