

4414 ANTLER CROSSING AVE
LAREDO, TX 78045

514-0662391-703
00000007059165

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: February 06, 2018

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

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

2. Terms of Sale. Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated June 29, 2015 and recorded in Document VOLUME 3816, PAGE 90 real property records of WEBB County, Texas, with NANCY HUIZAR, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by NANCY HUIZAR, securing the payment of the indebtedness in the original principal amount of 98,777.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. PENNYMAC LOAN SERVICES, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

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

SANDRA MENDOZA ARNOLD MENDOZA, WILLIAM D. LAREW, COLETTE MAYERS, STEPHEN MAYERS, BOB DICKERSON, TROY ROBINETT, FRÉDERICK BRITTON, EVAN PRESSE, JACK BURNS II, KRISTIE ALVAREZ, JULIAN PERRINE, MARTHA BOETA, MARCIA CHAPA, OR JASON SPENCE

Substitute Trustee

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

Certificate of Posting

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

Declarant's Name: _____
Date: _____

WEBB COUNTY, TEXAS
BY *Rhonda* DEPUTY CLERK

2017 OCT 26 PM12:15
MARGIE IBARRA
COUNTY CLERK
FILED

FEBRUARY-1
Clerk: *Rhonda*



NOS00000007059165

00000007059165

EXHIBIT "A"

SITUATED IN WEBB COUNTY, TEXAS, AND BEING THE SURFACE ONLY OF LOT NUMBER SIX (6), IN BLOCK NUMBER FIVE (5), PAN AMERICAN SUBDIVISION, PHASE 1, P.U.D., A SUBDIVISION SITUATED IN THE CITY OF LAREDO, AS PER PLAT RECORDED IN VOLUME 25, PAGES 87-88, WEBB COUNTY PLAT RECORDS.



NOS00000007059165

SELECT PORTFOLIO SERVICING, INC. (SPS)
GARZA-LOPEZ, VICTORIANO
2306 GRISELL DRIVE, LAREDO, TX 78041

CONVENTIONAL
Firm File Number: 17-028644

MARGIE RIBARRA
COUNTY CLERK
FILED
2017 NOV 27 AM 9:10
WEBB COUNTY, TX

NOTICE OF TRUSTEE'S SALE

WHEREAS, on August 25, 2006, VICTORIANO GARZA LOPEZ A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY (GUADALUPE RIVERA JIMENEZ ALSO SIGNED THE DOT), as Grantor(s), executed a Deed of Trust conveying to NEEL TITLE, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR BEAR STEARNS RESIDENTIAL MORTGAGE in payment of a debt therein described. The Deed of Trust was filed in the real property records of WEBB COUNTY, TX and is recorded under Clerk's File/Instrument Number 935828 Volume 2184, Page 534, to which reference is herein made for all purposes.

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

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

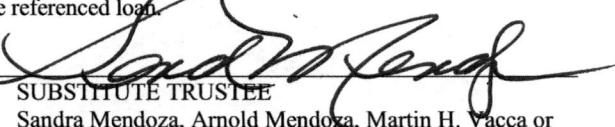
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, **February 6, 2018** between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, I will sell said Real Estate in the area designated by the Commissioners Court, of **Webb** county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

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

SITUATED IN WEBB COUNTY, TEXAS AND BEING THE SURFACE ONLY OF LOT NUMBER NINE (9), IN BLOCK NUMBER TWO (2), NU-VISION SUBDIVISION, A SUBDIVISION SITUATED IN THE CITY OF LAREDO, AS PER PLAT RECORDED IN VOLUME 25, PAGE 148, WEBB COUNTY PLAT RECORDS.

Property Address: 2306 GRISELL DRIVE
LAREDO, TX 78041
Mortgage Servicer: SELECT PORTFOLIO SERVICING, INC.
Noteholder: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR BEAR STEARNS ASSET BACKED SECURITIES I TRUST 2006-AC5, ASSET BACKED CERTIFICATES, SERIES 2006-AC5
3217 S. DECKER LAKE DR.
SALT LAKE CITY, UTAH 84119

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


SUBSTITUTE TRUSTEE
Sandra Mendoza, Arnold Mendoza, Martin H. Vacca or
Bob Frisch
c/o Shapiro Schwartz, LLP
13105 Northwest Freeway, Suite 1200
Houston, TX 77040
(713)462-2565

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

FEBRUARY-2
Clerk: 

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 05/31/2006
Grantor(s): GUILLERMINA GARCIA, A SINGLE WOMAN, AND ANA LAURA GARCIA, A SINGLE WOMAN, AND GUSTAVO FLORES, A MARRIED MAN, AND ELIZABETH FLORES, A MARRIED WOMAN
Original Mortgagee: IMORTGAGE FUNDING CORPORATION, A CALIFORNIA CORPORATION
Original Principal: \$123,018.00
Recording Information: Book 2125 Page 185 Instrument 926304 ; re-recorded under Book 2331 Page 746 Instrument 960520
Property County: Webb
Property: SITUATED IN WEBB COUNTY, TEXAS AND BEING THE SURFACE ONLY OF LOT 10, BLOCK 49, LOS PRESIDENTES SUBDIVISION, UNIT 11, A SUBDIVISION IN THE CITY OF LAREDO, TEXAS AS PER PLAT OF RECORD IN VOLUME 27, PAGE 117, AMENDED AND RECORDED IN VOLUME 25, PAGE 127, PLAT RECORDS OF WEBB COUNTY, TEXAS.
Reported Address: 2103 DORADO DRIVE, LAREDO, TX 78046

MORTGAGE SERVICING INFORMATION:

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

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

SALE INFORMATION:

Date of Sale: Tuesday, the 6th day of February, 2018
Time of Sale: 1:00PM or within three hours thereafter.
Place of Sale: AT THE AREA OUTSIDE THE NORTHWEST (PARKING GARAGE) 1ST FLOOR ENTRANCE TO THE WEBB COUNTY JUSTICE CENTER, 1110 VICTORIA STREET in Webb County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Webb County Commissioner's Court.
Substitute Trustee(s): Sandra Mendoza, Arnold Mendoza, W.D. Larew, Colette Mayers, Stephen Mayers, Bob Dickerson, Troy Robinett, Frederick Britton, Evan Press, Jack Burns II, Kristie Alvarez, Julian Perrine, Martha Boeta, Marcia Chapa, Matthew Wolfson, Michael Burns, Braden Barnes, Elizabeth Hayes, Michael Hupf, Marilyn Jones, Suzanne Suarez, Jack Withem, or Alexander Wolfe, any to act
Substitute Trustee Address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

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

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

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

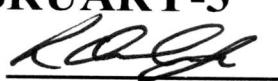
WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

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

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

Very truly yours,

Buckley Madole, P.C.

FEBRUARY-3
Clerk: 

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

1. Date, Time, and Place of Sale.

Date: February 06, 2018

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

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

2. Terms of Sale. Cash.

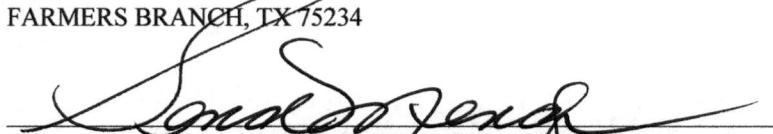
3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated September 11, 2015 and recorded in Document CLERK'S FILE NO. 1246312 real property records of WEBB County, Texas, with JOSE R VALDEZ, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by JOSE R VALDEZ, securing the payment of the indebtedness in the original principal amount of \$161,860.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. PACIFIC UNION FINANCIAL, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

c/o PACIFIC UNION FINANCIAL, LLC
1603 LBJ FREEWAY SUITE 500
FARMERS BRANCH, TX 75234


SANDRA MENDOZA, ARNOLD MENDOZA, WILLIAM D. LAREW, COLETTE MAYERS, STEPHEN MAYERS, BOB DICKERSON, TROY ROBINETT, FREDERICK BRITTON, EVAN PRESS, JACK BURNS II, KRISTIE ALVAREZ, JULIAN PERRINE, MARTHA BOETA, MARCIA CHAPA, OR JASON SPENCE

Substitute Trustee

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

Certificate of Posting

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

Declarants Name: _____
Date: _____

FEBRUARY-4
Clerk: 



NOS00000007159791

MARGIE R. IBARRA
COUNTY CLERK
FILED
2017 NOV 27 AM 9:13
BY DEPUTY

EXHIBIT "A"

SITUATED IN WEBB COUNTY, TEXAS AND BEING THE SURFACE ONLY OF LOT NUMBER TWO (2), IN BLOCK NUMBER THREE (3), SAN ISIDRO-LAS BUGANVILLAS SUBDIVISION, UNIT I, A SUBDIVISION SITUATED IN THE CITY OF LAREDO, AS PER PLAT RECORDED IN VOLUME 24, PAGE 27, WEBB COUNTY PLAT RECORDS.

4-A



NOS00000007159791

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: February 06, 2018

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

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

BY
REB
WEBB COUNTY CLERK
TEXAS
FILED

2017 NOV 27 AM 9:13

MARGIE R IBARRA
COUNTY CLERK
FILED

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated June 28, 2010 and recorded in Document VOLUME 2951, PAGE 23 real property records of WEBB County, Texas, with ROBERTO OMAR SAENZ AND DEBORAH E. ESQUEDA, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by ROBERTO OMAR SAENZ AND DEBORAH E. ESQUEDA, securing the payment of the indebtedness in the original principal amount of \$108,538.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. PLANET HOME LENDING, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

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

c/o PLANET HOME LENDING, LLC
321 RESEARCH PARKWAY SUITE 303
MERIDEN, CT 06450

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

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

Certificate of Posting

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

Declarants Name: _____
Date: _____

FEBRUARY-5

Clerk: R. G.



NOS00000007170343

EXHIBIT "A"

THE SURFACE ESTATE ONLY IN AND TO LOT SEVENTEEN (17), BLOCK FIFTY-TWO (52), LOS PRESIDENTES, UNIT 11, SITUATED IN THE CITY OF LAREDO, WEBB COUNTY, TEXAS, ACCORDING TO AMENDED PLAT THEREOF RECORDED IN VOLUME 25, PAGE 127, PLAT RECORDS OF WEBB COUNTY, TEXAS.

5-A



NOS00000007170343

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:

7/14/2003

Original Beneficiary/Mortgagee:

HYTAC MORTGAGE, INC.

Recorded in:

Volume: 1430

Page: 658

Instrument No: 804752

Grantor(s)/Mortgagor(s):

MANUEL ALCALA, JOINED HEREIN PRO FORMA BY HIS WIFE, GLORIA ALCALA

Current Beneficiary/Mortgagee:

The Bank of New York Mellon, f/k/a The Bank of New York, as trustee, on behalf of the holders of the CWABS, Inc., Asset-Backed Certificates, Series 2004-1

Property County:

WEBB

Mortgage Servicer:

Select Portfolio Servicing, Inc. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:3217 S. Decker Lake Dr.,
Salt Lake City, UT 84119

Legal Description: SITUATED IN WEBB COUNTY, TEXAS, AND BEING THE SURFACE ONLY OF LOT NUMBER FOURTEEN (14), IN BLOCK NUMBER SIX (6), FIESTA SUBDIVISION, PHASE III, P.U.D., A SUBDIVISION SITUATED IN THE CITY OF LAREDO, AS PER PLAT RECORDED IN VOLUME 21, PAGE 65, WEBB COUNTY PLAT RECORDS AND AMENDED PLAT RECORDED IN VOLUME 21, PAGE 72, WEBB COUNTY PLAT RECORDS.

Date of Sale: 2/6/2018**Earliest Time Sale Will Begin:**

1:00PM

Place of Sale of Property: THE AREA JUST OUTSIDE THE NORTHWEST (PARKING GARAGE) 1ST FLOOR ENTRANCE TO THE WEBB COUNTY JUSTICE CENTER, 1110 VICTORIA STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

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

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



Sandra Mendoza, Arnold Mendoza, Martin H.
Vacca, Bob Frisch
or Cole D. Patton
or Deanna Segovia
McCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

FEBRUARY-6
Clerk: OR

MH File Number: TX-17-33709-POS
Loan Type: Conventional Residential

BY OR DEPUTY

2017 NOV 30 PM 12:44

WEBB COUNTY, TEXAS

MARGIE RIBARRA
COUNTY CLERK
FILED

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:

4/26/2005

Original Beneficiary/Mortgagee:

VALLEY MORTGAGE COMPANY, INC.

Recorded in:

Volume: 1820

Page: 782

Instrument No: 876087

Grantor(s)/Mortgagor(s):JUAN A ZAMARRIPA AND WIFE ROSA
LINA ZAMARRIPA**Current Beneficiary/Mortgagee:**

U.S. BANK NATIONAL ASSOCIATION

Property County:

WEBB

Mortgage Servicer:U.S. Bank National Association is representing
the Current Beneficiary/Mortgagee under a
servicing agreement with the Current
Beneficiary/Mortgagee.**Mortgage Servicer's Address:**4801 Frederica Street,
Owensboro, KY 42301

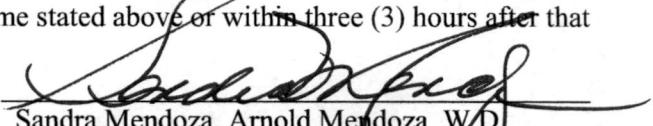
Legal Description: THE SURFACE ESTATE ONLY IN AND TO LOT ONE HUNDRED EIGHTEEN (118),
BLOCK FIVE (5), CENTURY CITY SUBDIVISION, UNIT IV, SITUATED IN THE CITY OF LAREDO, WEBB
COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 3, PAGE 45A, PLAT
RECORDS OF WEBB COUNTY, TEXAS.

Date of Sale: 2/6/2018**Earliest Time Sale Will Begin:** 10:00 AM

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

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

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



Sandra Mendoza, Arnold Mendoza, W/D
Larew, Colette Mayers, Stephen Mayers, Bob
Dickerson, Troy Robinett, Frederick Britton,
Evan Press, Jack Burns II, Kristie Alvarez,
Julian Perrine, Martha Boeta, Marcia Chapa,
Matthew Wolfson, Martin H. Vacca, Bob
Frisch
or Cole D. Patton
or Deanna Segovia
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

BY  DEPUTY

2017 NOV 30 PM 12:44

WEBB COUNTY, TEXAS

MARGARET IBARRA
CLERK
FILED

FEBRUARY-7

Clerk: or

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 10/18/2006
Grantor(s): JORGE E VASQUEZ, A SINGLE MAN
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR BSM FINANCIAL, L.P. DBA BROKERSOURCE, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$124,190.00
Recording Information: Book 2221 Page 6 Instrument 941933
Property County: Webb
Property: SITUATED IN WEBB COUNTY, TEXAS AND BEING THE SURFACE ONLY OF LOT NUMBER FIVE (5), IN BLOCK NUMBER FOUR (4), PONDEROSA HILLS SUBDIVISION, UNIT 1, A SUBDIVISION SITUATED IN THE CITY OF LAREDO, AS PER PLAT RECORDED IN VOLUME 21, PAGE 49, WEBB COUNTY PLAT RECORDS
Reported Address: 2842 EMORY LOOP, LAREDO, TX 78043

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.
Current Mortgagee: Wells Fargo Bank, NA
Mortgage Servicer: Wells Fargo Bank, N. A.
Current Beneficiary: Wells Fargo Bank, NA
Mortgage Servicer Address: 3476 Stateview Boulevard, Fort Mill, SC 29715

SALE INFORMATION:

Date of Sale: Tuesday, the 6th day of February, 2018
Time of Sale: 1:00PM or within three hours thereafter.
Place of Sale: AT THE AREA OUTSIDE THE NORTHWEST (PARKING GARAGE) 1ST FLOOR ENTRANCE TO THE WEBB COUNTY JUSTICE CENTER, 1110 VICTORIA STREET in Webb County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Webb County Commissioner's Court.
Substitute Trustee(s): Sandra Mendoza, Arnold Mendoza, W.D. Larew, Colette Mayers, Stephen Mayers, Bob Dickerson, Troy Robinett, Frederick Britton, Evan Press, Jack Burns II, Kristie Alvarez, Julian Perrine, Martha Boeta, Marcia Chapa, Matthew Wolfson, Michael Burns, Braden Barnes, Elizabeth Hayes, Michael Hupf, Marilyn Jones, Suzanne Suarez, Jack Withem, or Alexander Wolfe, any to act
Substitute Trustee Address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

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

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

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

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

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

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

Very truly yours,

Buckley Madole, P.C.

MARGIE RIBARRA
COUNTY CLERK
FILED
2017 NOV 30 PM 12:44
WEBB COUNTY, TEXAS
CLERK DEPUTY

FEBRUARY-8
Clerk: or

"NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER."

NOTICE OF SUBSTITUTE TRUSTEE SALE

Date: December 5, 2017

Deed of Trust

Date: December 27, 2013
Grantor: Enriqueta Rodriguez and Simon Rodriguez Morin
Grantor's County: Webb
Beneficiary: Carmelita R. Pena and Antonio Pena
Substitute Trustee: Leticia L. Martinez, duly recorded in Vol. 4268, Page 367-368, Official Public Records of Webb County, Texas.
Recording Information: Vol. 3551, pp. 557-560, Official Public Records of Webb County, Texas.

MARGIE R. IBARRA
COUNTY CLERK
FILED
BY *[Signature]*
2017 DEC -7 PM 2:21
WEBB COUNTY, TEXAS
CLERK'S OFFICE

Property: The Surface Estate Only in and to Lot Six Hundred Sixty-five (665), Block Thirty-four (34), Hillside Terrace Subdivision, Unit 7, situated in the City of Laredo, Webb County, Texas, according to plat thereof recorded in Volume 3, Page 17A, and amended in Volume 3, Page 20, Plat Records of Webb County, Texas.

Date of Sale of Property (First Tuesday of month): **February 6, 2018**

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

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

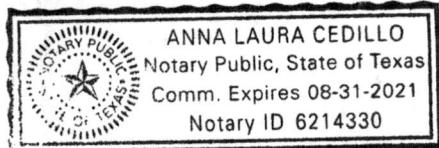
Because of default in performance of the obligations of the deed of trust described above, Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt's assumption secured by the deed of trust. The sale will begin at the earliest time stated above or within three hours after that time.. **The sale will begin no earlier than 1:00 p.m. or within three hours after that time.**

Leticia L. Martinez
LETICIA L. MARTINEZ
Substitute Trustee

THE STATE OF TEXAS *
COUNTY OF WEBB *

This instrument was acknowledged before me on the 6th day of December, 2017, by
LETICIA L. MARTINEZ, Substitute Trustee.

Anna Laura Cedillo
Notary Public, State of Texas.



FEBRUARY-9

Clerk: *[Signature]*

MARGIE R. IBARRA
COUNTY CLERK
FILED

[RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:]

2017 DEC -7 PM 4:00

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

WEBB COUNTY, TEXAS
BY JRW DEPUTY

TS#: 17-19520

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on 3/23/2010, ARACELI M. LOPEZ GARCIA, AND HUSBAND, JUAN A. GARCIA, as Grantor/Borrower, executed and delivered that certain Deed of Trust, in favor of GEORGE M. SHANKS, JR., as Trustee, Mortgage Electronic Registration Systems, Inc. as nominee for NTFN, INC. , its successors and assigns , as Beneficiary which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of \$192,856.00, payable to the order of Mortgage Electronic Registration Systems, Inc. as nominee for NTFN, INC. , its successors and assigns , which Deed of Trust is Recorded on 3/26/2010 as Volume 1065897, Book 2905, Page 595, in Webb County, Texas, Deed of Trust covers all of the real property, personal property, and fixtures described therein, including , but not limited to, all the following described property, rights and interests (the "Property"), to-wit;

SITUATED IN WEBB COUNTY, TEXAS AND BEING THE SURGACE ONLY OF LOT NUMBER TWENTY-FIVE (25), IN BLOCK NUMBER TWO (2), SAN ISIDERO NORTHEAST SUBDIVISION, PHASE 7, AS SUBDIVISION IN THE CITY OF LAREDO AS PER PLAT RECORDED IN VOLUME 28, PAGE 40-42, WEBB COUNTY PLAT RECORDS.

Commonly known as: **110 VERACRUZ DRIVE, LAREDO, TX 78045**

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Sandra Mendoza, Arnold Mendoza, W.D. Larew, Martin Vacca, Sandra Mendoza, Arnold Mendoza, W.D. Larew, Collette Mayers, Stephen Mayers, Bob Dickerson, Troy Robinett, Frederick Britton, Evan Press, Kristie Alvarez, Julian Perrine, Martha Boeta, Marcia Chapa, Jason Spence, Martin H. Vacca** or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust: and

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

FEBRUARY-10
Clerk: JRW



4640301

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN, that on TUESDAY, **2/6/2018 at 10:00 AM**, or no later than three (3) hours after such time, being the first Tuesday of such month, of **Webb** County, Texas, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien as follows: **The Area Outside the Northwest (Parking Garage) 1st Floor Entrance to the Webb County Justice Center, 1110 Victoria Street, Laredo, TX 78040**

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

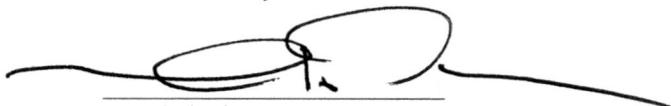
If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

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

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

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

WITNESS, my hand this 12/5/2017



By: Substitute Trustee(s)

Sandra Mendoza, Arnold Mendoza, W.D. Larew, Martin Vacca, Sandra Mendoza, Arnold Mendoza, W.D. Larew, Collette Mayers, Stephen Mayers, Bob Dickerson, Troy Robinett, Frederick Britton, Evan Press, Kristie Alvarez, Julian Perrine, Martha Boeta, Marcia Chapa, Jason Spence, Martin H. Vacca

C/O Carrington Foreclosure Services, LLC
P.O. Box 3309
Anaheim, California 92803

10A

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

10B

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: TRACT I: SITUATED IN WEBB COUNTY, TEXAS AND BEING LOTS NUMBER SEVEN (7), EIGHT (8), NINE (9) AND TEN (10), IN BLOCK NUMBER SIX HUNDRED EIGHT (608), EASTERN DIVISION, SITUATED IN THE CITY OF LAREDO.

TRACT II: SITUATED IN WEBB COUNTY, TEXAS AND BEING LOT NUMBER TWELVE-A (12A), IN BLOCK NUMBER SIX HUNDRED EIGHT (608), EASTERN DIVISION, SITUATED IN THE CITY OF LAREDO, AS PER REPLAT RECORDED IN VOLUME 4, PAGE 56, WEBB COUNTY PLAT RECORDS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 01/04/2013 and recorded in Document 1155358 real property records of Webb County, Texas.

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

Date: 02/06/2018

Time: 01:00 PM

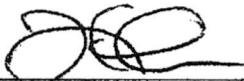
Place: Webb County Courthouse, Texas at the following location: THE AREA JUST OUTSIDE THE NORTHWEST (PARKING GARAGE) 1ST FLOOR ENTRANCE TO THE WEBB COUNTY JUSTICE CENTER, 1110 VICTORIA STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

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

5. Obligations Secured. The Deed of Trust executed by RAQUEL GONZALEZ, provides that it secures the payment of the indebtedness in the original principal amount of \$573,450.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Finance of America Reverse, LLC is the current mortgagee of the note and deed of trust and FINANCE OF AMERICA REVERSE LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is Finance of America Reverse, LLC c/o FINANCE OF AMERICA REVERSE LLC, 3900 Capital City Blvd., Lansing, MI 48906 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

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

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



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



SANDRA MENDOZA, ARNOLD MENDOZA,
W.D.LAREW, MARTIN H. VACCA, MICHAEL W. ZIENTZ
OR BOB FRISCH
c/o AVT Title Services, LLC
1101 Ridge Rd. Suite 222
Rockwall, TX 75087

I am Martin H. Vacca whose address is c/o AVT Title Services, LLC, 1101 Ridge Rd., Suite 222, Rockwall, TX 75087. I declare under penalty of perjury that on 12 - 7 - 2017 I filed this Notice of Foreclosure Sale at the office of the Webb County Clerk and caused it to be posted at the location directed by the Webb County Commissioners Court.

FEBRUARY-11
Clerk: gmv

DEPUTY

WEBB COUNTY, TEXAS

1 DEC - 7 PM 4:02

MARGIE R. IBARRA
COUNTY CLERK
FILED

Notice of [Substitute] Trustee Sale

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

1. Date, Time and Place of Sale.

Date: 02/06/2018

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

Place: THE AREA JUST OUTSIDE THE NORTHWEST (PARKING GARAGE) 1st FLOOR ENTRANCE TO THE WEBB COUNTY JUSTICE CENTER, 1110 VICTORIA STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS

Property Address: 2719 Reynolds Street, Laredo, TX 78043

2. 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. Any conveyance of the property is subject to all matters of record affecting the property.

3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 08/31/2006 and recorded 09/08/2006 in Book 2180 Page 69 Document 935069, real property records of Webb County, Texas, with Miguel Angel Partida, a single person, grantor(s) and RESMAE MORTGAGE CORPORATION, as Lender, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary.

4. Appointment of Substitute Trustee: In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent for the mortgage servicer has named and appointed, and by these presents does name and appoint SANDRA MENDOZA, ARNOLD MENDOZA, W.D. LAREW, MARTIN H. VACCA, MICHAEL W. ZIENTZ OR BOB FRISCH, Substitute Trustee to act under and by virtue of said Deed of Trust.

5. Obligation Secured: Deed of Trust or Contract Lien executed by Miguel Angel Partida, a single person, securing the payment of the indebtedness in the original principal amount of \$103,600.00, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. HSBC BANK USA, N.A., AS TRUSTEE FOR THE REGISTERED HOLDERS OF NOMURA HOME EQUITY LOAN, INC., ASSET-BACKED CERTIFICATES, SERIES 2007-3 is the current mortgagee of the note and deed of trust or contract lien.

2017 DEC - 7 PM 4:03
WEBB COUNTY, TEXAS
MARGIE RIBARRA
COUNTY CLERK
FILED
BY *JRW* DEPUTY

FEBRUARY/12
Clerk: *JRW*

Notice of [Substitute] Trustee Sale

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

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

SITUATED IN WEBB COUNTY, TEXAS AND BEING LOT NUMBER FOUR (4), IN BLOCK NUMBER ONE THOUSAND SIX HUNDRED FIFTY-FIVE (1655), IN THE EASTERN DIVISION OF THE CITY OF LAREDO.

8. 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. Ocwen Loan Servicing, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

C/O Ocwen Loan Servicing, LLC

1661 Worthington Rd., Suite 100
West Palm Beach, FL 33409

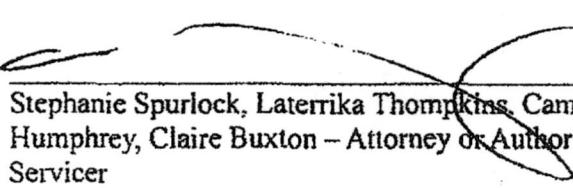
Phone: 1-800-746-2936

Notice of [Substitute] Trustee Sale

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

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.

Date: December 4, 2017


Stephanie Spurlock, Laterrika Thompson, Camisha Scott, Melisa Jones, Iman Walcott, Tanesha Humphrey, Claire Buxton – Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer

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


SANDRA MENDOZA, ARNOLD MENDOZA, W.D. LAREW, MARTIN H. VACCA,
MICHAEL W. ZIENTZ OR BOB FRISCH - Substitute Trustee(s)

C/O AVT Title Services, LLC
1101 Ridge Rd. Suite 222
Rockwall, TX 75087

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

I am Martin H. Vacca Certificate of Posting
whose address is c/o AVT Title Services, LLC, 1101 Ridge Rd., Suite 222, Rockwall, TX 75087. I declare under penalty of perjury that on 12 - 7 - 2017 I filed this Notice of Foreclosure Sale at the office of the Webb County Clerk and caused it to be posted at the location directed by the Webb County Commissioners Court.