

Notice of Substitute Trustee's Sale

Notice Concerning Military Duty: 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. Tex. Prop. Code § 51.002(i)

Deed of Trust Date: August 20, 2010	Original Mortgagor/Grantor: CIPRIANO VALENZUELA AND BETTY VALENZUELA
Original Beneficiary / Mortgagee: WALTER MORTGAGE COMPANY, LLC.	Current Beneficiary / Mortgagee: U.S. BANK, N.A., AS TRUSTEE, SUCCESSOR IN INTEREST TO WACHOVIA BANK, NATIONAL ASSOCIATION, AS TRUSTEE, FOR MID-STATE TRUST XI
Recorded in: Volume: 17207 Page: 108 Instrument No: 2010-00037933	Property County: COMANCHE
Mortgage Servicer: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING	Mortgage Servicer's Address: 55 Beattie Place, Suite 110, MS#001, Greenville, SC 29601

* 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 property securing the above referenced loan.

Secures: Note in the original principal amount of \$62,000.00, executed by CIPRIANO VALENZUELA; REYNA BETTY VALENZUELA and payable to the order of Lender.

Property Address/Mailing Address: 1005 S PEARL ST, COMANCHE, TX 76442

Legal Description of Property to be Sold: BEGINNING AT A 1/2" REBAR WITH SURVEY CAP # 5085 SET AT THE NORTHEAST CORNER OF CERVANDO SOTELO, ET. UX. 0.829 ACRE TRACT AND SOUTHEAST CORNER OF TONY FIELDS 150' X 312' TRACT DESCRIBED IN VOLUME 802 PAGE 80, DEED RECORDS OF COMANCHE COUNTY, TEXAS SAME BEING IN THE WEST LINE OF SOUTH PEARL STREET, FOR THE NORTHEAST CORNER OF THIS DESCRIBED TRACT, SAID POINT ALSO BEING LOCATED 1863.89 FEET WEST OF AND N 00 DEG. 30 MIN. E, 2288.38 FEET FROM THE SOUTHEAST CORNER OF THE JOHN DUNCAN SURVEY NO. 1.

THENCE S 00° 30' 00" W, 70.00 FEET WITH THE EAST LINE OF DESCRIBED TRACT AND CERVANDO SOTELO, ET. UX. 0.829 ACRE TRACT, SAME BEING THE WEST LINE OF SOUTH PEARL STREET, TO A 1/2" REBAR WITH SURVEY CAP # 5085 SET FOR THE SOUTHEAST CORNER OF THIS DESCRIBED TRACT.

THENCE N 89° 28' 36" W, 100.00 FEET WITH THE SOUTH LINE OF DESCRIBED TRACT, TO A 1/2" REBAR WITH SURVEY CAP # 5085 SET FOR THE SOUTHWEST CORNER OF THIS DESCRIBED TRACT.

THENCE N 00° 30' 02" E, 70.00 FEET WITH THE WEST LINE OF DESCRIBED TRACT, TO A 1/2" REBAR WITH SURVEY CAP # 5085 SET IN THE NORTH LINE OF CERVANDO SOTELO, ET. UX. 0.829 ACRE TRACT, SAME BEING THE SOUTH LINE OF TONY FIELDS 150' X 312' TRACT, FOR THE NORTHWEST CORNER OF THIS DESCRIBED TRACT.

THENCE S 89° 28' 36" E, 100.00 FEET WITH AN EXISTING FENCE LINE ON THE NORTH LINE OF DESCRIBED TRACT AND CERVANDO SOTELO, ET. UX. 0.829 ACRE TRACT, TO THE PLACE OF BEGINNING AND CONTAINING 0.161 ACRES OF LAND.

BEARING ON THE ABOVE DESCRIBED 0.161 ACRE TRACT WERE BASED UPON DEED BEARING S 00° 30' W ON THE EAST LINE OF CERVANDO SOTELO, ET. UX. 0.829 ACRE TRACT DESCRIBED IN VOLUME 723 PAGE 41 DEED RECORDS OF COMANCHE COUNTY, TEXAS.

FILED
AT 3:00 O'CLOCK P. M.

AUG 27 2020

[Signature]
Clerk, County Court Comanche Co. Texas

THERE ARE NO VISIBLE EASEMENTS, ENCROACHMENTS, PROTRUSIONS, CONFLICTS, OR OVERLAPS EXCEPT AS SHOWN ON PLAT NUMBERED JB4893.

PROPERTY SUBJECT TO AIRPORT ZONING ORDINANCE RECORDED IN VOLUME 739 PAGE 524, DEED RECORDS OF COMANCHE COUNTY, TEXAS.

Date of Sale: October 06, 2020	Earliest time Sale will begin: 1:00 PM
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Place of sale of Property: THE SOUTH DOOR OF THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *U.S. BANK, N.A., AS TRUSTEE, SUCCESSOR IN INTEREST TO WACHOVIA BANK, NATIONAL ASSOCIATION, AS TRUSTEE, FOR MID-STATE TRUST XI*, the owner and holder of the Note, has requested Linda J. Reppert or Howard Whitney, whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *U.S. BANK, N.A., AS TRUSTEE, SUCCESSOR IN INTEREST TO WACHOVIA BANK, NATIONAL ASSOCIATION, AS TRUSTEE, FOR MID-STATE TRUST XI* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Linda J. Reppert or Howard Whitney, whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Linda J. Reppert or Howard Whitney, whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

Limitation of Damages: If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the funds paid. The purchaser shall have no further recourse against Mortgagor, the Mortgagee, or the Mortgagee's attorney.


SUBSTITUTE TRUSTEE

Linda J. Reppert or Howard Whitney, Trustee

c/o RAS CRANE, LLC, 10700 Abbott's Bridge Road, Suite 170, Duluth, Georgia 30097; PH: (470)321-7112