

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

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.

Matter No: 090538-TX

STAYS IN FILE

Date: February 28, 2022

County where Real Property is Located: Travis

ORIGINAL MORTGAGOR: JOHNNY R. SERNA, JR., A SINGLE PERSON

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS
BENEFICIARY, AS NOMINEE FOR VILLAGE CAPITAL &
INVESTMENT, LLC, ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: VILLAGE CAPITAL & INVESTMENT, LLC

MORTGAGE SERVICER: VILLAGE CAPITAL & INVESTMENT, LLC

DEED OF TRUST DATED 12/20/2012, RECORDING INFORMATION: Recorded on 2/5/2013, as Instrument No.
2013021508

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): LOT 16, BLOCK O, OF SARAH'S CREEK
SECTION FIVE, AN ADDITION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT
THEREOF RECORDED IN DOCUMENT NO. 199900348, OF THE OFFICIAL RECORDS OF TRAVIS
COUNTY, TEXAS.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 4/5/2022, the foreclosure sale will be conducted in
Travis County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property
Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners
Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be
conducted no earlier than 10:00 AM, or not later than three (3) hours after that time, by one of the Substitute
Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien
indebtedness superior to the Deed of Trust.

VILLAGE CAPITAL & INVESTMENT, LLC is acting as the Mortgage Servicer for VILLAGE CAPITAL &
INVESTMENT, LLC who is the Mortgagee of the Note and Deed of Trust associated with the above referenced
loan. VILLAGE CAPITAL & INVESTMENT, LLC, as Mortgage Servicer, is representing the Mortgagee, whose
address is:

VILLAGE CAPITAL & INVESTMENT, LLC
2863 St. Rose PKWY
Henderson NV, 89052

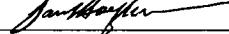
The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the
Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is
authorized to collect the debt and to administer any resulting foreclosure of the property securing the above
referenced loan.



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WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE AUCTION.COM, ANGELA ZAYALA, MICHELLE JONES, PAUL A. HOEFKER, ROBERT L. NEGRIN** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Auction.com, 1 Mauchly, Irvine, CA 92618.

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.

By: 
 Paul A. Hoefker, Attorney
 Robert L. Negrin, Attorney
 Aldridge Pite, LLP
 701 N. Post Oak Road, Suite 205
 Houston, TX 77024

Return to:
 ALDRIDGE PITE, LLP
 4375 JUTLAND DR., SUITE 200
 P.O. BOX 17935
 SAN DIEGO, CA 92177-0935
 FAX #: 619-590-1385
 866-931-0036



**FILED AND RECORDED
 OFFICIAL PUBLIC RECORDS**


 Rebecca Guerrero, County Clerk
 Travis County, Texas

202240116

Mar 03, 2022 02:09 PM

Fee: \$3.00

ANDERSOND