

#2

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 01, 2016

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

Place: THE WEST PORCH OF THE GAINES COUNTY COURTHOUSE LEADING INTO THE MIDDLE LANDING FROM THE WEST DOOR OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

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

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated February 18, 2014 and recorded in Document CLERK'S FILE NO 2014-0918; AS AFFECTED CLERK'S FILE NO. BY 2014-1456 real property records of GAINES County, Texas, with MANUEL VALENZUELA JR AND CHRISTINA VALENZUELA, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by MANUEL VALENZUELA JR AND CHRISTINA VALENZUELA, securing the payment of the indebtednesses in the original principal amount of \$257,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. PRIMELENDING, A PLAINSCAPITAL COMPANY 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. CENLAR FSB, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CENLAR FSB  
425 PHILLIPS BLVD  
EWING, NJ 08618

LANELLE LYNCH, SHELLEY NAIL, DONNA TROUT, FREDERICK BRITTON, RAMIRO CUEVAS, PATRICIA SANDERS, KELLEY BURNS, TANYA GRAHAM, EVAN PRESS, JACK BURNS II, DANIEL WILLSIE, AARTI PATEL, CLAY GOLDEN, JASON SPENCE, CRAIG MUIRHEAD, BOB SHRILL, OR DOUG RODGERS

Substitute Trustee  
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
15000 Surveyor Boulevard, Suite 100  
Addison, Texas 75001

Certificate of Posting

My name is \_\_\_\_\_, and my address is c/o 15000 Surveyor Boulevard, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the GAINES County Clerk and caused to be posted at the GAINES County courthouse this notice of sale

Declarant's Name: \_\_\_\_\_  
Date: \_\_\_\_\_

#2  
— FILED —  
2-8-16 - 11:30 A.m  
Vicki Phillips, County Clerk  
Gaines County, Texas  
Jackie Smith



NOS0000005802079

**EXHIBIT "A"**

LOT 38 OF LA TIERRA SUBDIVISION, AN ADDITION OF 4.403 ACRES OUT OF LOTS 2, 3, SANDY RIDGE AND 64.024 ACRES OUT OF N/2 OF SECTION 192, BLOCK G, W.T.R. CO. SURVEY, GAINES COUNTY, TEXAS, ACCORDING TO A PLAT RECORDED IN PLAT CABINET 119A OF THE COUNTY CLERK OF GAINES COUNTY, TEXAS.



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