

FILED FOR RECORD  
AT 10:24 O'CLOCK A. M.

JAN 17 2017

ELODIA M. GARZA  
CLERK COUNTY COURT, DUVAL COUNTY, TEXAS  
BY *[Signature]* DEPUTY

**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.**

**Date of Security Instrument:** January 19, 2011

**Grantor(s):** Ricardo Perez Garza and Anabel Perez Garza, a Married Couple

**Original Mortgagee:** 21<sup>st</sup> Mortgage Corporation

**Recording Information:** Instrument #2011-240, Vol. 528, Page 001, Official Public (Deed) Records of Duval County, Texas.

**Current Mortgagee:** 21st Mortgage Corporation

**Mortgage Servicer:** Pursuant to any Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to any 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.

**Date of Sale:** February 7, 2017

**Time of Sale:** 10:00 a.m. or not later than three hours after that time.

**Place of Sale:** THE NORTH DOOR OF THE DUVAL COUNTY COURTHOUSE, or if the preceding area is no longer the designated area, at the area most recently designated by the Duval County Commissioner's Court

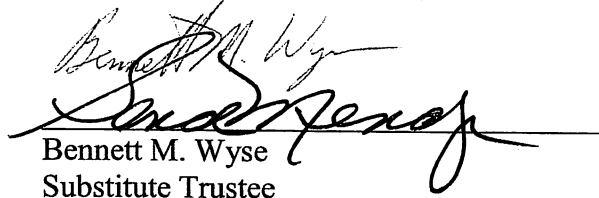
**Legal Description of property to be sold:**

**A 1.00 ACRE TRACT OF LAND, BEING OUT OF THE NORTH HALF OF TRACT 10 OF THE MI TERRA SUBDIVISION, AN ADDITION TO DUVAL COUNTY, TEXAS, AS SHOWN ON MAP RECORDED IN EVELOPE 55, SIDE B, MAP RECORDS OF DUVAL COUNTY, TEXAS AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" attached hereto, as well as a 2011 Masterpiece Housing "TLG372K3" manufactured home, 15.5' x 72', Serial No. PH2215288, HUD**



**Label/Seal No. PFS1078009, together with any and all equipment and accessories, and certain appliances and furnishings specifically listed in the Installment Contract – Security Agreement dated January 19, 2011.**

**Terms of sale: Cash**

A handwritten signature in cursive script, appearing to read "Bennett M. Wyse", is written over a horizontal line.

Bennett M. Wyse  
Substitute Trustee  
PRATT AYCOCK, LTD.  
4221 Preston Road, Suite 100  
Frisco, Texas 75034

After recording return to:

PRATT AYCOCK, LTD.  
Attn: Bennett M. Wyse  
4221 Preston Road, Suite 100  
Frisco, Texas 75034

## Exhibit A

Field Notes of a 1.00 acre tract of land, being out of the north half of Tract 10 of the Mi Terra Subdivision, an addition to Duval County, Texas, as shown on map recorded in Envelope 55, Side B, Map Records of Duval County, Texas, and said 1.00 acre tract being more particularly described as follows:

BEGINNING at a 5/8" iron rod with a plastic cap stamped "RPLS 5407" set for the northeast corner of this tract, same point being at the northeast corner of said Tract 10, same point being at the southeast corner of a 3.03 acre tract of land as described in deed recorded in Volume 126, Page 215, Deed Records of Duval County, Texas, and same point being in the west right-of-way line of County Road 110;

THENCE South 07° 06' 35" West along the east line of this tract, same being the east line of said Tract 10, and same being the west right-of-way line of said County Road 110, a distance of 210.00 feet to a 5/8" iron rod with a plastic cap stamped "RPLS 5407" set for the southeast corner of this tract;

THENCE North 81° 13' 25" West along the south line of this tract, a distance of 210.56 feet to a 5/8" iron rod with a plastic cap stamped "RPLS 5407" set for the southeast corner of this tract;

THENCE North 08° 46' 35" East along the west line of this tract, a distance of 209.91 feet to a 5/8" iron rod with a plastic cap stamped "RPLS 5407" set for the northwest corner of this tract; same point being in the north line of said Tract 10, and same point being in the south line of said 3.03 acre tract;

THENCE South 81° 13' 25" East along the north line of this tract, same being in the north line of said tract 10, and same being the south line of said 3.03 acre tract, a distance of 204.45 feet to the BEGINNING POINT of this tract, and containing 1.00 acres of land, more or less.