

Our File Number: 14-17952

Name: VALYA LYNN MATA AND RUBEN MATA, WIFE AND HUSBAND

NOTICE OF TRUSTEE'S SALE

WHEREAS, on DECEMBER 12, 2003, VALYA LYNN MATA AND RUBEN MATA, WIFE AND HUSBAND, executed a Deed of Trust/Security Instrument conveying to G. TOMMY BASTIAN, as Trustee, the Real Estate hereinafter described, to UNIVERSAL MORTGAGE CORPORATION, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 11158, Book 1258, Page 0191, in the DEED OF TRUST OR REAL PROPERTY records of HILL 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, AUGUST 4, 2015 between ten o'clock AM and four o'clock PM and beginning not earlier than 12:00 PM or not later than three hours thereafter, I will sell said Real Estate at the County Courthouse in HILL 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:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LOCATED IN HILL COUNTY, TEXAS, AND BEING ALL OF LOT THREE (3) AND LOT FOUR (4), BLOCK ONE (1), MCFERRIN ADDITION TO THE CITY OF ITASCA, HILL COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 416, PAGE 63, DEED RECORDS, HILL COUNTY, TEXAS.

Property Address: 105 CIRCLE DRIVE
ITASCA, TX 76055
Mortgage Servicer: U.S. BANK NATIONAL ASSOCIATION
Noteholder: U.S. BANK NATIONAL ASSOCIATION
4801 FRÉDERICA ST
OWENSBORO, KY 42301

Nicole Tanner
CLERK COUNTY, HILL COUNTY TEXAS
BY *Donna Stockman* DEPUTY

JUN 16 2015

FILED 11:00 AM

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 day, June 16, 2015

Tim Lewis
Tim Lewis, Brenda Wiggs, Denise Boerner, or
Donna Stockman, Substitute Trustee

Marinosci Law Group PC
Marinosci & Baxter
14643 Dallas Pkwy, Suite 750
Dallas, TX 75254
(972) 331-2300