

Our File Number: 17-01587
Name: ADAN HERRERA AND ANA M HERRERA, HUSBAND AND WIFE

NOTICE OF TRUSTEE'S SALE

WHEREAS, on March 23, 2012, ADAN HERRERA AND ANA M. HERRERA, HUSBAND AND WIFE, executed a Deed of Trust/Security Instrument conveying to ALLAN B. POLUNSKY, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. SOLELY AS NOMINEE FOR PRIMELENDING, A PLAINSCAPITAL COMPANY, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 00121051, in Book RP 1390, at Page 765, in the DEED OF TRUST OR REAL PROPERTY records of LIMESTONE COUNTY, TEXAS; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust/Security Instrument; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, APRIL 4, 2017**, between ten o'clock AM and four o'clock PM and beginning not earlier than 11:00 AM or not later than three hours thereafter, I will sell said Real Estate at the County Courthouse in LIMESTONE COUNTY, TEXAS to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

Said Real Estate is described as follows:

BEING LOT 11, BLOCK C, SOUTH VIEW ADDITION, CITY OF MEXIA, LIMESTONE COUNTY, TEXAS ACCORDING TO THE MAP OF SAID ADDITION OF RECORD IN VOL. 1, PAGE 193, PLAT RECORDS, LIMESTONE COUNTY, TEXAS.

Property Address: 833 PARK LANE
MEXIA, TX 76667-3839
Mortgage Servicer: U.S. BANK NATIONAL ASSOCIATION
Noteholder: U.S. BANK NATIONAL ASSOCIATION
4801 FREDERICA STREET
OWENSBORO, KY 42301

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. 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.

ACTIVE MILITARY SERVICE NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you 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.

WITNESS MY HAND this 3rd day of March, 2017.

Filed for record in:
Limestone County

On: Mar 03, 2017 at 11:36A

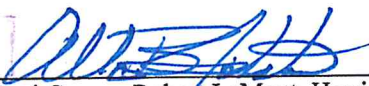
By: Delores Crabb

STATE OF TEXAS COUNTY OF LIMESTONE

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the named records of Limestone County as stamped hereon by me.

Mar 03, 2017

Peggy Beck, County Clerk
Limestone County


Lori Garner, Robert LaMont, Harriett Fletcher, David Sims, Sheryl LaMont, Sharon St. Pierre, Frederick Britton, Doug Woodard, Jonathan Harrison, Matt Hansen, Julian Perrine, Aurora Campos, Patrick Zwiers, Jack Burns II, Kristie Alvarez, Kristopher Holub, Ramiro Cuevas, Markcos Pineda, Allan Johnston, Shawn Schiller, Tonya Washington, Substitute Trustees

c/o Marinosci Law Group, P.C.
14643 Dallas Parkway, Suite 750
Dallas, Texas 75254
(972) 331-2300