

Our File Number: 18-00142

Name: FRANK ORTEGA JOINED HEREIN PRO FORMA BY HIS WIFE RHONDA C ORTEGA

POSTED
Mr. PML DATE 3/22/2018
12:55 p.m.

NOTICE OF TRUSTEE'S SALE

WHEREAS, on April 21, 2015, FRANK ORTEGA JOINED HEREIN PRO FORMA BY HIS WIFE, RHONDA C ORTEGA, executed a Deed of Trust/Security Instrument conveying to ALLAN B. POLUNSKY, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. SOLELY AS NOMINEE FOR BAY EQUITY LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 15-17883, in Book 1327, at Page 51, in the DEED OF TRUST OR REAL PROPERTY records of NOLAN 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 has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust/Security Instrument; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, JUNE 5, 2018**, between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, I will sell said Real Estate at the County Courthouse in **NOLAN COUNTY, TEXAS** to the highest bidder for cash. The sale will be conducted in the area of the Courthouse 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 in the area immediately adjacent (next) to the location where this notice was posted.

Said Real Estate is described as follows:

LOTS 10, 11, and 12, BLOCK 28 OF THE BRADFORD ADDITION (NOLAN COUNTY DEED RECORDS VOLUME "Y", PAGE 442) TO THE CITY OF SWEETWATER, NOLAN COUNTY, TEXAS.

Property Address: 409 E TEXAS AVE
SWEETWATER, TX 79556

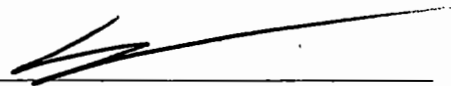
Mortgage Servicer: ROUNDPOINT MORTGAGE SERVICING CORPORATION
Noteholder: ROUNDPOINT MORTGAGE SERVICING CORPORATION
5016 PARKWAY PLAZA BLVD, SUITE 200
CHARLOTTE, NC 28217

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.

ACTIVE MILITARY SERVICE NOTICE

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 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.

WITNESS MY HAND this 22 day of March, 2018.


Terry Browder, Laura Browder, Marsha Monroe,
Frederick Britton, Doug Woodard, Kristie
Alvarez, Jonathan Schendel, Ramiro Cuevas,
Substitute Trustees

c/o Marinosci Law Group, P.C.
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