

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

8:50
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DEC 13 2016
J.C. Perez Jr., Co. Clerk, Jim Wells Co., Texas
By: [Signature] Deputy

Matter No.: 045736-TX

Date: December 7, 2016

County where Real Property is Located: Jim Wells

ORIGINAL MORTGAGOR: JULIAN MANUEL ORTIZ, JR. AND WIFE, VERONICA ORTIZ

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., SOLELY AS NOMINEE FOR FIRST COMMUNITY BANK, ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: PHH Mortgage Corporation

MORTGAGE SERVICER: PHH Mortgage Corporation

DEED OF TRUST DATED 11/19/2012, RECORDING INFORMATION: Recorded on 11/26/2012, as Instrument No. 421359, in Book 1174, Page 434,

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): LOT THIRTEEN (13), BLOCK FOUR (4), SKYLINE ADDITION TO THE CITY OF ALICE, JIM WELLS COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF OF RECORD IN VOLUME 5, PAGE 31, MAP RECORDS, JIM WELLS COUNTY, TEXAS.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 2/7/2017, the foreclosure sale will be conducted in Jim Wells County in the area of the courthouse 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 1:00 PM, 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.

PHH Mortgage Corporation is acting as the Mortgage Servicer for PHH Mortgage Corporation who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. PHH Mortgage Corporation, as Mortgage Servicer, is representing the Mortgagee, whose address is:

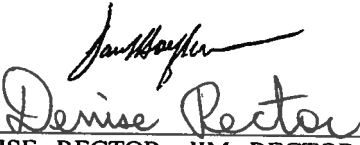
PHH Mortgage Corporation
One Mortgage Way
Mt Laurel NJ 08054

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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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: Denise Rector Substitute Trustee
DENISE RECTOR, JIM RECTOR, SANDRA MENDOZA,
ARNOLD MENDOZA, LESLYE EVANS, W.D. LAREW,
PAUL A. HOEFKER, ROBERT L. NEGRIN

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