

**Notice of Substitute Trustee's Sale**

**Date:** June 2, 2015

**Substitute Trustee:** James V. Fulcher  
P.O. Box 600  
Teague, Freestone County, Texas 75840

**Mortgagee:** MARIE HERTENBERGER  
700 Oak Street  
Teague, Freestone County, Texas 75840

**Note:** November 6, 2014 in the amount of \$2,000.00

FILED FOR RECORD IN  
Freestone County  
Linda Jarvis  
COUNTY CLERK  
ON: Jun 03, 2015 AT 11:23A  
as Notice of Trustee Sale

Total Fees : 8.00  
Receipt Number - 131482  
By: Sonama Adkins, Deputy

**Deed of Trust**

**Date:** November 6, 2014

**Grantor:** JOAQUIN GARCIA

**Mortgagee:** MARIE HERTENBERGER

**Recording information:**

**Property:** All of those certain lots, tracts, or parcels of land being Lots Three (3) and Four (4), Block Fifty-Two (52), City of Teague, Freestone County, Texas, being the same land described in Deed of Trust Recorded at Vol. 01645, page 1, Official Records, Freestone County, Texas.

**County:** Freestone County, Texas

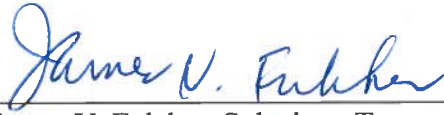
**Date of Sale (first Tuesday of month):** Tuesday, July 7, 2015

**Time of Sale:** Between the hours of 10:00 o'clock a.m. or within 3 hours of such time

**Place of Sale:** THE FRONT STEPS OF THE FREESTONE COUNTY COURTHOUSE (SOUTH ENTRANCE) OR AS DESIGNATED BY THE COUNTY COMMISSIONERS.

Mortgagee / Note Holder has appointed James V. Fulcher, PLLC as Substitute Trustee under the Deed of Trust. Mortgagee has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the amounts due pursuant to the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

A handwritten signature in blue ink that reads "James V. Fulcher". The signature is written in a cursive style with a large initial 'J'.

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James V. Fulcher, Substitute Trustee