

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

COOKE County

Deed of Trust Dated: November 26, 2012

Amount: \$126,881.00

Grantor(s): JASEN VALLAD and TONYA VALLAD

Original Mortgagee: VILLAGE CAPITAL & INVESTMENT, LLC

Current Mortgagee: VILLAGE CAPITAL & INVESTMENT, LLC

Mortgages Address: VILLAGE CAPITAL & INVESTMENT, LLC, 2863 ST. ROSE PARKWAY, HENDERSON, NV 89052

Recording Information: Document No. 00033841

Legal Description: LOT 38 OF THE RE-PLAT OF CEDARCREST SUBDIVISION, SECTION 1 TO COOKE COUNTY, TEXAS, AS SHOWN BY THE PLAT THEREOF RECORDED IN CABINET A, SLIDE 47, OF THE PLAT RECORDS OF COOKE COUNTY, TEXAS.

TOGETHER WITH THE MOBILE HOME SITUATED THEREON WHICH IS AFFIXED TO THE AFOREMENTIONED REAL PROPERTY AND INCORPORATED HEREIN. SAID MOBILE HOME IS IDENTIFIED AS FOLLOWS:

YEAR/MAKE/MODEL: 2007 FLEETWOOD HOMES OF TEXAS 4703L
SERIAL/VIN NUMBER(S): TXFL784A23190 & TXFL784B23190

COMMONLY KNOWN AS: 352 COUNTY ROAD 160, WHITESBORO, TX 76273

Date of Sale: February 4, 2020 between the hours of 10:00 AM and 1:00 PM.

Earliest Time Sale Will Begin: 10:00 AM

Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the COOKE County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

ROBERT ORTOLANI OR ROBERT ORTOLANI, MARY MANCUSO, SHELLEY ORTOLANI, MICHELE HREHA, FRANCESCA ORTOLANI, DENISE BOERNER, GUY WIGGS, DAVID STOCKMAN, RAMIRO CUEVAS, AURORA CAMPOS, JONATHAN HARRISON, SHAWN SCHILLER, PATRICK ZWIERS, MONICA HENDERSON, IRENE LINDSAY, DANA KAMIN, LISA BRUNO, RONDA TYLER, BRENDA WIGGS, DONNA STOCKMAN, TIM LEWIS, MICHELLE SCHWARTZ OR KATHY ARRINGTON have been appointed as Substitute Trustee(s). ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. 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. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagee, the Mortgagee or the Mortgagee's attorney.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

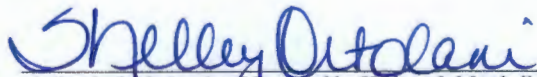
A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. Assert and protect your rights as a member 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.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.



MICHAEL U. DONNELLY, ATTORNEY AT LAW

HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2017-004752



c/o ServiceLink Auction* Powered by Hudson & Marshall, LLC
3220 El Camino Real 1st Floor
Irvine, CA 92602

Shelley Ortolani

FILED FOR RECORD

19 NOV 21 PM 1:48

PAM HARRISON
COUNTY CLERK, COOKE CO. TX

BY  DEPUTY

STATE OF TEXAS

COUNTY OF COOKE

Before me, the undersigned authority, on this 20 day of November 2019, personally appeared Shelley Ortolani, known to me to be the person(s) whose name is/are subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

Michele Hreha
NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING RETURN TO:
Hughes, Watters & Askanase, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2017-004752

