

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

FILED
AT 10:20 O'CLOCK A.M.
DEC 12 2016
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JC Perez III, Co. Clk. Jim Wells Co., Texas
By [Signature] Deputy

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: January 03, 2017

Time: The sale will begin at 10:00AM or not later than three hours after that time.

Place: THE SOUTH DOOR OF THE JIM WELLS COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale.** Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated December 29, 2000 and recorded in Document VOLUME 739, PAGE 456 real property records of JIM WELLS County, Texas, with JOSE LUIS GONZALEZ, SR AND CELVIA GONZALEZ, grantor(s) and ASSOCIATES HOME EQUITY SERVICES, INC., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JOSE LUIS GONZALEZ, SR AND CELVIA GONZALEZ, securing the payment of the indebtednesses in the original principal amount of \$70,453.04, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. CITIMORTGAGE, INC. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

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 § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. CITIMORTGAGE, INC., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CITIMORTGAGE, INC.
1000 TECHNOLOGY DRIVE
O'FALLON, MO 63368

SANDRA MENDOZA, ARNOLD MENDOZA, VICKI HAMMONDS, LESLYE EVANS, OR WILLIAM D. LAREW
Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on _____ I filed at the office of the JIM WELLS County Clerk and caused to be posted at the JIM WELLS County courthouse this notice of sale.

Declarants Name: _____
Date: _____



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EXHIBIT "A"

SITUATED IN JIM WELLS COUNTY, TEXAS. TO-WIT: 5.0262 ACRES OF LAND, MORE OR LESS, CALLED TRACT 3 SITUATED IN JIM WELLS COUNTY, TEXAS, AND BEING ABOUT 4 MILES NORTHWEST OF BEN BOLT, TEXAS, AND BEING OUT OF LOT 95 OF THE L.G. COLLINS FARM LOTS. A MAP OF WHICH IS RECORDED IN VOLUME 1, PAGE 73 OF THE MAP RECORDS OF JIM WELLS COUNTY, TEXAS, AND SAID 5.0262 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT A 60D NAIL (SET) IN THE R.O.W. OF COUNTY ROAD 460 AND IN THE SOUTH LINE OF SAID LOT 95 OF SAID L.G. COLLINS FARM LOTS FOR THE SOUTHEAST CORNER OF A 5.0184 ACRE TRACT CALLED TRACT 2 AND THE SOUTHWEST CORNER OF THIS TRACT 3 AND FROM WHENCE THE SW CORNER OF SAID LOT 95 BEARS SOUTH 89 DEGREES 17 MINUTES WEST 977.96 FEET; THENCE NORTH 00 DEGREES 43 MINUTES WEST, ALONG THE COMMON LINE BETWEEN TRACTS 2 AND 3 AT 2.84 FEET PASS A 5/8 INCH IRON ROD (SET) NEAR A FENCE CORNER POST IN THE NORTH R.O.W. LINE OF SAID COUNTY ROAD 460, CONTINUING ALONG SAID FENCE, A TOTAL DISTANCE OF 640.11 FEET TO A 5/8 INCH IRON ROD (SET) NEAR A FENCE CORNER POST FOR THE NORTHEAST CORNER OF SAID TRACT 2 AND THE NORTHWEST CORNER OF THIS TRACT 3; THENCE NORTH 89 DEGREES 17 MINUTES EAST ALONG AN EXISTING FENCE A DISTANCE OF 342.04 FEET TO A 5/8 INCH IRON ROD (FOUND) IN THE EAST LINE OF SAID LOT 95 OF SAID L.G. COLLINS FARM LOTS FOR THE NORTHEAST CORNER OF THIS TRACT 3; THENCE SOUTH 00 DEGREES 43 MINUTES EAST ALONG THE EAST LINE OF SAID LOT 95 AT 636.27 FEET PASS A 5/8 INCH IRON ROD (FOUND) IN THE NORTH R.O.W. LINE OF SAID COUNTY ROAD 460 A TOTAL DISTANCE OF 640.11 FEET TO A 60D NAIL (SET) IN THE R.O.W. OF COUNTY ROAD 460 FOR THE SOUTHEAST CORNER OF SAID LOT 95 AND THE SOUTHEAST CORNER OF THIS TRACT 3: THENCE SOUTH 89 DEGREES 17 MINUTES WEST A DISTANCE OF 342.04 FEET TO THE PLACE OF BEGINNING AND CONTAINING 5.0262 ACRES OF LAND OF WHICH 0.0262 ACRE IS THE R.O.W. OF COUNTY ROAD 460.



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