

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

**Deed of Trust Date:**  
11/7/2013

**Grantor(s)/Mortgagor(s):**  
JESSE HERRERA, AN UNMARRIED MAN

**Original Beneficiary/Mortgagee:**  
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR ONE REVERSE MORTGAGE, LLC WHICH IS ORGANIZED AND EXISTING UNDER THE LAWS OF DELAWARE, ITS SUCCESSORS AND ASSIGNS

**Current Beneficiary/Mortgagee:**  
American Advisors Group

**Recorded in:**  
**Volume:** N/A  
**Page:** N/A  
**Instrument No:** 2013-3010

**Property County:**  
YOAKUM

**Mortgage Servicer:**  
Celink is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

**Mortgage Servicer's Address:**  
3900 Capital City Blvd.,  
Lansing, MI 48906

**Legal Description:** LOT 27, BLOCK 2 OF THE SHELL ADDITION NO. 3 TO THE CITY OF DENVER CITY, YOAKUM COUNTY, TEXAS, AS SHOWN BY THE PLAT RECORDED IN VOLUME 159, PAGE 605, DEED RECORDS, YOAKUM COUNTY, TEXAS.

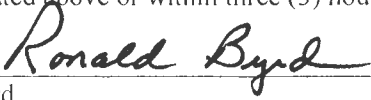
**Date of Sale:** 3/3/2020

**Earliest Time Sale Will Begin:** 1pm

**Place of Sale of Property:** SOUTH FRONT ENTRANCE OF THE YOAKUM COUNTY 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.

*Notice Pursuant to Tex. Prop. Code § 51.002(i):*  
Assert and protect your rights as member of the armed forces of the United States. If you or your spouse are serving on active military duty, including active military duty as a member of the Texas National 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.

  
\_\_\_\_\_  
Ronald Byrd  
~~or Thuy Frazier~~  
~~or Cindy Mendoza~~  
~~or Catherine Allen Rea~~  
~~or Cole Patton~~, Substitute Trustee  
MCCARTHY & HOLTHUS, LLP  
1255 WEST 15TH STREET, SUITE 1060  
PLANO, TX 75075

**MH File Number:** TX-18-69823-RM  
**Loan Type:** FHA

FILED 1-23 20 AT 1 O'CLOCK P-M.  
SUMMER LOVELACE, COUNTY CLERK, YOAKUM COUNTY, TX  
BY Wargas DEPUTY

STATE OF TEXAS §  
COUNTY OF Parmer §

Before me, the undersigned Notary Public, on this day personally appeared Ronald Byrd as Substitute Trustee, known to me or proved to me through a valid State driver's license or other official identification described as \_\_\_\_\_, to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed

Given under my hand and seal of office this 23 day of January 2020.

Ginger Trimble  
Notary Public  
Signature

