

DEC 13 2016

JC Perez, M. Co., Clk. Jim Wells Co., Texas

NOTICE OF TRUSTEE'S SALE

Assert and protect your rights as a member of the armed forces of the United States. If you are of 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. Sender is: Codilis & Stawiarski, PC, 650 North Sam Houston Parkway East, Suite 450, Houston, Texas 77060

Date of Security Instrument: December 17, 2003

Grantor(s): James Garza, an unmarried man

Original Trustee: Robert Frappier, Trustee

Original Mortgagee: Century 21 Mortgage

Recording Information: Vol. 848, Page 622, or Clerk's File No. 354722 and Re-Recorded under Clerk's file number 356165, Volume 855, Page 659, in the Official Public Records of JIM WELLS County, Texas.

Current Mortgagee: PHH MORTGAGE CORPORATION

Mortgage Servicer: PHH Mortgage Corporation, whose address is C/O One Mortgage Way Mt. Laurel, NJ 08054 Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property.

Date of Sale: 01/03/2017 **Earliest Time Sale Will Begin:** 1:00 PM

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.


Legal Description:

LOT 2, BLOCK B OF OAK PARK ADDITION TO THE CITY OF PREMONT, JIM WELLS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THERE OF RECORD IN VOLUME 5, PAGE 49, MAP RECORDS, JIM WELLS COUNTY, TEXAS.

Place of Sale of Property: The foreclosure sale will be conducted in the area designated by the JIM WELLS County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where the 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.

For Information:

Codilis & Stawiarski, P.C.
650 N. Sam Houston Parkway East
Suite 450
Houston, TX 77060
(281) 925-5200


Denise Rector as Substitute Trustee, Jim Rector as Successor Substitute Trustee, Sandra Mendoza as Successor Substitute Trustee, Arnold Mendoza as Successor Substitute Trustee, W.D. Larew as Successor Substitute Trustee, Frederick Britton as Successor Substitute Trustee, Evan Press as Successor Substitute Trustee, Leslye Evans as Successor Substitute Trustee, Amy Bowman as Successor Substitute Trustee, Reid Ruple as Successor Substitute Trustee, Carol Evangelisti as Successor Substitute Trustee, Marcia Chapa as Successor Substitute Trustee, Martha Boeta as Successor Substitute Trustee, Kristopher Holub as Successor Substitute Trustee, or Cathy Cagle as Successor Substitute Trustee



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