

#201700007

Accepted for Filing in  
Refugio County, TX  
FEB 14, 2017 09:41 AM  
by Margie A. Castellano

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**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 immediately.**

**Date of Security Instrument:** April 18, 2008

**Grantor(s):** Apolonio Vasquez and Andrea Vasquez, a Married Couple, and James Vasquez, a Single Person

**Original Mortgagee:** 21<sup>st</sup> Mortgage Corporation

**Recording Information:** Instrument #00026546, Vol. 214, Page 333; Official Public (Deed) Records of Refugio County, Texas.

**Current Mortgagee:** 21st Mortgage Corporation

**Mortgage Servicer:** Pursuant to any Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to any 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 lien securing the Property referenced above.

**Date of Sale:** March 7, 2017

**Time of Sale:** 1:00 P.M. or not later than three hours after that time.

**Place of Sale:** ON THE FRONT PORCH OF THE EASTERLY SIDE OF THE REFUGIO COUNTY COURTHOUSE FACING COMMERCE STREET, OR IF THE PRECEDING AREA IS NO LONGER THE DESIGNATED AREA, AT THE AREA MOST RECENTLY DESIGNATED BY THE REFUGIO COUNTY COMMISSIONER'S COURT

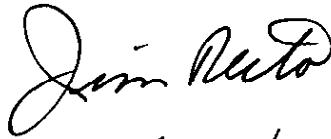
**Legal Description of property to be sold:**

**TWO (2) ACRES OF LAND, MORE OR LESS, OUT OF SECTION SIX (6) OF THE JOHNSON AND PUGH SUBDIVISION, IN REFUGIO COUNTY, TEXAS, OUT OF A CERTAIN 100.55 ACRE TRACT OF LAND DESCRIBED IN THE DEED FROM FIEDA VAN DER VEER TO OTTO SALCH DATED AUGUST 26, 1957, RECORDED IN VOLUME 103, PAGE 199 OF THE DEED RECORDS OF REFUGIO COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT**



**"A" ATTACHED HERETO, AS WELL AS A 2007 AMERICAN HOMESTAR OF LANCASTER LP "GALAXY" MANUFACTURED HOME, 16' X 76', SERIAL NO. OC010718342, HUD LABEL/SEAL NO. NTA1421721, TOGETHER WITH ANY ALL EQUIPMENT AND ACCESSORIES, AND CERTAIN APPLIANCES AND FURNISHINGS SPECIFICALLY LISTED IN THE CONTRACT - SECURITY AGREEMENT.**

**Terms of sale: Cash**



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Bennett M. Wyse  
Substitute Trustee  
Pratt Aycock, Ltd.  
4221 Preston Road, Suite 100  
Frisco, Texas 75034

Return to:

PRATT AYCOCK, LTD.  
Attn: Bennett M. Wyse  
4221 Preston Road, Suite 100  
Frisco, Texas 75034

GF No. 2891260S-MH-HO  
-Loan No.

**Exhibit "A"**

**Two (2) acres of land, more or less, out of Section Six (6) of the Johnson and Pugh Subdivision, in Refugio County, Texas, out of a certain 100.55 acre tract of land described in the deed from Frieda Van der Veer to Otto Salch dated AUGUST 26, 1957, recorded in Volume 103, Page 199 of the Deed Records of Refugio County, Texas, more particularly described by the following metes and bounds:**

**Commencing in quest of a beginning point, at the center of a public road, being the Northeast corner of the above mentioned Section 6;**

**Thence, N. 79° 09' W., with the North line of said Section 6 and the center of F.M. Highway 1360, 1508.08 feet to a point;**

**Thence, S. 10° 44' W., 40 feet to a point in the South right-of-way boundary of F.M. Highway 1360 for the PLACE OF BEGINNING and the Northeast corner of this survey;**

**Thence, S. 10° 44' W., parallel with the East line of said Section 6, 444.46 feet for the Southeast corner of this survey;**

**Thence, N. 79° 09' W., parallel with the North line of said Section 6, 196.01 feet for the Southwest corner of this survey;**

**Thence, N. 10° 44' E., parallel with the East line of this survey, 444.46 feet to a point in the South right-of-way boundary of F.M. Highway 1360 for the Northwest corner of this survey;**

**Thence, S. 79° 09' E., a distance of 196.01 feet to the PLACE OF BEGINNING, containing two (2) acres of land.**