RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

Calvin Speer, Melody Speer, Wendy Speer, Nancy Gomez, Leo Gomez, Chris LaFond, Frederick Britton, Raymond Perez, Amy Ortiz, Yelena Lantsova, Vanessa McHaney
c/o Malcolm Cisneros/Trustee Corps
17100 Gillette Avenue
Irvine, CA 92614
(949) 252-8300

TS No TX07000289-18-1 APN 16809 | 16807 TO No 180348986

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on September 28, 2015, ROBERT B MARTINEZ, JOINED BY HIS WIFE, FELICIA N GASTON WHO IS SIGNING FOR THE SOLE PURPOSE OF ENCUMBERING ANY HOMESTEAD RIGHTS SHE MAY HAVE IN THE PROPERTY as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of RUTH W. GARNER as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as nominee for GEORGETOWN MORTGAGE, LLC, its successors and assigns, as original Beneficiary, which Deed of Trust secures the payment of that certain Promissory Note of even date therewith in the original amount of $211,105.00, payable to the order of Caliber Home Loans, Inc. as current Beneficiary, which Deed of Trust recorded on September 29, 2015 as Document No. 2015003414 in Uvalde County, Texas. Deed of Trust covers all of the real property described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit: **SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

APN 16809 | 16807

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 **Calvin Speer, Melody Speer, Wendy Speer, Nancy Gomez, Leo Gomez, Chris LaFond, Frederick Britton, Raymond Perez, Amy Ortiz, Yelena Lantsova, Vanessa McHaney** 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 **Caliber Home Loans, Inc.**, 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.

FILED
This 10 day of Sep A.D. 2018.
at 3:19 o'clock P M
DONNA M. WILLIAMS
County Clerk, Uvalde County Texas
By V. Salinas Deputy

4669761

NOW THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, December 4, 2018 at 01:00 PM**, no later than three (3) hours after such time, being the first Tuesday of such month, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place in Uvalde County, Texas, 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: **Uvalde County Courthouse, 3 Courthouse Square, Uvalde, TX 78801**.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of and Caliber Home Loans, Inc.'s election to proceed against and sell both the real property and any personal property described in said Deed of Trust in accordance with and Caliber Home Loans, Inc.'s rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

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. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition. Conveyance of the Property shall be made without any representations or warranties whatsoever, expressed or implied. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters and are advised to conduct an independent investigation of the nature and physical condition 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 expressed or implied warranties, except as to the warranted.

WITNESS, my hand this 7 day of September, 2018

VMcHaney

By: Calvin Speer, Melody Speer, Wendy Speer, Nancy Gomez, Leo Gomez, Chris LaFond, Frederick Britton, Raymond Perez, Amy Ortiz, Yelena Lantsova, Vanessa McHaney
Substitute Trustee(s)

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.

SALE INFORMATION CAN BE OBTAINED ONLINE AT www.Auction.com
FOR AUTOMATED SALES INFORMATION PLEASE CALL: Auction.com at 800.280.2832

FOR REINSTATEMENT / PAY OFF REQUESTS CONTACT: (949) 252-8300
THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

To the extent your original obligation was discharged, or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party retains rights under its security instrument, including the right to foreclose its lien.

EXHIBIT A

Being 3.869 acres of land, more or less, out of the Jose G. Baron Survey No. 70, Abstract No. 31, Uvalde County, Texas, and being out of a called 6.87 acre tract of land described by General Warranty Deed recorded in Volume 323, Page 637, Official Public Records of Uvalde County, Texas, said 3.869 acres being more particularly described by metes and bounds as follows:

COMMENCING at a 1 inch iron pipe found for the South corner of the Eddie Vernor, et ux 3.000 acres (Volume 503, Page 471), same being on the northwest Right-of-Way line of a 20' Alley shown on plat of Leona Acres Subdivision (Cabinet One, Slide 170, Side A), same also being the South corner of said 6.87 acre tract and the **POINT OF COMMENCEMENT;**

THENCE along the northwest Right-of-Way line of said 20' Alley, North 65 degrees 36 minutes 29 seconds East, a distance of 150.31 feet (called 150.00 feet) to a point for the southwest corner of this 3.869 acres, from which a 3" fence post bears South 86 degrees 14 minutes 54 seconds East 0.65 feet, said point also being the southeast corner of said Vernor 3.000 acres and the **POINT OF BEGINNING;**

THENCE along the line common to this 3.869 acres and said Vernor 3.000 acres, North 25 degrees 44 minutes 45 seconds East, a distance of 468.92 feet to a 1/4" iron pipe found for the lower northwest corner of this 3.869 acres, same being the northeast corner of said Vernor 3 000 acres and the southeast corner of the Shirley Ayers, et vir 2.330 acres (Volume 537, Page 800), same also being the southwest corner of the Juan G. Hernandez, et ux 1.170 acres (Volume 314, Page 866);

THENCE along the line common to this 3.869 acres and said Hernandez 1.170 acres the following courses and distances:

> North 82 degrees 53 minutes 01 seconds East (called North 82 degrees 57 minutes 23 seconds East), a distance of 134.86 feet (134.99 feet) to a 1/4 inch iron pipe found for an interior corner of this 3.869 acres;
>
> North 09 degrees 10 minutes 05 seconds West, a distance of 332.13 feet to a point for the upper northwest corner of this 3.869 acres, from which a 3" fence post bears North 32 degrees 37 minutes 35 seconds East 0.96 feet, said point same being on the southwest Right-of-Way line of F.M. 140 and the northeast corner of said Hernandez 1.170 acres;

THENCE along the southwest Right-of-Way line of said F.M. 140, South 75 degrees 48 minutes 04 seconds East, a distance of 174.09 feet to a point for the northeast corner of this 3.869 acres, from which a 3" fence post bears North 57 degrees 28 minutes 58 seconds East 0.43 feet, said point same being the northeast corner of said 6.87 acres and on the West Right-of-Way line of Hall Ln.;

THENCE along the West Right-of-Way line of said Hall Ln., South 09 degrees 19 minutes 52 seconds East, a distance of 489.19 feet (called 488.99 feet) to a point for the southeast corner of this 3.869 acres, from which a 4" fence post bears North 84 degrees 06 minutes 37 West 0.22 feet, said point same also being the southeast corner of said 6.87 acres and at the interseotion of the West Right-of-Way line of said Hall Ln. with the North Right-of-Way line of said 20' Alley;

THENCE along the North Right-of-Way line of said 20' Alley, South 65 degrees 36 minutes 29 seconds West, a distance of 584.89 feet (called 585.01 feet) to the **POINT OF BEGINNING** and containing 3.869 acres of land, more or less.