

**Current Borrower:** RUBEN JAMES RODRIGUEZ AND WIFE, LAURIE LEE GONZALEZ  
**MH File Number:** TX-16-27907-FC  
**VA/FHA/PMI Number:**  
**Loan Type:** FHA  
**Property Address:** 518 COUNTY RD 2111, ALICE, TX 78332

FILED  
AT 10 O'CLOCK M

OCT 27 2016

JC Perez III, Co. Clk. Jim Wells Co., Texas  
By Deputy

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

**Deed of Trust Date:**  
6/11/2009

**Grantor(s)/Mortgagor(s):**  
RUBEN JAMES RODRIGUEZ AND WIFE,  
LAURIE LEE GONZALEZ

**Original Beneficiary/Mortgagee:**  
FIRST COMMUNITY BANK

**Current Beneficiary/Mortgagee:**  
JPMorgan Chase Bank, National Association

**Recorded in:**  
**Volume:** 1068  
**Page:** 239  
**Instrument No:** 399053

**Property County:**  
JIM WELLS

**Mortgage Servicer:**  
JPMorgan Chase Bank, National Association is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

**Mortgage Servicer's Address:**  
1111 Polaris Parkway, Columbus, OH 43240

**Legal Description:** LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

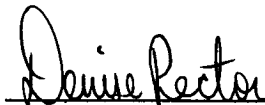
**Date of Sale:** 1/3/2017

**Earliest Time Sale Will Begin:** 1PM

**Place of Sale of Property:** Jim Wells County Courthouse, 200 N. Almond, Alice, TX 78332 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

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.

**Notice Pursuant to Tex. Prop. Code § 51.002(i):** 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.



Evan Press, Amy Bowman, Reid Ruple, Carol Evangelisti, Marcia Chapa, Martha Boeta, Frederick Britton, Kristopher Holub, Denise Rector, Jim Rector, Leslye Evans, Sandra Mendoza, Arnold Mendoza, W.D. Larew, Jim Rector, Denise Rector, Sandra Mendoza, Arnold Mendoza, Bob Frisch, Vicki Hammonds or Jamie Steen or Cole D. Patton or Catherine Allen-Rea  
MCCARTHY HOLTHUS - TEXAS, LLP  
ATTN: SALES  
1255 West 15th Street, Suite 1060  
Plano, TX 75075

EXHIBIT A

FIELDNOTE DESCRIPTION OF A 5.00 ACRE TRACT OF LAND BEING THE EAST FIVE (5) ACRES OF LOT SEVENTEEN (17), MESQUITE FOREST ESTATES SECTION THREE AS SHOWN BY MAP RECORDED IN VOLUME 7, PAGE 61 OF THE MAP RECORDS, JIM WELLS COUNTY, TEXAS; SAID 5.00 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING: AT A 5/8" IRON ROD FOUND ON THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 2111 (CALLED MESQUITE FOREST DRIVE ON RECORDED MAP) FOR THE SOUTHWEST CORNER OF LOT 16 AND THE SOUTHEAST CORNER OF LOT 17, MESQUITE FOREST ESTATES SECTION THREE FOR THE POINT OF BEGINNING, THE SOUTHEAST CORNER OF THIS 5.00 ACRE TRACT OF LAND;

THENCE: N 89 DEG. 57' W, WITH THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 2111 (60 FOOT WIDE RIGHT-OF-WAY) AND WITH THE SOUTH LINE OF SAID LOT 17, A DISTANCE OF 327.97 FEET TO A 5/8" IRON ROD SET FOR THE SOUTHWEST CORNER OF THIS 5.00 ACRE TRACT OF LAND;

THENCE: NORTH, ACROSS SAID LOT 17, PARALLEL WITH THE COMMON LINE OF LOTS 17 AND 16, MESQUITE FOREST ESTATES SECTION THREE, A DISTANCE OF 701.11 FEET TO A 5/8" IRON ROD SET ON THE NORTH LINE OF LOT 17 FOR THE NORTHWEST CORNER OF THIS 5.00 ACRE TRACT OF LAND;

THENCE: S 77 DEG. 13' 56" E, WITH THE NORTH LINE OF LOT 17, MESQUITE FOREST ESTATES SECTION THREE, A DISTANCE OF 336.29 TO A 5/8" IRON ROD FOUND FOR THE NORTHWEST CORNER OF LOT 16 AND THE NORTHEAST CORNER OF LOT 17, MESQUITE FOREST ESTATES SECTION THREE FOR THE NORTHEAST CORNER OF THIS 5.00 ACRE TRACT OF LAND;

THENCE: SOUTH, WITH THE COMMON LINE OF LOTS 17 AND 16, MESQUITE FOREST ESTATES SECTION THREE, A DISTANCE OF 627.08 FEET THE POINT OF BEGINNING CONTAINING 5.00 ACRES OF LAND.