

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.**

1. **Date, Time, and Place of Sale.**

Date: March 07, 2017

Time: The sale will begin at 10:00AM or not later than three hours after that time.

Place: THE NORTH DOOR OF THE DUVAL COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

FILED FOR RECORD  
AT 11:35 o'clock 14 M

FEB 13 2017

BY THE CLERK OF THE COUNTY OF DUVAL COUNTY, TEXAS  
By *[Signature]* DEPUTY

2. **Terms of Sale.** Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated July 11, 2011 and recorded in Document CLERK'S FILE NO. 2011-1568 real property records of DUVAL County, Texas, with RICARDO DANIEL VILLARREAL, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by RICARDO DANIEL VILLARREAL, securing the payment of the indebtednesses in the original principal amount of \$89,667.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. LAKEVIEW LOAN SERVICING, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. 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 lien securing the Property referenced above. FLAGSTAR BANK, F.S.B., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o FLAGSTAR BANK, F.S.B.  
5151 CORPORATE DRIVE  
TROY, MI 48098

*[Signature]*  
SANDRA MENDOZA, ARNOLD MENDOZA, VICKI HAMMONDS, LESLYE EVANS, OR WILLIAM D. LAREW  
Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
4004 Belt Line Road, Suite 100  
Addison, Texas 75001

Certificate of Posting

My name is \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the DUVAL County Clerk and caused to be posted at the DUVAL County courthouse this notice of sale.

Declarants Name: \_\_\_\_\_  
Date: \_\_\_\_\_



NOS00000006046965

**EXHIBIT "A"**

SITUATED IN DUVAL COUNTY, TEXAS, TO-WIT:

BEING A 2.754 ACRES OF LAND, MORE OR LESS, OUT OF AND PART OF THE J. POITEVENT SURVEY 44 ABSTRACT 1657. SITUATED APPROXIMATELY 1.0 MILE NORTH OF FREER, DUVAL COUNTY, TEXAS. SAID 2.754 ACRE TRACT IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 60D NAIL SET, ON THE SOUTH BOUNDARY LINE OF SAID SURVEY SAME BEING THE CENTER OF DUVAL COUNTY ROAD 403, FOR THE SOUTHWEST CORNER OF THIS TRACT, FROM WHENCE THE SOUTHWEST CORNER OF SURVEY 44 BEARS S 89° 07' W A DISTANCE OF 1048 FEET SAID CORNER BEING THE CENTER OF TEXAS HIGHWAY NO. 16;

THENCE N 1° 53' W, AT 20 FEET PASS A 1/2" IRON ROD SET, FOR THE NORTH RIGHT-OF-WAY LINE OF SAID COUNTY ROAD, IN ALL A DISTANCE OF 400 FEET TO A 1/2" IRON ROD SET, FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND;

THENCE N 89° 07' E, PARALLEL WITH THE SOUTH LINE OF THIS TRACT, A DISTANCE OF 300 FEET TO AN IRON ROD FOUND, UNDER FENCE, FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND;

THENCE S 1° 53' E, PARALLEL WITH THE WEST LINE OF THIS TRACT, AT 380 FEET PASS A 1/2" IRON ROD SET ON THE NORTH RIGHT-OF-WAY LINE OF SAID COUNTY ROAD, IN ALL A DISTANCE OF 400 FEET TO A 60D NAIL SET IN THE CENTERLINE OF SAID COUNTY ROAD, FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND;

THENCE S 89° 07' W, (WEST DEED CALL) WITH THE SOUTH LINE OF SAID SURVEY ALSO BEING THE CENTERLINE OF SAID COUNTY ROAD, A DISTANCE OF 300 FEET TO THE PLACE OF BEGINNING AND CONTAINING 2.754 ACRE OF LAND, MORE OR LESS.



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