

NOTICE OF FORECLOSURE SALE

FILED
AT 9:36 OCLOCK A.M.
SEP 5 6 2017
SARA IRONTE MAYER
County Clerk Maverick County, Texas
By *[Signature]* Deputy

Effective as of September 29, 2016, Kimberly Sanchez, Jorge A. Barboza-Sosa, and Lizzeth Sanchez (collectively "Grantor"), executed a Deed of Trust (the "Deed of Trust"), conveying to Bruce H. Neyland, as Trustee, the Real Property (as hereinafter defined), and Grantor granting a security interest in favor of the Lender (as hereinafter defined) on the Personal Property (as hereinafter defined), said Deed of Trust originally filed for record under Document Number 194181, in the Official Records of Maverick County, Texas, to secure Uvalde Capital Company, LLC, as assignee of BSK Rodrigues Investments, LLC ("Lender"), in the payment of a promissory note of even date, in the original principal sum of \$825,000.00, executed by Grantor, payable to Lender (the "Note"), together with all other debt that Grantor may owe Lender.

The Real Property and the Personal Property are hereinafter collectively referred to as the "Collateral."

The substitute trustee is appointed as of September 5, 2017 pursuant to Texas Property Code section 51.0075 to succeed to all title, powers, and duties of the original or successor trustees that are removed herein.

Pursuant to the terms of the Deed of Trust, the undersigned has been appointed substitute trustee ("Trustee").

Lender, as the owner and holder of the Note, has instructed Trustee to sell the Collateral, Lender having elected to proceed against and sell the Collateral in accordance with Lender's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

NOTICE IS HEREBY GIVEN that on October 3, 2017 at 10:00a.m., or not later than three hours after that time, I will, as Trustee under the Deed of Trust, begin the sale of the Collateral, at public auction, to the highest bidder for cash, except that Lender's bid may be by credit against the Note, at the area being the area designated by the Commissioners' Court of Maverick County, Texas for conduction foreclosure sales.

The Real Property is described as follows:

Lots 8, 9 and 10, Block 1, Loop 431 Center, an addition to the City of Eagle Pass, Maverick County, Texas, according to map or plat thereof recorded in Envelope 270, Side A, map record of Maverick County, Texas (the "Property").

The Collateral will be sold subject to any prior liens, outstanding ad valorem taxes, other matters of record in Maverick County, Texas, and by instruments filed with the Texas Secretary of State's office, to the extent such matters are still effective and are superior to the liens and security interests on the Property granted in the Deed of Trust, and other exceptions to conveyance and warranty in the Deed of Trust.

Any real or personal property described in the Deed of Trust not to be sold as part of the Collateral in the sale may be notice at Lender's election, for sale at a subsequent date and time

noticed in accordance with Lender's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

The following disclosure is provided in order to comply with Section 51.002(i) of the Texas Property Code:

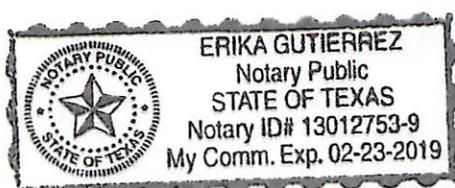
Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed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

Executed effective as of September 5, 2017

Charles W. Downing, Trustee

STATE OF TEXAS §
COUNTY OF UVALDE §

Acknowledged, sworn to, and subscribed before me on this 5th day of September, 2017
by Charles W. Downing.



Erica Hartley

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: BEING LOT 7, IN BLOCK 17, LEWIS FARM ESTATES SUBDIVISION, UNIT 4, IN MAVERICK COUNTY, TEXAS, AS SHOWN ON THE PLAT OF SAID UNIT 4, WHICH IS OF RECORD IN ENVELOPE 306, SIDE A, MAP RECORDS OF MAVERICK COUNTY, TEXAS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 07/02/2013 and recorded in Document 177060 real property records of Maverick County, Texas.

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

Date: 10/03/2017

Time: 10:00 AM

Place: Maverick County Courthouse, Texas at the following location: STEPS AT THE FRONT OF THE COURTHOUSE ON QUARRY ST. 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 SERGIO GERMAN FUENTES AND JUANITA FUENTES, provides that it secures the payment of the indebtedness in the original principal amount of \$155,039.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Branch Banking and Trust Company is the current mortgagee of the note and deed of trust and BRANCH BANKING AND TRUST COMPANY is mortgage servicer. A servicing agreement between the mortgagee, whose address is Branch Banking and Trust Company c/o BRANCH BANKING AND TRUST COMPANY, P. O. BOX 2467, GREENVILLE, SC 29602 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

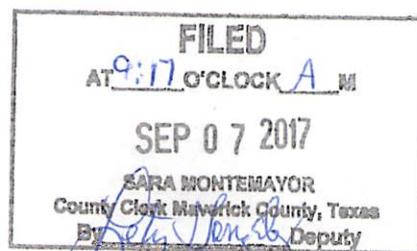
6. Substitute Trustee(s) Appointed to Conduct Sale. In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint CALVIN SPEER, CHRIS LAFOND, MELODY SPEER OR WENDY SPEER, Substitute Trustee 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
Marissa Sibal, Attorney at Law
Parkway Office Center, Suite 900
14160 North Dallas Parkway
Dallas, TX 75254

Calvin Speer
CALVIN SPEER, CHRIS LAFOND, MELODY SPEER OR
WENDY SPEER
c/o AVT Title Services, LLC
1101 Ridge Rd. Suite 222
Rockwall, TX 75087

Certificate of Posting
I am *Calvin Speer* whose address is 14160 N. Dallas Pkwy, Suite 900, Dallas, TX 75254. I declare under penalty of perjury that on 9-7-17 I filed this Notice of Foreclosure Sale at the office of the Maverick County Clerk and caused it to be posted at the location directed by the Maverick County Commissioners Court.



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.

1. Date, Time, and Place of Sale.

Date: October 03, 2017

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

Place: THE STEPS AT THE FRONT OF THE MAVERICK COUNTY COURTHOUSE 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 23, 2007 and recorded in Document VOLUME 1017, PAGE 256 real property records of MAVERICK County, Texas, with ERNESTO SAUCEDO AND SYLVIA SAUCEDO, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by ERNESTO SAUCEDO AND SYLVIA SAUCEDO, securing the payment of the indebtedness in the original principal amount of \$130,713.00, 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

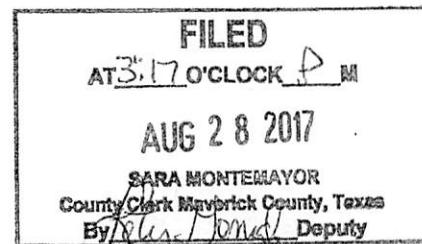
Calvin Speer by Bertha Cardenas
CALVIN SPEER, MELODY SPEER, WENDY SPEER, FREDERICK BRITTON, RAYMOND PEREZ, AMY ORTIZ,
PATRICIA SANDERS, OR CHRIS LAFOND

Substitute Trustee

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

My name is *Bertha Cardenas* and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on Aug 28, 2017 I filed at the office of the MAVERICK County Clerk and caused to be posted at the MAVERICK County courthouse this notice of sale.

Bertha Cardenas
Declarant Name: 8/28/2017
Date:



NOS00000006956445

EXHIBIT "A"

LOT FIFTY-EIGHT (58), BLOCK FIVE (5), STONE RIDGE SUBDIVISION, UNIT NO. 2, CITY OF EAGLE PASS, MAVERICK COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN ENVELOPE 278, SIDE B, MAP RECORDS OF MAVERICK COUNTY, TEXAS. COMMONLY KNOWN AS: 2749 STONE WAY, EAGLE PASS, TX 78852



NOS00000006956445

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS
COUNTY OF MAVERICK

FILED
AT 4:13 O'CLOCK P.M.
SEP 12 2017
SARA MONTEMAYOR
County Clerk, Maverick County, Texas
Brett Jones, Deputy

DEED OF TRUST:

Date: March 5, 2006
Grantor: Ricardo Ramos and Olga Ramos
Original Beneficiary: Sleeping Spring Ranch, L.C.
Trustee: Albert W. Van Cleave, III
Recording Info: Clerk's File No. 135120 of the Real Property Records of Maverick County, Texas

CURRENT BENEFICIARY: Lamar Funding Corporation

SUBSTITUTE TRUSTEE: Calvin Speer and/or Melody Speer and/or Wendy Speer and/or David Garyn

SUBSTITUTE TRUSTEE ADDRESS: 3400 Avenue H, 2nd Floor, Rosenberg, TX 77471

PROPERTY DESCRIPTION: Exhibit "A" attached hereto and made apart hereof for all purposes.

DATE OF SALE: Tuesday, October 3, 2017

TIME OF SALE: No earlier than 10:00 AM and to be concluded within three hours of such time.

PLACE OF SALE: In the area designated by the Maverick County Commissioners Court or, if no area is designated, then at the front door of the west entrance to the Maverick County Courthouse, or, if there is no such entrance, then at the west wall of the Maverick County Courthouse.

Because of default in performance of the obligations and/or covenants set forth in the Deed of Trust described hereinabove, Substitute Trustee will sell the above described property at a public auction to the highest bidder for cash at the place and date specified herein to satisfy the debt secured by the Deed of Trust.

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.

DATED: September 11, 2017


Calvin Speer and/or Melody Speer and/or
Wendy Speer and/or David Garvin
Substitute Trustee

PREPARED BY:

BADGER LAW OFFICE
3400 Ave. H, Second Floor
Rosenberg, TX 77471

Exhibit A

MORTENSEN ENGINEERING ASSOCIATES

OFFICE R.R.D-278-R.R.A.R.
FAX 830-278-9291
P. O. BOX 111
UVALDE, TEXAS 78802

§ STATE OF TEXAS
§ COUNTY OF UVALDE

§ 24 FEBRUARY 2003

Field Notes of a survey made 18 February 2003.

Being 20.76 acres of land to be termed Tract R of Sleeping Spring Ranch subdivision, lying partly in Survey No. 26, Mrs. Martha Campbell, Original Grantee, Abstract 1190, and partly in Survey No. 73, William Mc. T. Lewis, Original Grantee, Abstract 1070, Maverick County, Texas, out of the northerly part of that certain 433.430 acres described in Warranty Deed from Calkaf, Inc., to Sleeping Spring Ranch, L.C. on 19 May 2000 and recorded in Book 584, pages 166-176, of the Deed Records of Maverick County, Texas, and more particularly described by metes and bounds as follows (the bearings shown are geodetic [without adjustment for convergence of meridians] based on North meridian observed at United States Coast & Geodetic Survey First Order Triangulation Station "CANTINA 1934" lying East 90518.40 feet and South 6564.44 feet from this Point of Beginning, and declinate West 0° 04' 49" from North meridian established by Global Positioning Satellite system stationed at 100d plastic-capped iron spike on said 433.430 acres lying East 3276.81 feet and South 2555.68 feet from this Point of Beginning):

Beginning at the 100d plastic-capped iron spike set flush by N boundary fence of said parent Deed of 433.430 acres to mark the NE and eastmost corner of the adjacent and adjoining 20.75 acres termed Tract O of this subdivision, the NW and westmost corner of this described land, in Survey No. 73, from which the 100d plastic-capped iron spike set flush to mark the NW and westmost corner of said Tract O bears S 76° 01' 31" W with said N boundary of parent Deed 726.95 feet;

THENCE N 76° 01' 31" E, along and adjoining said N boundary of parent 433.430 acres, generally with existing boundary fence, at 746.38 feet passing through 2 1/2-inch steel pipe bracepost in boundary fence, and continuing a total of 914.08 feet to the 100d plastic-capped iron spike set flush by fence to mark the NW and westmost corner of the adjacent and adjoining 20.77 acres termed Tract T, the NE and northmost corner of this described land;

THENCE S 24° 18' 07" E along and adjoining the W boundary of said adjacent Tract T, at 179.36 feet passing SE boundary of Survey No. 73 at a point lying S 45° 00' 00" W 1335.67 feet from its E corner, now in Survey No. 26 at 881.28 feet passing N right-of-way of the hereinafter described encumbering and appurtenant 50-foot road access easement, and continuing now into it a total of 931.30 feet to the 100d plastic-capped iron spike set flush by steel tee post in its centerline to mark SW and southmost corner of said Tract T and the SE and eastmost corner of this described land, in NW boundary of another adjacent and adjoining 20.76 acres termed Tract S of this subdivision, from which the 100d plastic-capped iron spike found flush by steel tee post marking the NE and northmost corner of said adjacent Tract S bears N 66° 41' 17" E 407.11 feet;

THENCE S 66° 41' 17" W, along and adjoining said centerline and N boundary of Tract S, at 259.10 feet passing the 100d plastic-capped iron spike set flush by steel tee post to mark its NW and westmost corner and the NE and northmost corner of still another adjacent and adjoining 20.76 acres termed Tract Q, and continuing now with its N boundary a total of 899.40 feet to the 100d plastic-capped iron spike set flush by steel tee post set flush to mark the SE and eastmost corner of said adjacent Tract O, from which the 100d plastic-capped iron spike set flush by steel tee

post to mark NW and westmost corner of said Tract Q bears S 66° 41' 17" W 25.98 feet;

THENCE N 24° 18' 07" W, along and adjoining the E boundary of said adjacent 20.75 acres termed Tract O, at 386.90 feet passing NW boundary of Survey No. 26 at a point lying N 45° 00' 00" E 1353.04 feet from its W corner in Tract M, now again in Survey No. 73, and continuing a total of 1079.63 feet to the Point of Beginning, constituting 20.75 acres of land within the described boundary, being 8.90 acres in Survey No. 73, and 11.86 acres in Survey No. 26, with 25-foot road and utility access easement encumbering along its entire S boundary as hereinafter described, and having no other visible easements, encroachments or exceptions.

ROAD AND UTILITY ACCESS EASEMENT:

Being a 50-foot road and utility access easement lying along marked boundaries of Tracts in Sleeping Spring Subdivision, lying 25.00 feet to either side of its centerline, which is more particularly described by metes and bounds as follows (the bearings shown accord with those of the hereinbefore described Tract):

Beginning at the 100d plastic-capped iron spike set flush under high range fence line W boundary of that certain adjacent and adjoining 26.80 acres termed Tract V of this subdivision, the E terminus of this described easement, and a common corner of Tracts T and U;

THENCE S 66° 41' 17" W, along and adjoining the common boundary of said Tracts T and U, at 666.22 feet passing 100d plastic-capped iron spike set flush by steel tee post to mark the common N corner of Tracts S and U, continuing now along common boundary of Tracts T and S at 1074.33 feet passing 100d plastic-capped iron spike set flush by steel tee post to mark the common S corner of Tract R and T, continuing now along common boundary of Tracts R and S at 1973.73 feet passing 100d plastic-capped iron spike set flush by steel tee post to mark the common N corner of Tracts Q and R at 1973.73 feet passing 100d plastic-capped iron spike set flush by steel tee post set flush by steel tee post to mark common S corner of Tracts O and R, continuing now along common boundary of Tracts O and Q at 1998.66 feet passing 100d plastic-capped iron spike set flush to mark common N corner of Tracts P and Q, and continuing now along common boundary of Tracts O and P a total of 2122.06 feet to the 100d plastic-capped iron spike set flush to mark their common anglepoint;

THENCE S 42° 29' 16" W, continuing along common boundary of Tracts O and P, 643.14 feet to the 100d plastic-capped iron spike set flush by steel tee post to mark the common corner of Tracts L, M, O and P;

THENCE S 66° 41' 17" W along common boundary of Tracts L and M, at 468.38 feet passing SW boundary of Survey No. 26 at a point lying S 43° 45' 19" E 170.99 feet from its W corner in Tract M, now in Survey No. 19 and continuing a total of 1336.76 feet to the E right-of-way of that certain adjacent and adjoining 60-foot road and utility access easement termed Exhibit "B" in the hereinbefore cited parent Deed of 433.430 acres, the W terminus of this described easement, from which the 100d plastic-capped iron spike set flush by steel tee post bears S 66° 41' 17" W into said 60-foot easement 8.44 feet, and occupying 4.71 acres.

It is hereby certified that the foregoing description was prepared from an actual survey made on the ground, under my supervision, and that the same is true and correct,

J. E. Mortensen
R.P.S. No. 1867

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.

THE STATE OF TEXAS)

COUNTY OF MAVERICK)

Notice is hereby given that whereas, on January 5, 2009, Aracely Santos, executed a deed of trust to the State Director for Rural Development for the State of Texas and his successors in office as State Director or Acting State Director, Trustee, for the benefit of the United States of America, Beneficiary, as more fully shown by instrument recorded in Document #152559, Book 1131, Pages 68-74, Official Public Records, Maverick County, Texas, reference to which is hereby made for a more complete description of the property covered thereby and the terms and effects of such instrument; and

WHEREAS, said deed of trust specifically authorized the appointment of a substitute trustee by the Beneficiary of said deed of trust; and

WHEREAS, by authority of the said deed of trust, the United States of America, Beneficiary thereunder, acting by and through the duly authorized representative of the Secretary of Agriculture, pursuant to the delegations of authority contained in the Federal Register, the contents of which publication are to be judicially noticed pursuant to Section 1507, Title 44, United States Code, did on

At 11:25 O'CLOCK A.M.

SEP 07 2017

SARA MONTEMAYOR
County Clerk, Maverick County, Texas
By [Signature] Deputy

August 15, 2017, appoint the undersigned as Substitute Trustee; and

WHEREAS, default has occurred in the payment of the promissory note described in said deed of trust and in the covenants contained in said deed of trust; and

WHEREAS, the Beneficiary, the United States of America, acting by and through the duly authorized representative of the Secretary of Agriculture, as aforesaid, has requested me to enforce this deed of trust;

NOW, THEREFORE, I hereby give notice that after the due publication of this notice as required by said deed of trust and the law, I will sell at public vendue to the highest bidder or bidders, for cash, at the steps at the front of the courthouse on Quarry Street in Eagle Pass, Maverick County, Texas, in which county such property is situated, at 10:00 a.m., or within three hours thereafter, on the first Tuesday of October, being the 3rd day of October 2017, the following land located in said county and more particularly described as follows:

Being all of that certain tract or parcel of land, together with all improvements thereon, and being Lot 11, Block 3, Falcon Crest Subdivision, Unit 2, an addition to the City of Eagle Pass, Maverick County, Texas, as shown on the plat of said Unit 2, which is of record in Envelope 213, Side B, Map Records of Maverick County, Texas.

SUBJECT, HOWEVER, TO THE FOLLOWING:

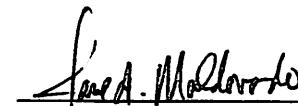
1. Shortages in area.

2. Unpaid ad valorem taxes.

3. The restrictive covenant filed of record in instruments filed at Volume 464, Page 145 and Volume 533, Page 172, Official Public Records of Maverick County, Texas.

4. Easement and Right of Way granted to the City of Eagle Pass in instrument recorded in Volume 98, Page 144, Deed Records of Maverick County, Texas.
5. Easement and Right of Way granted to Central Power and Light Co. in instrument recorded in Volume 116, Page 142, Deed Records of Maverick County, Texas.
6. Easement and Right of Way granted to Central Power and Light Co. in instrument recorded in Volume 423, Page 270, Official Public Records of Maverick County, Texas.
7. The terms and conditions of that certain Contract between Central Power and Light Co. and Falcon Crest Development Joint Venture, recorded in Volume 524, Page 292, Official Public Records of Maverick County, Texas.
8. The terms and conditions of that certain Oil, Gas and Mineral Lease recorded in Volume 44, Page 173, Miscellaneous Records of Maverick County, Texas.
9. Oil, gas, and other minerals of every kind and character in, on, and under the property herein described.
10. A 25 Foot Building Setback as shown on the plat of said Unit 2.
11. Utility Easement over and across the rear 10 Feet of said lot as shown on the plat of said Unit 2.
12. Subject to any easements, rights-of-way, roadways, encroachments, etc., which a survey or physical inspection might disclose.

EXECUTED this 7 day of September, 2017.



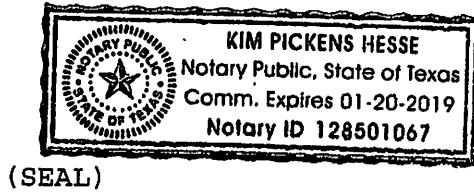
Jaime A. Maldonado
Substitute Trustee
101 Weeping Willow
Uvalde, Texas 78801
(830) 278-9503 ext. 4

ACKNOWLEDGMENT

THE STATE OF TEXAS)

COUNTY OF MAVERICK)

This instrument was acknowledged before me on September 7,
20 17, by Jaime A. Maldonado, as Substitute Trustee.



(SEAL)

Hesse
Notary Public, State of Texas

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.

THE STATE OF TEXAS)

COUNTY OF MAVERICK)

Notice is hereby given that whereas, on August 3, 2004, Humberto Camacho and Gabriela Camacho, executed a deed of trust to the State Director for Rural Development for the State of Texas and his successors in office as State Director or Acting State Director, Trustee, for the benefit of the United States of America, Beneficiary, as more fully shown by instrument recorded in Document #124602, Book 820, Pages 72-80, Official Public Records, Maverick County, Texas, reference to which is hereby made for a more complete description of the property covered thereby and the terms and effects of such instrument; and

WHEREAS, said deed of trust specifically authorized the appointment of a substitute trustee by the Beneficiary of said deed of trust; and

WHEREAS, by authority of the said deed of trust, the United States of America, Beneficiary thereunder, acting by and through the duly authorized representative of the Secretary of Agriculture, pursuant to the delegations of authority contained in the Federal Register, the contents of which publication are to be judicially

FILED
AT 11:15 O'CLOCK A.M.
SEP 07 2017
SARA MONTEMAYOR
County Clerk: Maverick County, Texas
By [Signature] Deputy

noticed pursuant to Section 1507, Title 44, United States Code, did on August 15, 2017, appoint the undersigned as Substitute Trustee; and

WHEREAS, default has occurred in the payment of the promissory note described in said deed of trust and in the covenants contained in said deed of trust; and

WHEREAS, the Beneficiary, the United States of America, acting by and through the duly authorized representative of the Secretary of Agriculture, as aforesaid, has requested me to enforce this deed of trust;

NOW, THEREFORE, I hereby give notice that after the due publication of this notice as required by said deed of trust and the law, I will sell at public vendue to the highest bidder or bidders, for cash, at the steps at the front of the courthouse on Quarry Street in Eagle Pass, Maverick County, Texas, in which county such property is situated, at 10:00 a.m., or within three hours thereafter, on the first Tuesday of October, being the 3rd day of October 2017, the following land located in said county and more particularly described as follows:

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND TOGETHER WITH ALL IMPROVEMENTS THEREON, AND BEING LOT 8, IN BLOCK 5, TREASURE HILLS II, UNIT 1, AS SHOWN ON THE PLAT OF SAID UNIT 1, WHICH IS OF RECORD IN ENVELOPE 248, SIDE A, MAP RECORDS OF MAVERICK COUNTY, TEXAS.

SUBJECT, HOWEVER, TO THE FOLLOWING:

1. Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments, or any overlapping of improvements.
2. Unpaid ad valorem taxes.
3. The following restrictive covenant: Vol. 673, Page 274, Official Public Records of Maverick County, Texas.

4. EASEMENT AND RIGHT OF WAY GRANTED TO CENTRAL POWER AND LIGHT COMPANY, IN INSTRUMENT RECORDED IN VOL. 52, PAGE 450, DEED RECORDS OF MAVERICK COUNTY, TEXAS.

5. EASEMENT GRANTED TO THE CITY OF EAGLE PASS, TEXAS IN INSTRUMENT RECORDED IN VOL. 260, PAGE 229, DEED RECORDS OF MAVERICK COUNTY, TEXAS.

6. SUBJECT TO THE TERMS AND CONDITIONS OF THAT CERTAIN CONTRACT BETWEEN CENTRAL POWER AND LIGHT COMPANY AND LUCINO GALVAN AND JOSE DE LUNA, DATED JUNE 5, 2002, RECORDED IN VOL. 685, PAGE 323, OFFICIAL PUBLIC RECORDS OF MAVERICK COUNTY, TEXAS.

7. A 20 FEET SEWER LINE EASEMENT DATED OCTOBER 15, 2001, RECORDED IN VOL. 655, PAGE 383, OFFICIAL PUBLIC RECORDS OF MAVERICK COUNTY, TEXAS.

8. BUILDING SETBACK AS SHOWN ON THE PLAT OF SAID TREASURE HILLS II, UNIT 1.

9. UTILITY EASEMENT OVER AND ACROSS THE REAR 12 FEET OF SAID LOT AS SHOWN ON THE PLAT OF SAID TREASURE HILLS II, UNIT 1.

10. UTILITY EASEMENT OVER AND ACROSS THE EAST PORTION OF THE SOUTH SIDE OF SAID LOT AS SHOWN ON THE PLAT OF SAID TREASURE HILLS II, UNIT 1.

11. ALL INTEREST IN AND TO ALL OIL, GAS, AND OTHER MINERALS IN, ON, AND UNDER OR THAT MAY BE PRODUCED FROM THE ABOVE DESCRIBED PROPERTY, TOGETHER WITH ALL RIGHTS RELATING THERETO, EXPRESSED OR IMPLIED, SAID MINERALS HAVING BEEN SEVERED FROM THE SURFACE ESTATE IN DEED RECORDED IN VOL. 32, PAGE 79, DEED RECORDS OF MAVERICK COUNTY, TEXAS.

12. ANY AND ALL LIENS ARISING BY REASON OF UNPAID BILLS OR CLAIMS FOR WORK PERFORMED OR MATERIALS FURNISHED IN CONNECTION WITH IMPROVEMENTS PLACED, OR TO BE PLACED, UPON THE SUBJECT LAND.

EXECUTED this 7 day of september, 20 17.



Jaime A. Maldonado
Substitute Trustee
101 Weeping Willow
Uvalde, Texas 78801
(830) 278-9503 ext. 4

ACKNOWLEDGMENT

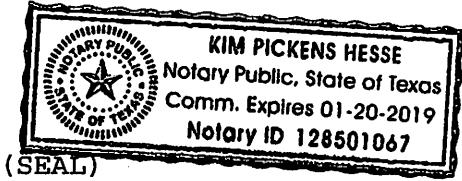
THE STATE OF TEXAS

)

COUNTY OF MAVERICK

)

This instrument was acknowledged before me on September 7,
2017, by Jaime A. Maldonado, as Substitute Trustee.



Hesse
Notary Public, State of Texas

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.

THE STATE OF TEXAS

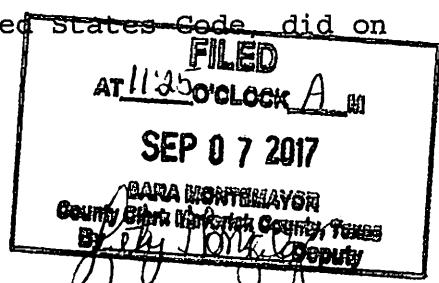
)

COUNTY OF MAVERICK)

Notice is hereby given that whereas, on May 25, 2010, Diego A. Valenzuela and wife, Carla Valenzuela, executed a deed of trust to the State Director for Rural Development for the State of Texas and his successors in office as State Director or Acting State Director, Trustee, for the benefit of the United States of America, Beneficiary, as more fully shown by instrument recorded in Book 1239, Pages 261-267, Official Public Records, Maverick County, Texas, reference to which is hereby made for a more complete description of the property covered thereby and the terms and effects of such instrument; and

WHEREAS, said deed of trust specifically authorized the appointment of a substitute trustee by the Beneficiary of said deed of trust; and

WHEREAS, by authority of the said deed of trust, the United States of America, Beneficiary thereunder, acting by and through the duly authorized representative of the Secretary of Agriculture, pursuant to the delegations of authority contained in the Federal Register, the contents of which publication are to be judicially noticed pursuant to Section 1507, Title 44, United States Code, did on



August 15, 2017, appoint the undersigned as Substitute Trustee; and

WHEREAS, default has occurred in the payment of the promissory note described in said deed of trust and in the covenants contained in said deed of trust; and

WHEREAS, the Beneficiary, the United States of America, acting by and through the duly authorized representative of the Secretary of Agriculture, as aforesaid, has requested me to enforce this deed of trust;

NOW, THEREFORE, I hereby give notice that after the due publication of this notice as required by said deed of trust and the law, I will sell at public vendue to the highest bidder or bidders, for cash, on the steps at the front of the courthouse on Quarry Street in Eagle Pass, Maverick County, Texas, in which county such property is situated, at 10:00 a.m., or within three hours thereafter, on the first Tuesday of October, being the 3rd day of October 2017, the following land located in said county and more particularly described as follows:

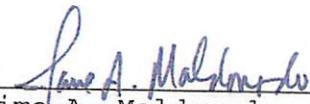
Being all that certain tract or parcel of land together with all improvements thereon and being Lot 8, Block 3, Crown Ridge Subdivision, Unit 2, of the City of Eagle Pass, Maverick County, Texas, as shown on the plat of said Unit 2, which is of record in Envelop 268, Side A, Map Records of Maverick County, Texas.

SUBJECT, HOWEVER, TO THE FOLLOWING:

1. Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments, or any overlapping of improvements.
2. Unpaid ad valorem taxes.
3. Easement granted to Central Power and Light in an instrument recorded in Vol. 52, Page 450, Deed Records of Maverick County, Texas.

4. The terms and conditions of that certain Contract, Easement and Use Restrictions dated November 25, 2003, recorded in Vol. 774, Page 266, Official Public Records of Maverick County, Texas.
5. A 25 Feet Building Setback as shown on the plat of said Unit 2.
6. A 10 Feet Building Setback as shown on the plat of said Unit 2.
7. All interest in and to all oil, gas and other minerals in, on, under or that may be produced from the above described property, together with all rights relating thereto, expressed or implied, said minerals having been severed from the surface estate in deed recorded in Vol. 32, Page 79, Deed Records of Maverick County, Texas.
8. Subject to any easements, rights-of-way, roadways, encroachments, etc. which a survey or physical inspection might disclose.
9. Any visible and apparent roadway or easement over or across the subject property, the existence of which does not appear of record.

EXECUTED this 7 day of September, 2017.



Jaime A. Maldonado
Substitute Trustee
101 Weeping Willow
Uvalde, TX 78801
(830) 278-9503 ext. 4

ACKNOWLEDGMENT

THE STATE OF TEXAS

)

COUNTY OF MAVERICK

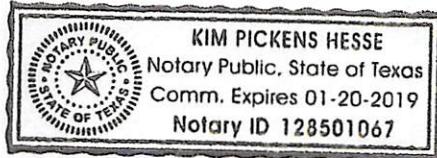
)

This instrument was acknowledged before me on September 7,
2017, by Jaime A. Maldonado, as Substitute Trustee.

(SEAL)



Notary Public, State of Texas



NOTICE OF TRUSTEE'S SALE

Notice is hereby given that pursuant to the authority conferred upon me by that certain Land Contract for Deed executed by Juan Moreno of P O Box 6287, Eagle Pass, TX 78853, and duly Volume 1501, Page 65, Official Public Records of Maverick County, Texas, I will, as Trustee under said Land Contract for Deed, in order to partially satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness default having been made in the payment thereof, sell on Tuesday, October 3, 2017 (that being the first Tuesday of said month), at public auction to the highest bidder for cash in the area of the courthouse where such sales are to take place as designated by the Commissioners Court, at the Maverick County Courthouse in the City of Eagle Pass, Maverick County, Texas, between the hours of ten o'clock a.m. and four o'clock p.m. of that day, but not earlier than ten o'clock a.m. and not later than three (3) hours after that time, the following described property, to-wit:

Lots 3-C and 3-D, Block 1, CHULA VISTA SUBDIVISION, UNIT 5, Maverick County, Texas.

The debt has been accelerated, and the entire unpaid balance of the note is now due and payable. The present balance of the note is now the sum of \$37,811.57 plus interest from June

FILED
AT 9:41 O'CLOCK A.M.
SEP 12 2017
SARA MONTEMAYOR
County Clerk, Maverick County, Texas
By J. J. H. / Deputy

1, 2017. The debt has been accelerated because of the failure to make payments due under the Real Estate Lien Note secured by the Land Contract for Deed in the full amount of \$37,811.57 plus interest from June 1, 2017.

The beneficial interest under the Land Contract for Deed and the obligations secured by the Land Contract for Deed are held by Jose Alfredo Casares.

Executed this 8 day of Sept, 2017.


ALBERT W. VAN CLEAVE, III
Trustee
1520 W. Hildebrand
San Antonio, Texas 78201

Tel (210) 341-6588

Law Offices of
ALBERT W. VAN CLEAVE, III, PLLC
1520 W. Hildebrand Ave.
San Antonio, Texas 78201

Albert W. Van Cleave, III
Board Certified, Commercial
Real Estate Law - Texas Board
of Legal Specialization

Gregory T. Van Cleave

Telephone (210) 341-6588
Facsimile (210) 701-8481
vancleave-legal@sbcglobal.net

September 8, 2017

Juan Moreno
P O Box 6287
Eagle Pass, TX 78853

Re: Note payable to Jose Alfredo Casares in the original sum of \$50,000.00, secured by a Land Contract for Deed executed by Juan Moreno of P O Box 6287, Eagle Pass, TX 78853.

Dear Ms. Rodriguez:

Enclosed herewith please find a copy of the Notice of Trustee's Sale posted as of this date in accordance with the above referenced Land Contract for Deed.

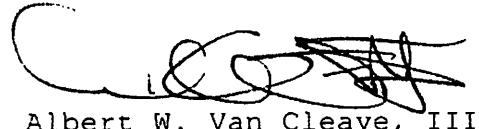
Sincerely yours,



Albert W. Van Cleave, III

I, the undersigned attorney, do hereby certify that a true and correct copy of the above and foregoing letter and enclosed NOTICE OF TRUSTEE'S SALE has been sent to the addressee by certified mail, return receipt requested and by U.S. Mail postage prepaid at the address listed above on this 8 day of Sept, 2017.

AWV/mv



Albert W. Van Cleave, III

Amended 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 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:

PART ONE:

Tract I:

Being all that certain tract or parcel of land, together with all improvements thereon, and being Lots 11 and 11F, in Block 33, Carthage Place Subdivision, Unit 15, an addition to the City of Eagle Pass, Maverick County, Texas, as shown on the Re-plat of said Unit 5, which is of record in Envelope 154, Side B, Map Records of Maverick County, Texas.

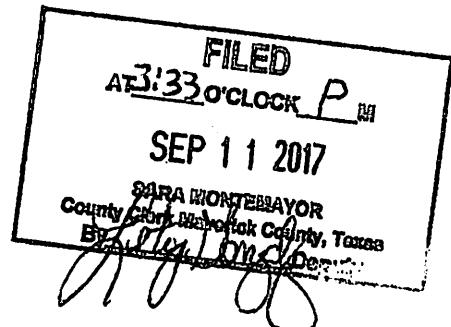
Tract IV:

Being all that certain tract or parcel of land together with all improvements thereon, and being A 2.00 Acre Tract of land, lying and situated in Maverick County, Texas out of Survey 7, Abstract 1014, F. Niggli, Original Grantee and being a portion of that certain 5.0 Acre Tract described in deed dated August 4, 2003, from Arnulfo Herrera and Armando Herrera to Mignon Thornton, recorded in Vol. 764, Page 50, Official Public Records of Maverick County, Texas, said 2.00 Acre Tract being more particularly described by metes and bounds in Exhibit "B" attached hereto and made a part thereof.

PART TWO: Assignment of proceeds of Life Insurance Policy No. 42571113 with TransAmerica Life Insurance Company, in the name of Alfonso De La Garza.

PART THREE: All furniture, fixtures, equipment, inventory and accounts receivables now owned or hereafter acquired and located at 1823 S. Veteran's Blvd., Eagle Pass, Maverick County, Texas.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the deed of trust recorded in Document No. 154929, Book 1163, Pages 46-63, Official Public Records of Maverick County, Texas.



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

Date: October 3, 2017

Time: The sale will begin no earlier than 10:00 a.m., or no later than three hours thereafter. The sale will be completed by no later than 1:00 p.m.

Place: Maverick County Courthouse in Eagle Pass, Texas, at the following location: At the steps at the front of the Maverick County Courthouse, 500 Quarry Street, Eagle Pass, Maverick County, Texas 78852.

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 refile 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.

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 and security interest foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust security agreement and financing statement executed by Alfonso De La Garza and Norma De La Garza.

The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

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 \$700,000.00, executed by Alfonso De La Garza and Norma De La Garza, and payable to the order of International Bank of Commerce, and (b) all renewals and extensions of the note. International Bank of Commerce is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

As of September 7, 2017, there was owed \$298,592.64 on the note, being principal, interest and legal fees in the following amounts: \$290,791.40 of principal, \$4,717.74 of interest, \$583.50 of late charges; and \$2,500.00 in legal fees expended in connection with the collection of the Note. The note is bearing interest at the rate of \$50.4846 per day thereafter.

Questions concerning the sale may be directed to the undersigned or to the beneficiary, International Bank of Commerce, Carlos R. Garza, Vice President at (830) 773-2313.

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 sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

This sale is subject to Tax Liens filed of record in/under:

Document No. 183500, Book 1482, Pages 44-46, Official Public Records, Maverick County, Texas;

Document No. 182507, Book 1470, Pages 413-417, Official Public Records, Maverick County, Texas;

Document No. 183502, Book 1482, Pages 50-54, Official Public Records, Maverick County, Texas;

Document No. 182600, Book 1471, Pages 476-480, Official Public Records, Maverick County, Texas; and

Dated: September 11, 2017.



Catrina Purcell Longoria
August Linnartz, Jr.
Heriberto Morales, Jr.
Patrick J. Kelly
Ruben O. Valadez
Langley & Banack, Inc.
Attorneys & Counselors at Law
401 Quarry Street
Eagle Pass, Texas 78852
Telephone No. (830) 773-6700
Facsimile No. (830) 757-4045

EXHIBIT "B"

FIELD NOTES FOR A 2,000 ACRE TRACT

Being a 2,000 Acre Tract of land, lying and situated in Maverick County, Texas out of Survey 7, Abstract 1014, F. Niggl, Original Grantee and being a portion of certain 154.47 Acre Tract of land conveyed from Elizabeth Crymes Manning to Mrs. Mignon Thornton and Geo W. Thornton, Jr., by a deed as described in Volume 42, Page 411 of the Deed Records of Maverick County, Texas; said 2,000 Acre Tract being more particularly described by miles and bounds as follows:

COMMENCING at a concrete monument found at northwest corner of Memorial Subdivision as shown by plat recorded in Envelope 153, Side A of the Maverick County Map Records; falling on the east right of way line of the F.M. Highway 3443, thence along the east ROW line of F.M. Highway 3443, N 05° 18' 01" E, 163.23 feet to a $\frac{1}{4}$ " iron rod; for the northwest corner of a 5.00 Acre Tract as described by deed Volume 443, Page 347 of the Maverick County Deed Records, thence continuing on east ROW of F.M. Highway 3443, N 05° 18' 01" E, 146.35 feet to a $\frac{1}{4}$ " iron rod for an angle point continuing N 10° 06' 00" E, 17.24 feet to a $\frac{1}{4}$ " iron rod for the POINT OF BEGINNING.

THENCE, continuing along east RGW, F.M. Highway 3443, N 10° 06' 00" E, 166.31 feet to a $\frac{1}{4}$ " iron rod, being the northwest corner of that 10 Acre Tract, of land conveyed to Arnulfo Herrera by deed recorded in Volume 542, Page 136 of the Maverick County Deed Records, and being the southwest corner of a 2.00 Acre Tract, conveyed to Jose Flores from Mignon Thornton, and for the northwest corner of this tract;

THENCE, along the common line of said 2,000 Acre Tract and 10.00 Acre Tract, S 89° 29' 30" W, 517.41 feet to a $\frac{1}{4}$ " iron rod, set to mark the northeast corner of this tract;

THENCE S 00° 30' 30" W, 163.99 feet to a $\frac{1}{4}$ " iron rod, set to mark the southeast corner of this tract;

THENCE N 89° 29' 30" W, 545.12 feet to the POINT OF BEGINNING.



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.

1. Date, Time, and Place of Sale.

Date: October 03, 2017

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

Place THE STEPS AT THE FRONT OF THE MAVERICK COUNTY COURTHOUSE 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 19, 2000 and recorded in Document VOLUME 570, PAGE 36; AS AFFECTED BY VOLUME 1285, PAGE 94 real property records of MAVERICK County, Texas, with ROBERTO M. SALINAS AND JULIA E. SALINAS, grantor(s) and VALLEY MORTGAGE COMPANY, INC., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by ROBERTO M. SALINAS AND JULIA E. SALINAS, securing the payment of the indebtedness in the original principal amount of \$162,740.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. THE VETERANS LAND BOARD OF THE STATE OF TEXAS AND EVERBANK 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, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o DITECH FINANCIAL LLC
345 SAINT PETER STREET
ST. PAUL, MN 55102

Bertha Cardenas
BERTHA CARDENAS OR DORIS S SANCHEZ

Substitute Trustee

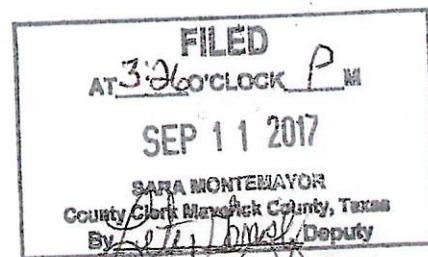
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Certificate of Posting

My name is Bertha Cardenas, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on 09/11/17 I filed at the office of the MAVERICK County Clerk and caused to be posted at the MAVERICK County courthouse this notice of sale.

Declarant's Name: Bertha Cardenas

Date: 09/11/17



NOS20130013100007

EXHIBIT "A"

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL IMPROVEMENTS THEREON, AND BEING THE EAST 25 FEET OF LOT 22, ALL OF LOT 23, THE WEST 25 FEET OF LOT 24, AND THE NORTH 25 FEET OF LOT 26, ALL IN BLOCK 27, HILLCREST ADDITION TO THE CITY OF EAGLE PASS, MAVERICK COUNTY, TEXAS, AS SHOWN ON THE PLAT OF SAID ADDITION WHICH IS OF RECORD IN VOLUME 5, PAGE 195, MISCELLANEOUS RECORDS OF MAVERICK COUNTY, TEXAS.



NOS20130013100007

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.

1. Date, Time, and Place of Sale.

Date: October 03, 2017

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

Place THE STEPS AT THE FRONT OF THE MAVERICK COUNTY COURTHOUSE 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 24, 2000 and recorded in Document VOLUME 574, PAGE 113 real property records of MAVERICK County, Texas, with PEDRO R GUTIERREZ AND SILVIA A GUTIERREZ, grantor(s) and AMERIQUEST MORTGAGE COMPANY, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by PEDRO R GUTIERREZ AND SILVIA A GUTIERREZ, securing the payment of the indebtedness in the original principal amount of \$59,600.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, N.A. SUCCESSOR TO JPMORGAN CHASE BANK N.A. AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC. MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2006-RP1 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 Mortgagor by virtue of a servicing agreement with the Mortgagor. 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. BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP, as Mortgage Servicer, is representing the current mortgagor, whose address is:

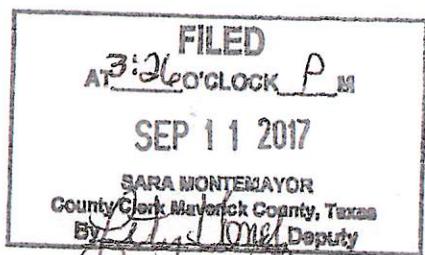
c/o BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP
7105 CORPORATE DRIVE
PLANO, TX 75024

Calvin Speer by Bertha Carbunar

CALVIN SPEER, MELODY SPEER, WENDY SPEER, FREDERICK BRITTON, RAYMOND PEREZ, AMY ORTIZ, PATRICIA SANDERS, OR CHRIS LAFOND

Substitute Trustee

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



1369 ERLINE STREET
EAGLE PASS, TX 78852

0000005549225
Date of Sale: 10/03/2017

My name is Bertha Cardenas and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas. I declare under penalty of perjury that on 09/11/17 I filed at the office of the MAVERICK County Clerk and caused to be posted at the MAVERICK County courthouse this notice of sale.

Declarant's Name: Bertha Cardenas
Date: 9/11/17



BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL IMPROVEMENTS THEREON, AND BEING LOT 8, IN BLOCK 11, OF SIESTA ACRES SUBDIVISION, UNIT 7, ADDITION TO THE CITY OF EAGLE PASS, MAVERICK COUNTY, TEXAS, AS SHOWN ON THE MAP OR PLAT OF SAID UNIT 7 WHICH IS OF RECORD IN ENVELOPE 69, SIDE 2, (FORMERLY VOL. 2, PAGE 27), OF THE MAP RECORDS OF MAVERICK COUNTY, TEXAS; AND BEING THE SAME LAND CONVEYED TO THE UNDERSIGNED CAMELIA GARCIA-TORRES, A SINGLE WOMAN, BY DEED FROM JESUS FUENTES MELCHOR, ET UX, DATED FEBRUARY 8, 1989, AND RECORDED IN VOLUME 264, PAGE 191, OF THE DEED RECORDS OF MAVERICK COUNTY, TEXAS,

After concluding Plaintiff's, the Bank of New York Mellon Trust Company, National Association ("BNY") as trustee for Residential Asset Backed Mortgage Securities, Inc. ("Residential Asset Backed Mortgage Securities, Inc. ("REBS")) filed its lawsuit against the defendants to NYAGEN Capital, Inc. ("NYAGEN") and Defendants of the Court for the time specified by law

1. On or about February 11, 2016, Plaintiff filed its lawsuit against the defendants to NYAGEN, and Defendants of the Court for the time specified by law

2. Certain and properly served on defendants according to law and demand on this date

certifies that having enquired from property records the books of this Bureau

3. Defendants of the Court for the time specified by law

DEAL WITH JUDGEMENT AND HOPE IN SOUTHERN CALIFORNIA'S OZONE ORDER

IN THE DISTRICT COURT
THE BANK OF NEW YORK
NATIONAL ASSOCIATION P/K/A
THE BANK OF NEW YORK TRUST
COMPANY, N.A. SUCCESOR TO
TRUSTEES FOR HENRY N. A.
MORRISON, CASH BANK, AS
ASSET MORTGAGE PRODUCTS,
INC. WORKER ASSET HANOVER
PASS THROUGH CERTIFICATES
SERIES 2006-N1,
Plaintiff,
vs.
PEDRO R. GUTIERREZ AND
SILVIA A. GUTIERREZ,
Defendants.

Case No. 16-02-32619-MCJA

The last known address for defendant Pedro R. Gutierrez is as follows: 1369 Edine Street, Eagle Pass, Texas 78852.

4. Defendant Silvia A. Gutierrez was served with process and defendant has not filed an answer or any pleading constituting an answer and has not entered an appearance in this lawsuit. The last known address for defendant Silvia A. Gutierrez is as follows: 1369 Edine Street, Eagle Pass, Texas 78852.

5. None of the defendants who were personally served are in active military service.

6. This lawsuit concerns real property located at 1369 Edine Street, Eagle Pass, Texas 78852. Defendants Pedro R. Gutierrez and Silvia A. Gutierrez executed a Note and Deed of Trust in favor of plaintiff or plaintiff's predecessors in interest. Payments have not been made in accordance with the loan agreement and the loan is currently in default.

7. Plaintiff entitled to the relief sought in plaintiff's original petition.

ORDERED that:

Pedro R. Gutierrez and Silvia A. Gutierrez have been made defendant(s) to this suit and are vested with all of right, title and interest in the real property and improvements commonly known as 1369 Edine Street, Eagle Pass, Texas 78852 ("Property") and legally described as:

BRING ALL THAT CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL IMPROVEMENTS THEREON, AND BEING LOT 8, IN BLOCK 1, OF SIESTA ACRES SUBDIVISION, UNIT 7, ADDITION TO THE CITY OF EAGLE PASS, MAVERICK COUNTY, TEXAS, AS SHOWN ON THE MAP OR PLAT OF SAID UNIT 7 WHICH IS OF RECORD IN ENVELOPE 6, SIDE 2, (FORMERLY VOL. 2, PAGE 27), OF THE MAP RECORDS OF MAVERICK COUNTY, TEXAS, AND BEING THE SAME LAND CONVEYED TO THE UNDERSIGNED CAMELLIA GARCIA TORRES, A SINGLE WOMAN, BY DEED FROM JESUS FERNANDEZ MELCHOR, ET UX, DATED FEBRUARY 8, 1989, AND RECORDED IN VOLUME 264, PAGE 191, ON THE DEED RECORDS OF MAVERICK COUNTY, TEXAS.

FURTHER ORDERED plaintiff has a valid lien on the Property by way of a Texas Home Equity Security Instrument dated February 24, 2000 and filed under Volume 574, Page 113 of the Official Public Records of Maverick County, Texas.

FURTHER ORDERED that this Default Judgment serves as an Order authorizing plaintiff, its successors or assigns, to foreclose its lien created under Tex. Const. art. XVI, § 50(e)(6) in compliance with the Loan Agreement and Tex. Prop. Code § 51.002.

FURTHER ORDERED that a copy of this Default Judgment shall be sent to defendant(s) with the notice of the date, time, and place of the foreclosure sale.

FURTHER ORDERED that plaintiff, its successors or assigns, may communicate with the defendant(s) and all third parties reasonably necessary to conduct the foreclosure sale.

FURTHER ORDERED that one of the effects of the non-judicial foreclosure shall be that defendant(s) are divested and the purchaser of the Property at the non-judicial foreclosure sale is vested with all right, title and interest to the Property.

FURTHER ORDERED that no personal liability or deficiency for the Loan Agreement debt shall be asserted against the defendant(s).

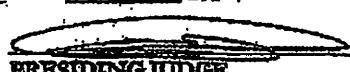
FURTHER ORDERED that after the non-judicial foreclosure is held, if the property remains occupied after this judgment becomes final and the plaintiff, its successors or assigns, is the purchaser of the Property at the non-judicial foreclosure sale, a writ of possession shall issue against any occupant of the Property in accordance with Tex. R. Civ. P. 310.

FURTHER ORDERED that all other costs of court are taxed against the party incurring same.

All relief not expressly granted is denied.

This judgment finally disposes of all parties and all claims and is appealable.

SIGNED this 14th day of June, 2017


PRESIDING JUDGE

Amado Abascal, III

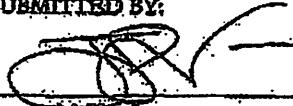
JUN 15 2017

LESPOLDO VELMA
District Clerk, Travis County, Texas


Default Judgment and Home Equity Foreclosure Order
BDP#E 5760614

Page 2

SUBMITTED BY:


Joseph M. Vacek
State Bar No. 24029948
4004 Belt Line Rd., Ste. 100
Addison, Texas 75001
(972) 340-7809
(972) 341-0734 (Facsimile)
Joseph.V@bdfxmp.com

ATTORNEY FOR PLAINTIFF

NOTICE OF SUBSTITUTE TRUSTEE'S FORECLOSURE SALE

Date: September 8, 2017

Deed of Trust ("Deed of Trust"):

Dated: March 10, 2010

Grantor: Hector Olivo

Trustee: Kirk James

Lender: Nava Development, Ltd.

Recorded in: Document Number 159195 of the Official Public Records of Maverick County, Texas

Secures: Promissory Note in the original principal amount of \$141,500.00 dated March 10, 2010, executed by Grantor and payable to the order of Lender

Property: 2088 Fox Borough Drive, Eagle Pass, Maverick County, Texas, more particularly described as: Lot 5, Block 7, Fox Borough Subdivision, Unit No. 2 in the City of Eagle Pass, County of Maverick, State of Texas, according to plat thereof recorded in Envelope 296, Side B, Map Records of Maverick County, Texas.

Beneficiary: Nava Development, Ltd. ("Beneficiary" or "Lender")

Trustee's

Street Address: 711 Navarro St., Suite 600, San Antonio, Bexar County, Texas 78205

SUBSTITUTION OF TRUSTEE:

Name of Document: Appointment of Substitute Trustee

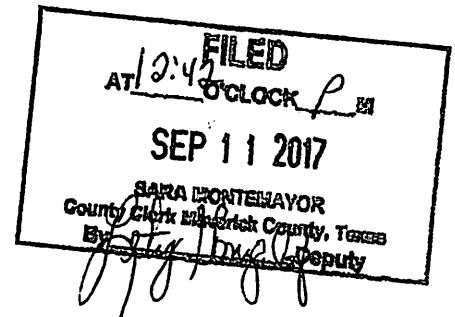
Date: September 7, 2017

Name of Substitute Trustee: Robert K. "Chip" Sugg

Address of Substitute Trustee: 2301 Broadway, San Antonio, Texas 78215

Name of Substitute Trustee: Forrest M. "Teo" Seger, III

Address of Substitute Trustee: 2301 Broadway, San Antonio, Texas 78215



Foreclosure Sale:

Date: October 3, 2017

Time: The sale of the Property ("Foreclosure Sale") will take place between the hours of 9:00 a.m. and 12:00 p.m. local time; the earliest time at which the Foreclosure Sale will begin is 9:00 a.m.

Place: Maverick County Courthouse in Eagle Pass, Texas, in the area designated by the County Commissioners 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.

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, the Lender, the owner and holder of the Note, has instructed the Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of the Lender's election to proceed against and sell both the real property and personal property described in the Deed of Trust in accordance with the 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 of Sale described above, the Substitute Trustee will sell the Property by public sale to the highest bidder for cash in accordance with the Deed of Trust.

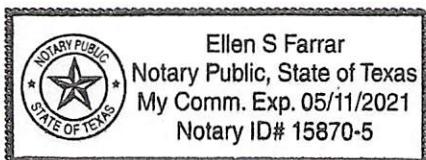


Robert K. "Chin" Sugg

Robert K. "Chip" Sugg, Substitute Trustee

STATE OF TEXAS §
§
COUNTY OF BEXAR §

The foregoing instrument was acknowledged before me this 8th day of September, 2017, by Robert K. "Chip" Sugg, as Substitute Trustee.



Notary Public, State of Texas

Ellen S. Garrison

COPY

Notice of Substitute Trustee's Sale

Date: August 31, 2017
Substitute Trustee: ADELA MUNIZ
Substitute Trustee's Address: 2211 Hancock Drive
Austin, Texas 78756
Lender: EAGLE PASS CORONADO ESTATES, L.P. a Texas Limited
partnership
Note: TWENTY SEVEN THOUSAND TWO HUNDRED FIFTY AND
NO/100THS DOLLARS (\$27,250.00)

Deed of Trust

Date: January 26, 2016
Grantor: ERNESTO FLORES JR. AND WIFE, ELIZABETH JEANNETTE
ZAVALA
Lender: EAGLE PASS CORONADO ESTATES, L.P. a Texas Limited partnership

Recording information: A Special Warranty Deed with Vendor's Lien dated January 26, 2016, executed by EAGLE PASS CORONADO ESTATES, L.P., a Texas Limited partnership to ERNESTO FLORES JR. AND WIFE, ELIZABETH JEANNETTE ZAVALA, recorded under Clerk's Document No. 190957, Book 1569, Pages 352-355, Official Records, Maverick County, Texas, and being further secured by Deed of Trust of even date therewith from ERNESTO FLORES JR. AND WIFE, ELIZABETH JEANNETTE ZAVALA, to MATTHEW LONG, Trustee, recorded under Clerk's Document No. 190958, Book 1569, Pages 356-364, Official Records, Maverick County, Texas.

Property: (including any improvements), All of Lot 2, Block 6, CORONADO ESTATES UNIT 1 SUBDIVISION, Maverick County, Texas, according to the map or plat thereof recorded in Envelope 373 Side A, Official Records of Maverick County, Texas.

County: Maverick

Date of Sale (first Tuesday of month): October 3, 2017

Time of Sale: 10:00 a.m.

Place of Sale: The front entrance of the Maverick County Courthouse located at 500 Quarry St Suite 2, Eagle Pass, Texas 78852.

ADELA MUNIZ is Substitute Trustee under the Deed of Trust. Lender has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, AS IS. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter. 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. Such reposting or refile may be after the date originally scheduled for this sale.

Notice of Trustee's Sale

ADELA MUNIZ, SUBSTITUTE TRUSTEE

FILED

AT 4:08 O'CLOCK P.M.

SEP 11 2017

SARA MONTENAYOR
County Clerk, Maverick County, Texas
Deputy

COPY

Notice of Substitute Trustee's Sale

Date: August 31, 2017
Substitute Trustee: ADELA MUNIZ
Substitute Trustee's Address: 2211 Hancock Drive
Austin, Texas 78756
Lender: EAGLE PASS CORONADO ESTATES II, L.P. a Texas Limited
partnership
Note: THIRTY THREE THOUSAND FIVE HUNDRED AND NO/100THS
DOLLARS (\$33,500.00)

Deed of Trust

Date: March 8, 2017
Grantor: MARTHA MARIA ALMARAZ, A MARRIED PERSON
Lender: EAGLE PASS CORONADO ESTATES II, L.P. a Texas Limited partnership

Recording information: A Special Warranty Deed with Vendor's Lien dated March 8, 2017, executed by EAGLE PASS CORONADO ESTATES II, L.P., a Texas Limited partnership to MARTHA MARIA ALMARAZ, A MARRIED PERSON, recorded under Clerk's Document No. 196470, Book 1635, Pages 11-14, Official Records, Maverick County, Texas, and being further secured by Wraparound Deed of Trust of even date therewith from MARTHA MARIA ALMARAZ, A MARRIED PERSON, to MATT LONG, Trustee, recorded under Clerk's Document No. 196471, Book 1635, Pages 15-24, Official Records, Maverick County, Texas.

Property: (Including any improvements), All of Lot 12, Block 10, CORONADO ESTATES UNIT 2 SUBDIVISION, Maverick County, Texas, according to the map or plat thereof recorded in Envelope 408, Side A, Official Records of Maverick County, Texas.

County: Maverick

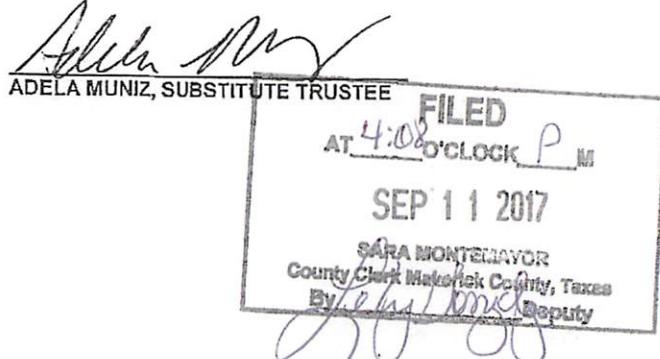
Date of Sale (first Tuesday of month): October 3, 2017

Time of Sale: 10:00 a.m.

Place of Sale: The front entrance of the Maverick County Courthouse located at 500 Quarry St Suite 2, Eagle Pass, Texas 78852.

ADELA MUNIZ is Substitute Trustee under the Deed of Trust. Lender has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, AS IS. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter. 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. Such reposting or refiling may be after the date originally scheduled for this sale.



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 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:

PART ONE:

Tract I:

Being all that certain tract or parcel of land, together with all improvements thereon, and being Lots 11 and 11F, in Block 33, Carthage Place Subdivision, Unit 15, an addition to the City of Eagle Pass, Maverick County, Texas, as shown on the Re-plat of said Unit 5, which is of record in Envelope 154, Side B, Map Records of Maverick County, Texas.

Tract II:

Surface estate only in and to the following described property, to-wit: Being all that certain tract or parcel of land, together with all improvements thereon, and being 18.56 Acres, more or less, lying and situated in Maverick County, Texas out of the Antonio Rivas Grant and being a portion of Tract 17, Block "A", Indio Subdivision as shown on the plat of said subdivision which is of record in Envelope 14, Side 1, Map Records of Maverick County, Texas, and being more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof.

Tract III:

Parcel One: Being all that certain tract or parcel of land together with all improvements thereon, and containing 32.46 acres of land more or less out of Original Tract 17, Block A, First Subdivision Indio Lands, Maverick County, Texas, said 32.46 acres hereby conveyed being the same land as that described in deed from Jack Keisling, et ux to The Veteran's Land Board of the State of Texas dated January 10, 1953, recorded in Vol. 47, Page 475, Deed Records of maverick County, Texas, reference being here made to said deed and the record thereof for a further description of said land and for all purposes.

Parcel Two: Being all that certain tract or parcel of land together with all improvements thereon, and containing 118.36 acres of land more or less out of Original ~~Tract 17 and 18, Block A, First~~

FILED
AT 3:54 O'CLOCK P.M.
SEP 08 2017
SARA MONTEMAYOR
County Clerk, Maverick County, Texas
By *Kathleen J. Montemayor* Deputy

Subdivision Indio Lands, Maverick County, Texas, said 118.36 acres being the same land as that described in Contract of Sale and Purchase from the Veteran's Land Board of the State of Texas to Barney M. Haley dated February 21, 1959, recorded in Vol. 55, Page 420, Deed Records of Maverick County, Texas, reference being here made to said deed and the record thereof for a further description of said land and for all purposes.

Tract IV:

Being all that certain tract or parcel of land together with all improvements thereon, and being A 2.00 Acre Tract of land, lying and situated in Maverick County, Texas out of Survey 7, Abstract 1014, F. Niggli, Original Grantee and being a portion of that certain 5.0 Acre Tract described in deed dated August 4, 2003, from Arnulfo Herrera and Armando Herrera to Mignon Thornton, recorded in Vol. 764, Page 50, Official Public Records of Maverick County, Texas, said 2.00 Acre Tract being more particularly described by metes and bounds in Exhibit "B" attached hereto and made a part thereof.

PART TWO: Assignment of proceeds of Life Insurance Policy No. 42571113 with TransAmerica Life Insurance Company, in the name of Alfonso De La Garza.

PART THREE: All furniture, fixtures, equipment, inventory and accounts receivables now owned or hereafter acquired and located at 1823 S. Veteran's Blvd., Eagle Pass, Maverick County, Texas.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the deed of trust recorded in Document No. 154929, Book 1163, Pages 46-63, Official Public Records of Maverick County, Texas.

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

Date: October 3, 2017

Time: The sale will begin no earlier than 10:00 a.m., or no later than three hours thereafter. The sale will be completed by no later than 1:00 p.m.

Place: Maverick County Courthouse in Eagle Pass, Texas, at the following location: At the steps at the front of the Maverick County Courthouse, 500 Quarry Street, Eagle Pass, Maverick County, Texas 78852.

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 refile 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.

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 and security interest foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust security agreement and financing statement executed by Alfonso De La Garza and Norma De La Garza.

The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

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 \$700,000.00, executed by Alfonso De La Garza and Norma De La Garza, and payable to the order of International Bank of Commerce, and (b) all renewals and extensions of the note. International Bank of Commerce is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

As of September 7, 2017, there was owed \$269,092.64 on the note, being principal, interest and legal fees in the following amounts: \$290,791.40 of principal, \$4,717.74 of interest, \$583.50 of late charges; and \$2,500.00 in legal fees expended in connection with the collection of the Note. The note is bearing interest at the rate of \$50.4846 per day thereafter.

Questions concerning the sale may be directed to the undersigned or to the beneficiary, International Bank of Commerce, Carlos R. Garza, Vice President at (830) 773-2313.

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 sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

This sale is subject to Tax Liens filed of record in/under:

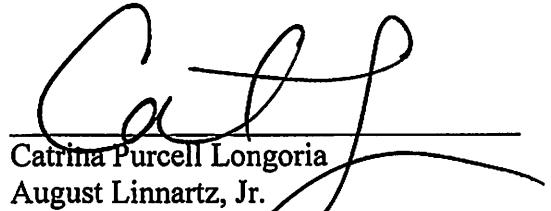
Document No. 183500, Book 1482, Pages 44-46, Official Public Records, Maverick County, Texas;

Document No. 182507, Book 1470, Pages 413-417, Official Public Records, Maverick County, Texas;

Document No. 183502, Book 1482, Pages 50-54, Official Public Records, Maverick County, Texas;

Document No. 182600, Book 1471, Pages 476-480, Official Public Records, Maverick County, Texas; and

Dated: September 8/1, 2017.



Catrina Purcell Longoria
August Linnartz, Jr.
Heriberto Morales, Jr.
Patrick J. Kelly
Ruben O. Valadez
Langley & Banack, Inc.
Attorneys & Counselors at Law
401 Quarry Street
Eagle Pass, Texas 78852

Telephone No. (830) 773-6700
Facsimile No. (830) 757-4045

Exhibit "A"

Being 18.56 acres, more or less and lying and situated in Maverick County, Texas out of the Antonio Rivas Grant and being a portion of Tract 17, Block "A", Indio Subdivision as shown in the plat of record of said subdivision in Envelope 14, side 1 of the Maverick County Map Records; Said land also being a portion of the Jack Keisling Tract 9, and being more particularly described by metes and bounds as follows:

Starting in quest of a point of beginning at the common west corner of Tract 16 and tract 17 as shown in the plat of record of Indio Subdivision; thence along an existing fence on the division line of Tract 16 and Tract 17, 1,925.3 feet to the POINT OF BEGINNING of the herein described tract:

THENCE along an existing fence N89°19'04"E, 498.14 feet to a fence corner for the northeast corner;

THENCE along an existing fence, S0°43'52"W, 1,576.14 feet to the southeast corner;

THENCE along an existing fence, N47°59'52"W, 267.06 feet to a 1/2" iron rod for an angle point;

THENCE S83°33'21"W, 542.0 feet along a fence to a 1/2" iron rod for the southwest corner;

THENCE N27°06'39"E, 372.18 feet to a 1/2" iron rod at an angle point;

THENCE N4°33'42"E, 1,124.48 feet to the POINT OF BEGINNING and containing 18.56 acre, more or less.

SAVE AND EXCEPT and there is hereby reserved unto Grantors, their heirs and assigns, all interest, in and to the oil, gas and other minerals in and under and that may be produced from the above described property, together with the right of ingress and egress at all times for the purpose of mining, drilling, exploring, operating and developing said lands for oil, gas and other minerals and removing the same therefrom.

There is also hereby conveyed to the Grantee, his heirs and assigns, the free and uninterrupted use and easement of passing in and along a certain passageway or road 20 foot in width along the north property line of the property described in deed recorded in Vol. 144, page 3, Deed Records of Maverick County, Texas, said easement beginning at the east right of way line of FM 121 and running in an easterly direction to the west line of the property herein described and to use such passageway or road at all times in common with Grantors, their heirs and assigns.

There is also hereby conveyed to the Grantee, his heirs and assigns, the right to use in common with Grantors, their heirs and assigns, those certain easements and rights of way for the construction, reconstruction, maintenance and use of irrigation ditches described in deed recorded in Vol. 144, page 3, Deed Records of Maverick County, Texas, and listed and described under the heading of "Tract 1" in said deed.

There is also hereby conveyed to the Grantee, his heirs and assigns, the right of use in common with Grantors, their heirs and assigns, that certain easement and right of way for ingress and egress 40 feet in width described in deed recorded in Vol. 144, page 3, Deed Records of Maverick County, Texas, and listed and described under the heading of "Tract 1" in said deed.

This deed and the general warranty hereof is made expressly subject to the following:

1. All oil and gas leases of record affecting said land.
2. Access easement over and along the north 40 feet of the property herein described;
3. Easement for irrigation, drainage and public utilities as set out and described in deed recorded in Vol. 144, page 3, Deed Records of Maverick County, Texas;
4. Reservation of royalty interests contained in deeds recorded in Vol. 47, page 469, Vol. 64, page 215 and Vol. 144, page 3, Deed Records of Maverick County, Texas.

EXHIBIT "B"

FIELD NOTES FOR A 2.000 ACRE TRACT

Being a 2.000 Acre Tract of land, lying and situated in Maverick County, Texas out of Survey 7, Abstract 1014, F. Nigelli, Original Grantee and being a portion of certain 154.47 Acre Tract of land conveyed from Elizabeth Crymes Manning to Mrs. Mignon Thornton and Geo W. Thornton, Jr., by a deed as described in Volume 42, Page 411 of the Deed Records of Maverick County, Texas; said 2.000 Acre Tract being more particularly described by metes and bounds as follows:

COMMENCING at a concrete monument found at northwest corner of Memorial Subdivision as shown by plat recorded in Envelope 153, Side A of the Maverick County Map Records; falling on the east right of way line of the F.M. Highway 3443, thence along the east ROW line of F.M. Highway 3443, N 05° 18'01"E, 163.23 feet to a $\frac{1}{4}$ " iron rod; for the northwest corner of a 5.00 Acre Tract as described by deed Volume 443, Page 347 of the Maverick County Deed Records, thence continuing on east ROW of F.M. Highway 3443, N 05° 18'01"E, 146.35 feet to a $\frac{1}{4}$ " iron rod for an angle point continuing N 10° 06'00"E, 17.24 feet to a $\frac{1}{4}$ " iron rod for the POINT OF BEGINNING.

THENCE, continuing along east ROW, F.M. Highway 3443, N 10° 06'00"E, 166.31 feet to a $\frac{1}{4}$ " iron rod, being the northwest corner of that 10 Acre Tract, of land conveyed to Arnulfo Herrera by deed recorded, in Volume 542, Page 136 of the Maverick County Deed Records, and being the southwest corner of a 2.00 Acre Tract, conveyed to Jose Flores from Mignon Thornton, and for the northwest corner of this tract;

THENCE, along the common line of said 2.000 Acre Tract and 10.00 Acre Tract, S 89° 29'30"E, 517.41 feet to a $\frac{1}{4}$ " iron rod, set to mark the northeast corner of this tract;

THENCE S 00° 30'30"W, 163.99 feet to a $\frac{1}{4}$ " iron rod, set to mark the southeast corner of this tract;

THENCE N 89° 29'30"W, 545.12 feet to the POINT OF BEGINNING.