

Filed 4th day of July
in 2017, At 12:25 p M.
BARBARA VANSA
County Clerk Milam County, Texas
By [Signature]
Deputy

17-011714

602E Michalk St, Thorndale, TX 76577

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.

1. Date, Time, and Place of Sale.

Date: 8/1/2017

Time: Between 10am-1pm and beginning not earlier than 10am-1pm or not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Milam County, pursuant to §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 of Trustee's Sale was posted.

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 12/23/2008 and recorded in the real property records of Milam County, TX and is recorded under Clerk's File/Instrument Number, 1090, Page 269, with Jerome L. Buchanan and Randa R. Buchanan (grantor(s)) and National City Mortgage, a division of National City Bank mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Jerome L. Buchanan and Randa R. Buchanan, securing the payment of the indebtedness in the original amount of \$103,662.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. PNC Bank, National Association is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE CITY OF THORNDALE, COUNTY OF MILAM, STATE OF TEXAS, BEING KNOWN AND DESIGNATED AS THE WEST 1/2 OF THE NE 1/4 OF BLOCK NO. 15 OF THE MARY MICHALK SECOND ADDITION TO THORNDALE AS PER MAP OF SAID CITY AND OF SAID ADDITION, TO WHICH REFERENCE IS HEREIN MADE FOR DESCRIPTION, SAID LOT BEING MORE FULLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON STAKE IN THE NORTH LINE OF SAID BLOCK 15 IN THE SOUTH LINE OF MICHALK STREET AT A POINT 67-1/2 FEET WEST OF THE NE CORNER OF THE BLOCK;

THENCE S 16 E 135 FEET PARALLEL TO CHARLES STREET TO AN IRON STAKE FOR THE WEST CORNER OF THIS;

THENCE S 73 W 67-1/2 FEET TO AN IRON STAKE AT THE SW CORNER OF SAID NE 1/4 CORNER HEREOF;

THENCE N 16 W 135 FEET TO AN IRON STAKE IN THE NORTH LINE OF BLOCK 15 HEREOF;

THENCE N 73 E 67-1/2 FEET TO THE PLACE OF BEGINNING AND BEING A LOT 135 FEET IN SIZE, AS SURVEYED ON THE GROUND DURING THE MONTH OF DECEMBER BY SIDNEY PERRIN, AND BEING THE SAME PROPERTY DESCRIBED IN THE DEED OF TRUST OF SIDNEY PERRIN, SURVANT, INDIVIDUALLY AND AS INDEPENDENT EXECUTOR OF THE ESTATE OF CHARLES H. PARKER DECEASED, ET AL TO CHARLES H. PARKER AND WIFE, BILLIE L. PARKER



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AND RECORDED IN VOLUME 433, PAGE 835 OF THE MILAM COUNTY DEED RECORDS, TO WHICH INSTRUMENT AND THE RECORD THEREOF REFERENCE IS HERE MADE FOR ALL PURPOSES.

6. **Mortgage Servicer Information.** 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 §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. PNC Bank, National Association, as Mortgage Servicer, is representing the current Mortgagee whose address is:

PNC Mortgage
3232 Newmark Drive
Miamisburg, OH 45342

Pete Florez

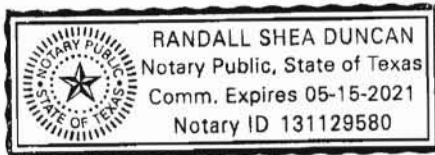
SUBSTITUTE TRUSTEE

Coury Jacocks, Esq., ~~Stacey~~ Mestayer, Esq., Pete Florez
1320 Greenway Drive, Suite 300
Irving, TX 75038

STATE OF Texas
COUNTY OF Brazos

Before me, the undersigned authority, on this day personally appeared Pete Florez, as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 6 day of July, 2017.



Randall Shea Duncan
NOTARY PUBLIC in and for

Brazos COUNTY
My commission expires: 05-15-2021
Print Name of Notary:
Randall Shea Duncan

CERTIFICATE OF POSTING

My name is Pete Florez, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on July 6, 2017 I filed at the office of the Milam County Clerk and caused to be posted at the Milam County courthouse this notice of sale.

Pete Florez
Declarants Name: Pete Florez
Date: 7-6-17