

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: June 05, 2018

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 November 12, 2003 and recorded in Document VOLUME 767, PAGE 370; AS AFFECTED BY LOAN MODIFICATION AGREEMENTS VOLUME 1506, PAGE 87 AND VOLUME 1594, PAGE 425 real property records of MAVERICK County, Texas, with MYRIAM D RODRIGUEZ AND JUAN JAIME RODRIGUEZ, grantor(s) and WELLS FARGO HOME MORTGAGE, INC, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by MYRIAM D RODRIGUEZ AND JUAN JAIME RODRIGUEZ, securing the payment of the indebtedness in the original principal amount of \$92,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

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

*Bertha Cardenas*

CALVIN SPEER, MELODY SPEER, WENDY SPEER, FREDERICK BRITTON, RAYMOND PEREZ, AMY ORTIZ,  
PATRICIA SANDERS, CHRIS LAFOND, NANCY GOMEZ, LEO GOMEZ, 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

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 \_\_\_\_\_ 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: 04/23/2018

Certificate of Posting

FILED  
AT 2:50 O'CLOCK PM

APR 23 2018

SARA MONTEMAYOR  
County Clerk, Maverick County, Texas  
By S. Montemayor Deputy



NOS00000007360464



## TRACT 1:

LOT EIGHTY-EIGHT (88), BLOCK ONE (1), DEER RUN SUBDIVISION, UNIT 2, MAVERICK COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN ENVELOPE 112, SIDE A, MAP RECORDS OF MAVERICK COUNTY, TEXAS; SAVE AND EXCEPT THE NORTHEASTERNMOST FORTY FEET (40') OF SAID LOT 88 WHICH WAS CONVEYED UNTO ARMANDO HERNANDEZ AND WIFE, MINERVA HERNANDEZ BY DEED DATED JUNE 1, 1990, RECORDED IN VOLUME 281, PAGE 370, DEED RECORDS OF MAVERICK COUNTY, TEXAS.

## TRACT 2:

LOT EIGHTY-NINE (89), BLOCK ONE (1), DEER RUN SUBDIVISION, UNIT 2, MAVERICK COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN ENVELOPE 112, SIDE A, MAP RECORDS OF MAVERICK COUNTY, TEXAS.



NOS00000007360464

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: June 05, 2018

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 May 02, 2006 and recorded in Document VOLUME 950, PAGE 422, AS AFFECTED BY LOAN MODIFICATION AGREEMENT VOLUME 1559, PAGE 138 real property records of MAVERICK County, Texas, with HOMERO VALADEZ JR AND LETICIA VALDEZ, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by HOMERO VALADEZ JR AND LETICIA VALDEZ, securing the payment of the indebtedness in the original principal amount of \$44,639.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

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

Bertha Cárdenas  
CALVIN SPEER, MELODY SPEER, WENDY SPEER, FREDERICK BRITTON, RAYMOND PEREZ, AMY ORTIZ,  
PATRICIA SANDERS, CHRIS LAFOND, NANCY GOMEZ, LEO GOMEZ, 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

Bertha Cárdenas Certificate of Posting  
My name is Bertha Cárdenas and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I  
declare under penalty of perjury that on 04/23/2018 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 Cárdenas  
Date: 04/23/2018

FILED  
AT 2:50 O'CLOCK P M

APR 23 2018

SARA MONTENAYOR  
County Clerk, Maverick County, Texas  
By J. H. C. Deputy



NOS00000007490394

00000007490394

MAVERICK

EXHIBIT "A"

LOT SIXTEEN (16), BLOCK FOUR (4), DEER RUN SUBDIVISION UNIT 1, MAVERICK COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN ENVELOPE 110, SLIDE A, MAP RECORDS OF MAVERICK COUNTY, TEXAS.



NOS00000007490394

Our File Number: 16-09305

Name: CARLOS MORALES, A MARRIED MAN AND GUADALUPE MORALES, SIGNING PRO FORMA TO PERFECT LIEN ONLY

### NOTICE OF TRUSTEE'S SALE

WHEREAS, on July 21, 2014, CARLOS MORALES, A MARRIED MAN AND GUADALUPE MORALES, SINGING PRO FORMA TO PERFECT LIEN ONLY, executed a Deed of Trust/Security Instrument conveying to MICHAEL BURNS, ATTORNEY AT LAW, ANDERSON, BURNS, AND VELA, LLP, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. SOLELY AS NOMINEE FOR SFMC, LP DBA SERVICE FIRST MORTGAGE COMPANY, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 182273, in Book 1468, at Page 202, in the DEED OF TRUST OR REAL PROPERTY records of MAVERICK 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, JUNE 5, 2018**, 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 at the County Courthouse in MAVERICK 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:

LOT 14, IN BLOCK 9, EL PUEBLO NUEVO SUBDIVISION, LTD., IN MAVERICK COUNTY, TEXAS, AS SHOWN ON THE PLAT OF SAID SUBDIVISION WHICH IS OF RECORD IN ENVELOPE 139, SIDE A, MAP RECORDS OF MAVERICK COUNTY, TEXAS.

Property Address: 149 PUEBLO NUEVO DRIVE  
EAGLE PASS, TX 78852

Mortgage Servicer: U.S. BANK NATIONAL ASSOCIATION

Noteholder: U.S. BANK NATIONAL ASSOCIATION  
4801 FREDERICA STREET  
OWENSBORO, KY 42301

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 12 day of March, 2018.

FILED  
AT 11:00 O'CLOCK A.M.

MAR 12 2018

SARA MONTEMAYOR  
County Clerk, Maverick County, Texas  
By J. C. Speer Deputy

*Calvin Speer*  
Calvin Speer, Melody Speer, Wendy Speer,  
Patricia Sanders, Frederick Britton, Nancy  
Gomez, Leo Gomez, Bertha Cardenas, Doris S  
Sanchez, Chris LaFond, Amy Ortiz, Raymond  
Perez, Substitute Trustees

c/o Marinosci Law Group, P.C.  
14643 Dallas Parkway, Suite 750  
Dallas, Texas 75254  
(972) 331-2300

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**MAVERICK County**

**Deed of Trust Dated: March 25, 2002**

**Amount: \$73,600.00**

**Grantor(s): FELIPE DORADO and MARIA DORADO**

**Original Mortgagee: NEW CENTURY MORTGAGE CORPORATION**

**Current Mortgagee: Wells Fargo Bank, N.A., successor by merger to Wells Fargo Bank Minnesota, N.A., as trustee for the holders of Asset Backed Securities Corporation Home Equity Loan Trust 2002-HE2 Asset-Backed Pass-Through Certificates, Series 2002-HE2**

**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. 108692**

**Legal Description: BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL IMPROVEMENTS THEREON, AND BEING LOT 24, IN BLOCK 2, OF ROYAL RIDGE SUBDIVISION, UNIT 5, AN ADDITION TO THE CITY OF EAGLE PASS, MAVERICK COUNTY, TEXAS, AS SHOWN BY THE PLAT OF SAID UNIT 5, WHICH IS OF RECORD IN ENVELOPE 91, SIDE 2, OF THE MAP RECORDS OF MAVERICK COUNTY, TEXAS.**

**WHEREAS FELIPE DORADO is deceased.**

**WHEREAS MARIA DORADO is deceased.**

**Whereas, an Order to Proceed with Expedited Foreclosure under the Texas Rule Civil Procedure 738 was entered on September 11, 2017 under Cause No. 17-05-34350-MCV in the 293rd Judicial District Court of MAVERICK County, Texas**

**Date of Sale: May 1, 2018 between the hours of 10:00 AM and 1:00 PM.**

**Earliest Time Sale Will Begin: 10:00 AM**

**Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the MAVERICK 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.**

**CALVIN SPEER OR MELODY SPEER, WENDY SPEER, FREDERICK BRITTON, RAYMOND PEREZ, AMY ORTIZ, PATRICIA SANDERS, CHRIS LAFOND, NANCY GOMEZ, LEO GOMEZ, BERTHA CARDENAS OR DORIS S. SANCHEZ 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.**

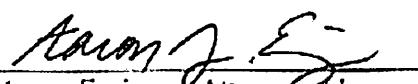
**A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. Assert and protect your rights as a member 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 OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

FILED  
AT 10 O'CLOCK A.M.

MAR 12 2018

SARA MONTEMAYOR  
County Clerk, Maverick County, Texas  
By Sara M. Montemayor Deputy



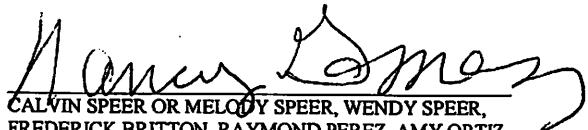
Aaron Espinoza, Attorney at Law

HUGHES, WATTERS & ASKANASE, L.L.P.

1201 Louisiana, SUITE 2800

Houston, Texas 77002

Reference: 2013-009240



CALVIN SPEER OR MELODY SPEER,  
FREDERICK BRITTON, RAYMOND PEREZ, AMY ORTIZ,  
PATRICIA SANDERS, CHRIS LAFOND, NANCY GOMEZ, LEO  
GOMEZ, BERTHA CARDENAS OR DORIS S. SANCHEZ

c/o Tejas Trustee Services  
14800 Landmark Blvd, Suite 850  
Addison, TX 75254

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: June 05, 2018

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 November 24, 2004 and recorded in Document VOLUME 839, PAGE 489; AS AFFECTED BY LOAN MODIFICATION AGREEMENTS VOLUME 1429, PAGE 5 AND VOLUME 1624, PAGE 276

VOLUME 1429, PAGE 5 real property records of MAVERICK County, Texas, with JOSEFA NEGRETE AND JESUS NEGRETE, grantor(s) and CHASE MANHATTAN MORTGAGE CORPORATION, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by JOSEFA NEGRETE AND JESUS NEGRETE, securing the payment of the indebtedness in the original principal amount of \$31,394.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. JPMORGAN CHASE BANK, NATIONAL ASSOCIATION is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

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

*Cabrin Speer by Bertha Cardenas*  
CALVIN SPEER, MELODY SPEER, WENDY SPEER, FREDERICK BRITTON, RAYMOND PEREZ, AMY ORTIZ,  
PATRICIA SANDERS, CHRIS LAFOND, NANCY GOMEZ, LEO GOMEZ, 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

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

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 04/09/18 I filed at the office of the MAVERICK County Clerk and caused to be posted at the MAVERICK County courthouse this notice of sale.

230 FILED  
AT 0 O'CLOCK PM

Declarant's Name: Bertha Cardenas  
Date: 04/09/18

APR 09 2018

SARA MONTEMAYOR  
County Clerk Maverick County, Texas  
By JW Deputy



NOS00000007413057

**EXHIBIT A**

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 0.2815 ACRE TRACT LYING AND SITUATED IN MAVERICK COUNTY, TEXAS, OUT OF SURVEY 29 1/2, ABSTRACT 1241, M.A. JONES ORIGINAL GRANTEE, AND BEING DESIGNATED AS LOT 32, IN AN UNRECORDED PLAT OF MORALES SUBDIVISION 3, IN MAVERICK COUNTY, TEXAS, PLUS FORTY FEET ROAD EASEMENT FOR ACCESS PURPOSES, AND BEING THE SAME LAND AS THAT DESCRIBED IN DEED DATED JUNE 26, 2000, FROM ADALBERTO GARCIA CARRAL TO ADALBERTO GARCIA, RECORDED IN VOL. 588, PAGE 378, OFFICIAL PUBLIC RECORDS OF MAVERICK COUNTY, TEXAS, REFERENCE BEING MADE TO SAID DEED AND THE RECORD THEREOF FOR A FURTHER DESCRIPTION OF SAID LAND AND FOR ALL PURPOSES, SAID 0.2815 ACRE TRACT MORE OR LESS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

FIELD NOTES FOR A 0.2815 ACRE TRACT

BEING A 0.2815 ACRE TRACT OF LAND LYING AND SITUATED IN MAVERICK COUNTY, TEXAS OUT OF SURVEY 29 1/2, ABSTRACT 1241, M.A. JONES, ORIGINAL GRANTEE AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

STARTING IN QUEST OF A POINT OF BEGINNING AT A 3/8" IRON ROD FOUND AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT OF WAY OF EIDSON ROAD, A 60 FOOT COUNTY ROAD WITH THE COMMON LINE OF SURVEY 30 AND SURVEY 29 1/2, AS SHOWN IN THE PLAT OF RECORD OF NELLIS LANDS IN ENVELOPE 46, SIDE 1 OF THE MAVERICK COUNTY MAP RECORDS; THENCE ALONG THE COMMON LINE OF SURVEY 30 AND SURVEY 29 1/2, S 89 DEG 56' 48" W, 73.35 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF EIDSON ROAD; THENCE ALONG EIDSON ROAD S 35 DEG 11' 00" E, 49.15 FEET TO A 1/2" IRON ROD, THENCE ALONG THE SOUTH LINE OF CALLEJON TERAN, A 40 FOOT ROAD, S 89 DEG 00' 40" W, 905.78 FEET TO A 1/2" IRON ROD FOR THE POINT OF BEGINNING:

THENCE ALONG AN EXISTING FENCE BETWEEN TRACT 31 AND TRACT 32 AS DESCRIBED IN DEED VOLUME 228, PAGE 374 M.C.D.R. AND DEED VOLUME 320, PAGE 497, M.C.D.R., (DEED CALL FOR S 00 DEG 20' 00" E, 278.00 FEET); THE FOLLOWING CALLS: S 06 DEG 55' 47" E, 212.15 FEET TO AN EXISTING FENCE CORNER; S 11 DEG 17' 40" W, 58.00 FEET TO A 1/2" IRON ROD, FALLING ON THE NORTH LINE OF LATERAL 40 OF THE MAVERICK COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. I;

THENCE ALONG THE NORTH LINE OF SAID LATERAL 40, N 45 DEG 58' 10" W, 49.51 FEET TO A 1/2" IRON ROD;

THENCE ALONG AN EXISTING FENCE BEING THE EAST LINE OF A CERTAIN 0.3496 ACRE TRACT, N 07 DEG 00' 49" W, 234.54 FEET TO A 1/2" IRON ROD;

THENCE ALONG THE SOUTH LINE OF CALLEJON TERAN, N 89 DEG 40' 00" E, 50.00 FEET TO THE POINT OF BEGINNING.



NOS00000007413057

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**MAVERICK County**

**Deed of Trust Dated: April 4, 2007**

**Amount: \$113,026.00**

**Grantor(s): GRACIELA BENAVIDES and RICARDO BENAVIDES**

**Original Mortgagee: ALETHES, LLC**

**Current Mortgagee: TIAA, FSB d/b/a EVERBANK**

**Mortgagee Address: TIAA, FSB d/b/a EVERBANK, 301 WEST BAY STREET, JACKSONVILLE, FL 32202**

**Recording Information: Document No. 142172**

**Legal Description: BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL IMPROVEMENTS THEREON, AND BEING LOT 3, IN BLOCK 3, TREASURE HILLS II, SUBDIVISION, UNIT 2, AN ADDITION TO THE CITY OF EAGLE PASS, MAVERICK COUNTY, TEXAS, AS SHOWN ON THE PLAT OF SAID SUBDIVISION WHICH IS OF RECORD IN ENVELOPE 259, SIDE A, MAP RECORDS OF MAVERICK COUNTY, TEXAS.**

**Date of Sale: June 5, 2018 between the hours of 10:00 AM and 1:00 PM.**

**Earliest Time Sale Will Begin: 10:00 AM**

**Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the MAVERICK 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.**

**CALVIN SPEER OR MELODY SPEER, WENDY SPEER, FREDERICK BRITTON, RAYMOND PEREZ, AMY ORTIZ, PATRICIA SANDERS, CHRIS LAFOND, NANCY GOMEZ, LEO GOMEZ, BERTHA CARDENAS OR DORIS S. SANCHEZ 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.**

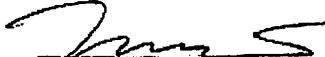
**The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.**

**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 OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

  
RACHELLE DONNELLY, ATTORNEY AT LAW  
HUGHES, WATTERS & ASKANASE, L.L.P.  
1201 Louisiana, SUITE 2800  
Houston, Texas 77002  
Reference: 2013-011497

  
Nancy Gomez  
CALVIN SPEER OR MELODY SPEER, WENDY SPEER,  
FREDERICK BRITTON, RAYMOND PEREZ, AMY ORTIZ,  
PATRICIA SANDERS, CHRIS LAFOND, NANCY GOMEZ, LEO  
GOMEZ, BERTHA CARDENAS OR DORIS S. SANCHEZ  
c/o Tejas Trustee Services  
14800 Landmark Blvd, Suite 850  
Addison, TX 75254

FILED
AT 11:14 O'CLOCK A.M.
APR 09 2018
SARA MONTENAYOR
County Clerk Maverick County, Texas
By 

STATE OF TEXAS

COUNTY OF MAVERICK

Before me, the undersigned authority, on this 9<sup>th</sup> day of Apr. 1, personally appeared Nancy C. Cruz, known to me to be the person(s) whose name is/are subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.



NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING RETURN TO:  
Hughes, Watters & Askanase, L.L.P.  
1201 Louisiana, Suite 2800  
Houston, Texas 77002  
Reference: 2013-011497

