

NOV 02 2017

**NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE**

JC Berezil, Co. Clk., Jim Wells Co., Texas  
By *[Signature]* Deputy

**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 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.**

WHEREAS, on 7/26/2005, LUIS O. CAVAZOS AND ANNA LIZA CAVAZOS, HUSBAND AND WIFE , executed a Deed of Trust conveying to DENNIS JOHNSON as Trustee, the Real Estate hereinafter described, to BENEFICIAL TEXAS, INC., in the payment of a debt therein described, said Deed of Trust being recorded under Instrument 367863, Volume 915, Page 1, in the DEED OF TRUST OR REAL PROPERTY records of JIM WELLS 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 had been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust; and

WHEREAS, an Order to Proceed with Notice of Foreclosure Sale and Foreclosure Sale was entered on September 14, 2017 under Cause No. 17-07-57349-CV in the 79TH Judicial District Court of JIM WELLS COUNTY, Texas; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 12/5/2017 beginning not earlier than 1:00 PM , or not later than three hours thereafter, I will sell said Real Estate in JIM WELLS COUNTY, TEXAS to the highest bidder for cash. The sale will be conducted in the area 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 at the location where this Notice of Trustee's Sale was posted. Said Real Estate is described as follows:

**LOT 6, OF LAS PALMAS ADDITION TO THE CITY OF ALICE, JIM WELLS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 9, PAGE 22, MAP RECORDS OF JIM WELLS COUNTY, TEXAS.**

Property Address: 1121 LAS PALMAS CIR, ALICE, TX 78332

Mortgage Servicer: Caliber Home Loans, Inc.

Mortgage Servicer Address: 13801 WIRELESS WAY, OKLAHOMA CITY, OK, 73134

Reinstatement Line: (800) 401-6587

Noteholder: LSF9 Master Participation Trust, by its Trustee U.S. Bank Trust, N.A., through Caliber Home Loans, Inc., as attorney in fact for the Trustee

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.

WITNESS MY HAND this day, 11/2/17

*[Signature: Denise Rector]*

When recorded please return to:

Caliber Home Loans, Inc. – Document Control  
13801 WIRELESS WAY  
OKLAHOMA CITY, OK 73134

Denise Rector, Jim Rector, Sandra Mendoza,  
Arnold Mendoza, Leslye Evans, W.D. Larew,  
Substitute Trustee



R. David Guerrero  
District Clerk  
Jim Wells County, Texas  
Sandra Garcia, Deputy

**CAUSE NO. 17-07-57349-CV**

**DISTRICT**

**In Re: Order of Foreclosure  
Concerning  
1121 LAS PALMAS  
ALICE, TX 78332**

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**IN THE COUNTY COURT**

**Under Tex. R. Civ. P. 736**

**79TH JUDICIAL DISTRICT**

**Petitioner: U.S. BANK TRUST, N.A., AS  
TRUSTEE FOR LSF9 MASTER  
PARTICIPATION TRUST**

**AT-LAW**

**Respondent(s): ANNA LIZA CAVAZOS  
AKA ANNA CAVAZOS and LUIS O.  
CAVAZOS AKA LUIS CAVAZOS**

**OF JIM WELLS COUNTY, TEXAS**

**DEFAULT ORDER**

1. On this day, the Court considered Petitioner’s motion for a default order granting its application for an expedited order under Rule 736. Petitioner’s application complies with the requirements of Texas Rule of Civil Procedure 736.1.
2. The name and last known address of each Respondent subject to this order is:

**ANNA LIZA CAVAZOS  
AKA ANNA CAVAZOS  
1121 LAS PALMAS CIR  
ALICE, TX 78332**

**LUIS O. CAVAZOS  
AKA LUIS CAVAZOS  
1121 LAS PALMAS CIR  
ALICE, TX 78332**

Each Respondent was properly served with the citation, but none filed a response within the time required by law. The return of service for each Respondent has been on file with the court for at least ten days.

3. The property that is the subject of this foreclosure proceeding is commonly known as 1121 LAS PALMAS, ALICE, TX 78332 with the following legal description:

LOT 6. OF LAS PALMAS ADDITION TO THE CITY OF ALICE, JIM WELLS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 9, PAGE 22, MAP RECORDS OF JIM WELLS COUNTY, TEXAS.

4. The lien to be foreclosed is indexed or recorded at VOLUME 915, PAGE 1 and recorded in the real property records of JIM WELLS County, Texas.
5. The material facts establishing Respondent('s/s') default are alleged in Petitioner's application and the supporting affidavit. Those facts are adopted by the court and incorporated by reference in this order.
6. Based on the affidavit of Petitioner, no Respondent subject this order is protected from foreclosure by the Servicemembers Civil Relief Act, 50 U.S.C. App. § 501 *et seq.*
7. Therefore, the Court grants Petitioner's motion for a default order under Texas Rules of Civil Procedure 736.7 and 736.8. Petitioner, and its successors and/or assigns may proceed with foreclosure of the property described above in accordance with the applicable law and the loan agreement, contract, or lien sought to be foreclosed.
8. This order is not subject to a motion for rehearing, a new trial, a bill of review, or an appeal. Any challenge to this order must be made in a separate, original proceeding filed in accordance with Texas Rule of Civil Procedure 736.11.

9/14/2017

Signed this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.



JUDGE PRESIDING

SUBMITTED BY:

**BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP**

By: Jessie A. Riley  
Jessica A. Riley (JessicaR@bdfgroup.com)

State Bar No. 24102416

4004 Belt Line Road, Suite 100

Addison, Texas 75001

(972) 386-5040(Phone)

(972) 341-0734(Fax)

**ATTORNEYS FOR PETITIONER**