

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

OCHILTREE County

Deed of Trust Dated: September 4, 2015

Amount: \$141,410.00

Grantor(s): DEBRA MEISTER and JEFFREY MEISTER

Original Mortgagee: VILLAGE CAPITAL & INVESTMENT, LLC.

Current Mortgagee: VILLAGE CAPITAL & INVESTMENT, LLC

Mortgagee Address: VILLAGE CAPITAL & INVESTMENT, LLC, 2863 ST. ROSE PARKWAY, HENDERSON, NV 89052

Recording Information: Document No. 2015-2032

Legal Description: LOT EIGHT (8), BLOCK THREE (3), WHEATHEART WEST ADDITION NO.3, AN ADDITION TO THE CITY OF PERRYTON, OCHILTREE COUNTY, TEXAS, AS THE SAME IS SHOWN UPON THE PLAT OF SAID ADDITION RECORDED IN VOLUME 31-A, PAGE 24, PLAT RECORDS OF OCHILTREE COUNTY, TEXAS

Date of Sale: July 2, 2019 between the hours of 1:00 PM and 4:00 PM.

Earliest Time Sale Will Begin: 1:00 PM

Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the OCHILTREE County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

JONATHAN SCHENDEL OR RAMIRO CUEVAS, KRISTIE ALVAREZ, RONNIE HECK, SHANNON HECK, SUSAN BOWERS, JOSE A. BAZALDUA, ANTONIO BAZALDUA, JONATHAN BOWERS, CHARLES GREEN, VANESSA MCHANEYS OR GLANDEEN SHENK have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

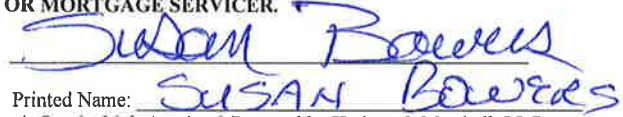
NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. 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.

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.



KIM ELLEN LEWINSKI, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2019-002505

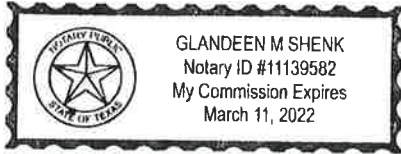


Printed Name: SUSAN BOWERS
c/o ServiceLink Auction * Powered by Hudson & Marshall, LLC
3220 El Camino Real 1st Floor
Irvine, CA 92602

STATE OF TEXAS

POTTER
COUNTY OF ~~COCHILTREE~~

Before me, the undersigned authority, on this 16th day of May,
personally appeared Susan Bowers known to me to be the person(s) whose name
is/are subscribed to the foregoing instrument, and acknowledged to me that he/she executed the
same for the purposes and consideration therein expressed, and in the capacity therein stated.



Glandeem M. Shenk
NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING RETURN TO:
Hughes, Watters & Askanase, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2019-002505

FILED FOR RECORDS
1:25 O'CLOCK P M
MAY 16 2019
CASSI LAXTON
CLERK CO. COURT, OCHILTREE CO., TEXAS
BY Jer. Ann McGarrugh

AFFIDAVIT OF POSTING/FILING NOTICE OF SALE
STATE OF TEXAS

COUNTY OF OCHILTREE

The undersigned, having knowledge of the matters hereinafter set forth, after being duly sworn, deposes and states under oath, as follows:

On behalf of the holder of the indebtedness secured by a Deed of Trust, dated September 4, 2015, executed by JEFFREY MEISTER, A MARRIED MAN, JOINED BY HIS SPOUSE DEBRA MEISTER to NETCO, INC., Trustee(s) and recorded in the office of the County Clerk in Document No. 2015-2032, OCHILTREE County, Texas; at least twenty-one (21) days preceding the date of the sale made by Substitute Trustee on July 2, 2019 between the hours of 1:00 PM and 4:00 PM;

(i) Written notice of the proposed sale, designating the County in which the property securing the above Deed of Trust will be sold, was posted (Notice of Sale) at the courthouse door of each County in which the property securing the above Deed of Trust is located, or as otherwise designated by the County Commissioners; and

(ii) A copy of said Notice of Sale was filed in the office of the County Clerk of the County in which the sale was made.

Susan Bowers

JONATHAN SCHENDEL OR RAMIRO CUEVAS, KRISTIE ALVAREZ, RONNIE HECK, SHANNON HECK, SUSAN BOWERS, JOSE A. BAZALDUA, ANTONIO BAZALDUA, JONATHAN BOWERS, CHARLES GREEN, VANESSA MCHANEYS OR GLANDEEN SHENK

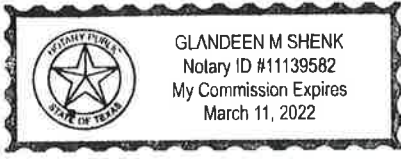
Substitute Trustee

STATE OF TEXAS

POTTER

COUNTY OF OCHILTREE

This instrument was acknowledged before me on this 16th day of May, 2019, by Susan Bowers



Glandeen M. Shenk
NOTARY PUBLIC, STATE OF TEXAS
My Commission expires: 3/11/2022