

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Matter No.: 021836-TX

Date: January 15, 2015

County where Real Property is Located: Jones

ORIGINAL MORTGAGOR: PATRICIA A. ELLIS, SINGLE

ORIGINAL MORTGAGEE: VILLAGE CAPITAL & INVESTMENT, LLC, ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: VILLAGE CAPITAL & INVESTMENT, LLC

MORTGAGE SERVICER: VILLAGE CAPITAL & INVESTMENT, LLC

DEED OF TRUST DATED 10/24/2011, RECORDING INFORMATION: Recorded on 11/9/2011 as Instrument No. 113120, in Book 344 Page 126

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): LOT 13, FUQUA ADDITION, A SUBDIVISION OF 102.33 ACRES OUT OF PART OF LOTS 1 AND 2, BLOCK 5, OF THE J.E. COCKRELL SUBDIVISION TO THE G. MARTINEZ SURVEY NO. 195 THAT IS LOCATED ON THE WEST SIDE OF US HIGHWAY NO. 83/277 AND THE SOUTH 50' OF LOT 3, MORE COMPLETELY DESCRIBED IN ATTACHED EXHIBIT "A"

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **4/7/2015**, the foreclosure sale will be conducted in **Jones** County in the area of the courthouse designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than **1:00 PM**, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

VILLAGE CAPITAL & INVESTMENT, LLC is acting as the Mortgage Servicer for VILLAGE CAPITAL & INVESTMENT, LLC who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. VILLAGE CAPITAL & INVESTMENT, LLC, as Mortgage Servicer, is representing the Mortgagee, whose address is:

VILLAGE CAPITAL & INVESTMENT, LLC
1 Corporate Drive Suite 360,
Lake Zurich IL 60047-8924

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.

POSTED NOTICE

DATE 1/22/15 TIME 9:25am

Sullivan Jennings
JONES COUNTY CLERK, JONES CO.,TX

Page 1 of 2

BY: _____



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Matter No.: 021836-TX

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.



By: _____ Substitute Trustee
TERRY BROWDER OR MARSHA MONROE OR LAURA
BROWDER OR PAUL A. HOEFKER OR ROBERT L.
NEGRIN

PITE DUNCAN, LLP
4375 JUTLAND DR., SUITE 200
P.O. BOX 17935
SAN DIEGO, CA 92177-0935
FAX #: 619-590-1385

TS# 021836-TX

EXHIBIT "A"

Lot 13, Fuqua Addition, a Subdivision of 102.33 acres out of part of lots 1 and 2, block 5, of the J.E. Cockrell Subdivision to the G. Martinez Survey No. 195 that is located on the west side of US Highway No. 83/277 and the south 50' of lot 3, Section 2 of the R.W. Varner Subdivision of parts of Lots 1 and 2, Block 4, and lots 1,2 and 3, Block 5, of the J.E. Cockrell Subdivision of the G. Martinez Survey No. 195, Jones County, Texas, according to the map or plat thereof recorded in slide 339, plat records of Jones County, Texas.

Together with the Mobile Home situated thereon which is affixed to the aforementioned real property (as evidenced by Statement of Ownership and Location filed in Volume 307 Page 882) and incorporated herein. Said Mobile Home is identified as follows:

**Year/Make/Model: 2009/Clayton Homes Waco/31LAR16764BH09
Serial Number(s): CLW029405TX
Label/Seal Number: HWC0403569**

Commonly known as: 5431 County Road 418, Hawley, TX 79525

Parcel Number: 536052