

413 Starcke Street, Sandia, TX 78383

10:35 FILED AT O'CLOCK AM
MAR 23 2017
J/C Perez III, Co. Clerk, Jim Wells Co., Texas
By [Signature] Deputy
17-003238

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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: 5/2/2017
- Time: Between 1pm-4pm and beginning not earlier than 1pm-4pm or not later than three hours thereafter.
- Place: The area designated by the Commissioners Court of Jim Wells County, pursuant to §51.002 of the Texas Property Code as amended: if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 05/31/2006 and recorded in the real property records of Jim Wells County, TX and is recorded under Clerk's File/Instrument Number, Book 950, Page 617, with Jerridia Garcia and Cynthia Maria Garcia (grantor(s)) and Mortgage Electronic Registration Systems, Inc., acting solely as a nominee for Home123 Corporation, a California Corporation mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Jerridia Garcia and Cynthia Maria Garcia, securing the payment of the indebtedness in the original amount of \$64,452.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Bank Of America, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. LOTS NINE (9) AND TEN (10), BLOCK FOUR (4) OF SANDIA ADDITION, AN ADDITION SITUATED IN THE CITY OF SANDIA, JIM WELLS COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 1, PAGE 58 OF THE MAP RECORDS, JIM WELLS COUNTY, TEXAS. MANUFACTURER: HBOS MANUFACTURING LP. MODEL: OAKWOOD, MODEL YEAR: 1999 USED, LENGTH/WIDTH: 27.5X48, SERIAL/VIN NUMBER: HOTX08810007A & HOTX08810007B, HUD TAG NUMBER: NTA0961697 & NTA0961698. LAND AND HOME MATTERS. OWNER ACKNOWLEDGES THAT THE LAND AND MANUFACTURED HOME COVERED BY THIS SECURITY INSTRUMENT ARE TO BE TREATED AS REAL PROPERTY FOR ALL PURPOSE UNDER TEXAS LAW AND THE PARTIES HAVE ELECTED NOT BE GOVERNED BY CHAPTER 347 OF THE TEXAS FINANCE CODE. LENDER HAS PERMISSION TO FORECLOSE ON THE LAND AND HOME AS A SINGLE PARCEL OF REAL PROPERTY.



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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 §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Bank Of America, N.A., as Mortgage Servicer, is representing the current Mortgagee whose address is:

Bank of America, N.A.
9000 Southside Boulevard, Building 400
Jacksonville, FL 32256

Denise Rector
SUBSTITUTE TRUSTEE
Cory Jacocks, Esq., Stacey Mestayer, Esq., Denise Rector, Jim Rector, Sandra Mendoza, Arnold Mendoza, W.D. Larew, Leslye Evans
1320 Greenway Drive, Suite 300
Irving, TX 75038

STATE OF TEXAS
COUNTY OF JIM WELLS

Before me, the undersigned authority, on this day personally appeared DENISE RECTOR, as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 23 day of MARCH, 2017.



Audrey Mae Owens
NOTARY PUBLIC in and for
Jim WELLS COUNTY
My commission expires: 2019
Print Name of Notary:
AUDREY MAE OWENS

CERTIFICATE OF POSTING

My name is DENISE RECTOR, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on 3-23-17 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.

Denise Rector
Declarants Name: DENISE RECTOR
Date: 3-23-17