

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: July 04, 2017

Time: The sale will begin at 1:00PM or not later than three hours after that time.

Place: THE FRONT PORCH ON THE EASTERLY SIDE OF THE RUFUGIO COUNTY COURTHOUSE FACING COMMERCE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

Accepted for Filing in  
Refugio County, TX  
MAY 30, 2017 11:34 AM  
by Ashley Borjas

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated August 04, 2006 and recorded in Document VOLUME 197, PAGE 817, AS AFFECTED BY CLERK'S FILE NO. 2016038617 real property records of REFUGIO County, Texas, with JESUS R. VASQUEZ AND JULIE M. VASQUEZ, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JESUS R. VASQUEZ AND JULIE M. VASQUEZ, securing the payment of the indebtednesses in the original principal amount of \$40,541.00, 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. LOANCARE, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o LOANCARE, LLC  
3637 SENTARA WAY  
VIRGINIA BEACH, VA 23452

JIM RECTOR, DENISE RECTOR, JO WOOLSEY, W.D. LAREW, LESLYE EVANS, ARNOLD MENDOZA, EVAN PRESS, AMY BOWMAN, REID RIPLE, CAROL EVANGELISTI, MARCIA CHAPA, MARTHA BOETA, FREDERICK BRITTON, KRISTOPHER HOLUB, WICKI HAMMONDS OR BARBARA SANDOVAL

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 REFUGIO County Clerk and caused to be posted at the REFUGIO County courthouse this notice of sale.

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

Date: \_\_\_\_\_



**EXHIBIT "A"**

LOT TWELVE (12) AND THE WEST ONE-HALF (W/2) OF LOT THIRTEEN (13), IN BLOCK TWENTY-FOUR (24), TOWN OF WOODSBORO, REFUGIO COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP OR PLAT OF SAID TOWN RECORDED IN VOLUME 1, PAGE 1, OF THE MAP AND PLAT RECORDS OF REFUGIO COUNTY, TEXAS.



NOS00000006748750