

Our File Number: 17-08776

Name: EUSTACIO VELA, JOINED HEREIN PROFORMA BY HIS WIFE, ALICIA VELA

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on December 9, 2014, EUSTACIO A. VELA, JOINED HEREIN PROFORMA BY HIS WIFE, ALICIA VELA, 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 OPEN MORTGAGE, LLC, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 2014-133873, in Book 130, at Page 325, in the DEED OF TRUST OR REAL PROPERTY records of PECOS 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, NOVEMBER 7, 2017**, between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, I will sell said Real Estate at the County Courthouse in **PECOS 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 OF LOTS ONE AND TWO (1-2), BLOCK FORTY-THREE (43), ORIENT ADDITION TO THE CITY OF FORT STOCKTON, PECOS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF SAID ADDITION OF RECORD IN VOLUME 19, PAGE 19, DEED RECORDS OF PECOS COUNT, TEXAS.

Property Address: 208 N GILLIS ST  
FT STOCKTON, TX 79735

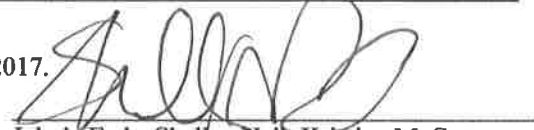
Mortgage Servicer: LOANCARE, LLC  
Noteholder: STEARNS LENDING, LLC  
3637 SENTARA WAY, SUITE 303  
VIRGINIA BEACH, VA 23452

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 28 day of September, 2017.



Johnie Eads, Shelley Nail, Kristina McCrary,  
Frederick Britton, Matt Hansen, Faith Flores,  
Donna Trout, Robert Gomez, Aleena Litton,  
Substitute Trustees

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

**FILED**  
SEP 28 2017

LIZ CHAPMAN  
CLERK COUNTY COURT, PECOS CO., TEXAS  
By: 410 Deputy