

FILED  
AT 10:00 O'CLOCK AM

MAY 11 2017

## NOTICE OF SUBSTITUTE TRUSTEE'S SALE

*John D. Jones*  
COUNTY CLERK, CORYELL CO., TEXAS

You, Anthony Marcel Minor, are hereby notified that on Tuesday, June 6, 2017, between the hours of 10:00 a.m. and 1:00 p.m., at the Coryell County Courthouse, located at 620 East Main Street, in the city of Gatesville, County of Coryell, State of Texas 76528, or where ever else designated by the commissioner's court, the undersigned will sell at public auction to the highest bidder for cash the following real property:

**Field Notes describing a 20.44-acre tract of land in the R.M. Coleman Survey, Abstract Number 195, Coryell County, Texas, being a called Tract 15A (20.375-acres), Horse Creek Ranch, Phase One (unrecorded subdivision) conveyed to Georgina J. Larranaga, recorded under Instrument No. 232371 in the Deed Records of Coryell County, Texas. Also being a portion of a called 1273.506-acre tract of land conveyed to Hines of Texas, Ltd., recorded under Instrument Number 123530 in the Deed Records of Coryell County, Texas (C.C.D.R.) and more particularly described by metes and bounds in the attached Exhibit "A" together with all improvements constructed upon, affixed to or located upon the above described real property, including without limitation any residential dwelling located upon the real property, which dwelling is a 2001 MHDMAN00000010 Redman Homes Incorporated Manufactured Home; Model: Sheraton; Serial No. 12335250AB; Label/Seal No. PFS0721295/6, which manufactured home has been placed on and affixed to the real property.**

The earliest time that the sale will begin is 10:00 a.m.

The address or other common designation of this real property is 15750 FM 107, Moody, Texas 76557.

The sale will be made to satisfy the debt evidenced by the Promissory Note dated December 13, 2012, in the original principal sum of \$109,120.56, executed by you as Maker to Vanderbilt Mortgage and Finance, Inc., as payee, and secured by and pursuant to the power of sale conferred in the Deed of Trust dated December 13, 2012. The Deed of Trust was executed by you as Grantor to Michael Gary Orlando as Trustee for the benefit of Vanderbilt Mortgage and Finance, Inc. and was recorded in the real property records of Coryell County, Texas. Vanderbilt Mortgage and Finance, Inc., the current holder of the Note and Deed of Trust has requested me, the Successor Trustee, to enforce this trust by selling the real property because you are in default of the Deed of Trust, which requires you to make monthly payments constituting principal and interest. You have failed to make monthly payments to Vanderbilt Mortgage and Finance, Inc. as agreed.

Your debt has been accelerated, and the entire unpaid balance of your note is now due and payable. Your payoff as of June 4, 2017 is \$113,910.32. Said balance continues to accrue interest per day after that date. The debt has been accelerated because you failed to cure the default as was requested in the Notice of Default and Right to Cure Default previously sent to you.

The original beneficiary of the Deed of Trust appointed and substituted me, the undersigned, as trustee under the Deed of Trust by a substitution dated May 1, 2017. As successor trustee, I am vested with and succeed to all the powers and duties given to the original trustee.

Questions concerning this matter may be made to the undersigned at 713-521-0800 or by mail at 440 Louisiana, Suite 1110, Houston, Texas 77002.

**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE UNITED 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 OR THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**

Dated this 9th day of May, 2017.

*[Handwritten Signature]*  
By: \_\_\_\_\_  
Monica Schulz Orlando, Trustee  
or Michael Gary Orlando, Trustee  
or Matthew Williams, Trustee

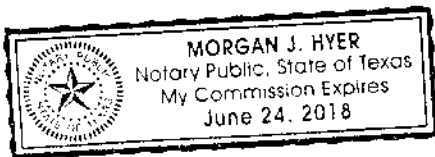
STATE OF TEXAS

§  
§  
§

COUNTY OF HARRIS

SUBSCRIBED AND SWORN TO BEFORE ME on this 9th day of May, 2017 by

Monica Schulz Orlando.



*[Handwritten Signature]*  
\_\_\_\_\_  
NOTARY PUBLIC in and For  
The State of Texas

Printed Name: Morgan J. Hyer

My Commission Expires: 6/24/18

Field Notes describing a 20.44-acre tract of land in the R.M. Coleman Survey, Abstract Number 195, Coryell County, Texas, being a called Tract 15A (20.375-acres), Horse Creek Ranch, Phase One (unrecorded subdivision) conveyed to Georgina J. Larranaga, recorded under Instrument Number 232371 in the Deed Records of Coryell County, Texas. Also being a portion of a called 1273.506-acre tract of land conveyed to Hines of Texas, Ltd., recorded under Instrument Number 123530 in the Deed Records of Coryell County, Texas (C.C.D.R.). Said 20.44-acre tract shown on the attached plat and being more particularly described by metes and bounds as follows:

BEGINNING at a ½" diameter iron rod found at the northeast corner of a called 20.505-acre tract of land conveyed to Donald Lee Musel, Jr. and Almalyn Musel, recorded under Instrument Number 189449, C.C.D.R., in the north line of said Hines of Texas tract and in the south line of State Farm-To-Market Highway 107 (FM107), for the northwest corner in the herein described tract of land;

THENCE S 71 degrees 26 minutes 51 seconds E – 392.03 feet with the north line of said Hines of Texas tract and the south line of said FM 107 to a ½" diameter iron rod found with cap (RPLS 2475), for the northeast corner in the herein described tract of land;

THENCE S 18 degrees 39 minutes 54 seconds W – 2280.79 feet through said Hines of Texas tract to a ½" diameter iron rod found with cap (RPLS 2475) in the north line of a called 20.851-acre tract of land conveyed to Roy Dean Martin, Jr. and wife, Lynn Narvaza Mayo, recorded under Instrument Number 160631, C.C.D.R., for the southeast corner in the herein described tract of land;

THENCE N 70 degrees 58 minutes 21 seconds W – 389.29 feet with the north line of said Martin tract to a ½" diameter iron rod found with cap (RPLS 2475) at the southeast corner of said Musel tract, for the southwest corner in the herein described tract of land;

THENCE N 18 degrees 35 minutes 46 seconds E – 2277.56 feet (Bearing Basis – Instrument Number 189449, C.C.D.R.) with the east line of said Musel tract to the Point of Beginning and containing 20.44-acres of land.

# EXHIBIT "A"

STATE OF TEXAS  
COUNTY OF CORYELL  
I, Barbara Simpson, County Clerk in and for  
Coryell County, Texas do hereby certify that this  
instrument was filed for record in the volume  
and page of the Coryell County Public  
Records and of the time and date as stamped  
hereon by me.



BARBARA SIMPSON, CLERK  
CORYELL COUNTY, TEXAS

*Barbara Simpson*

FILED FOR RECORD  
AT 3:30 O'CLOCK P M

DEC 20 2017

*Barbara Simpson*  
COUNTY CLERK, CORYELL CO TEXAS

259211

*2/11/18*