

NOTICE OF FORECLOSURE SALE

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

1. Property to Be Sold. The property to be sold is described as follows: LOT 62, IN BLOCK 5, OF STONE RIDGE SUBDIVISION, UNIT 2, AN ADDITION TO THE CITY OF EAGLE PASS, MAVERICK COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN/UNDER ENVELOPE 278, SLIDE B, MAP/PLAT RECORDS, MAVERICK COUNTY, TEXAS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 12/05/2014 and recorded in Book 1490 Page 265 Document 184219 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: 12/04/2018
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 LUIS CRISTIAN VALDEZ AND NORMA GRACIELA VALDEZ, provides that it secures the payment of the indebtedness in the original principal amount of \$152,093.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. SFMC, LP DBA SERVICE FIRST MORTGAGE COMPANY is the current mortgagee of the note and deed of trust and SERVICE FIRST MORTGAGE COMPANY is mortgage servicer. A servicing agreement between the mortgagee, whose address is SFMC, LP DBA SERVICE FIRST MORTGAGE COMPANY c/o SERVICE FIRST MORTGAGE COMPANY, 1 Corporate Dr., Ste 360, Lake Zurich, IL 60047 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, 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.

[Handwritten signature]

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

[Handwritten signature]

CALVIN SPEER, 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 c/o AVT Title Services, LLC, 1101 Ridge Rd., Suite 222, Rockwall, TX 75087. I declare under penalty of perjury that on 9-20-2018 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.

FILED
AT 11:07 O'CLOCK A.M.
SEP 20 2018
SARA MONTEMAYOR
County Clerk Maverick County, Texas
By [Signature] Deputy

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

**Deed of Trust Date:**  
4/1/2015

**Grantor(s)/Mortgagor(s):**  
AARON DE LA GARZA, A MARRIED MAN AND  
JOVITA ISELA ALAMILLO GARCIA, SIGNING  
PRO FORMA TO PERFECT LIEN ONLY

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

**Current Beneficiary/Mortgagee:**  
Wells Fargo Bank, NA

**Recorded in:**  
**Volume:** 1509  
**Page:** 287  
**Instrument No:** 185857

**Property County:**  
MAVERICK

**Mortgage Servicer:**  
Wells Fargo Bank, N.A. is representing the Current  
Beneficiary/Mortgagee under a servicing agreement  
with the Current Beneficiary/Mortgagee.

**Mortgage Servicer's Address:**  
1 Home Campus, MAC 2301-04C,  
West Des Moines, IA 50328

**Legal Description:** LOT 12, IN BLOCK 6, OF WESTLAKES SUBDIVISION, UNIT 1, AN ADDITION TO  
THE CITY OF EAGLE PASS, MAVERICK COUNTY, TEXAS, ACCORDING TO THE AMENDED MAP OR  
PLAT THEREOF RECORDED IN/UNDER ENVELOPE 195, SIDE B, MAP/PLAT RECORDS, MAVERICK  
COUNTY, TEXAS.

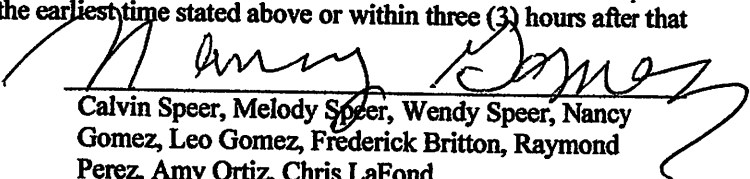
**Date of Sale:** 12/4/2018

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

**Place of Sale of Property:** Maverick County Courthouse, 500 Quarry Street, Eagle Pass, TX 78552 OR  
IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION  
51.002 OF THE TEXAS PROPERTY CODE.

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

*Notice Pursuant to Tex. Prop. Code § 51.002(i):*  
Assert and protect your rights as member of  
the armed forces of the United States. If you  
or your spouse are serving on active military duty,  
including active military duty as a member of the  
Texas National 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

  
Calvin Speer, Melody Speer, Wendy Speer, Nancy  
Gomez, Leo Gomez, Frederick Britton, Raymond  
Perez, Amy Ortiz, Chris LaFond  
or E. "Ursula" B. Willie  
or Thuy Frazier  
or Cindy Mendoza  
or Deanna Segovia, Substitute Trustee  
MCCARTHY & HOLTHUS, LLP  
1255 WEST 15TH STREET, SUITE 1060  
PLANO, TX 75075

sender of this notice immediately.

FILED  
AT 12:49 O'CLOCK P M

SEP 27 2018

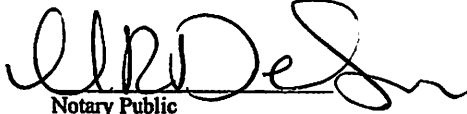
MH File Number: TX-18-68659-POS  
Loan Type: FHA

SARA MONTEMAYOR  
County Clerk Maverick County, Texas  
By  Deputy

STATE OF TEXAS §  
COUNTY OF Val Verde §

Before me, the undersigned Notary Public, on this day personally appeared Norma R. Delgado as Substitute Trustee, known to me or proved to me through a valid State driver's license or other official identification described as Nancy Gomez to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 27 day of September, 2018.



Notary Public  
Signature

