

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**UVALDE County**

**Deed of Trust Dated:** June 15, 2015

**Amount:** \$166,429.00

**Grantor(s):** RENE SILVA AGUILAR

**Original Mortgagee:** SFMC, LP DBA SERVICE FIRST MORTGAGE COMPANY

**Current Mortgagee:** SFMC, LP DBA SERVICE FIRST MORTGAGE COMPANY

**Mortgagee Address:** SFMC, LP DBA SERVICE FIRST MORTGAGE COMPANY, 1 Corporate Drive, Suite 360, Lake Zurich, IL 60047

**Recording Information:** Document No. 2015001991

**Legal Description:** LOT 6, BLOCK 1, LAUGHLIN ESTATES, UNIT 1, A SUBDIVISION IN THE CITY OF UVALDE, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CLERK'S FILE NO. 2013001603, OFFICIAL PUBLIC RECORDS OF UVALDE COUNTY, TEXAS.

**Date of Sale:** December 6, 2016 between the hours of 1:00 PM and 4:00 PM.

**Earliest Time Sale Will Begin:** 1:00 PM

**Place of Sale:** The foreclosure sale will be conducted at public venue in the area designated by the UVALDE 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 NANCY GOMEZ, LEO GOMEZ, WENDY SPEER OR MELODY SPEER 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 AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER**

SARAH ROBBINS, ATTORNEY AT LAW  
HUGHES, WATTERS & ASKANASE, L.L.P.  
1201 Louisiana, Suite 2800  
Houston, Texas 77002  
Reference: 2016-015508

CALVIN SPEER OR NANCY GOMEZ, LEO GOMEZ, WENDY SPEER  
OR MELODY SPEER  
c/o Tejas Trustee Services  
4100 Midway Rd Ste 1040  
Carrollton, TX 75007

FILED

This 22 day of Sept, A.D. 2016  
at 9:23 o'clock A M  
DONNA M. WILLIAMS  
County Clerk, Uvalde County Texas  
By Sydney White  
Deputy

STATE OF TEXAS

COUNTY OF UVALDE

Before me, the undersigned authority, on this 22 day of Sept. 2016, personally appeared Calvin Spive, 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.

Carol Haynes

NOTARY PUBLIC, STATE OF

TEXAS

AFTER RECORDING RETURN TO:  
Hughes, Watters & Askanase, L.L.P.  
1201 Louisiana, Suite 2800  
Houston, Texas 77002  
Reference: 2016-015508

