

1216 Acapulco Cir, Alice, TX 78332

10:30
FILED
AT 10 O'CLOCK AM

OCT - 5 2017

JC Perez, M. Co. Clerk, Jim Wells Co., Texas
By  Deputy

17-021622

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: 11/07/2017

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 4/30/2014 and recorded in the real property records of Jim Wells County, TX and is recorded under Clerk's File/Instrument Number, 1219, Page 303, with ANDREW P. VILLARREAL and LETICIA G. VILLARREAL (grantor(s)) and MERS INC., ACTING SOLELY AS NOMINEE FOR AMCAP MORTGAGE LTD, DBA GOLD FINANCIAL SERVICES mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by ANDREW P. VILLARREAL and LETICIA G. VILLARREAL, securing the payment of the indebtedness in the original amount of \$188,522.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. The Money Source, Inc. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. LOT NINE (9), HILLVIEW ESTATES SECTION TWO, AN ADDITION SITUATED IN JIM WELLS COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 7, PAGE 16, MAP RECORDS OF JIM WELLS COUNTY, TEXAS.



4634441

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. The Money Source, Inc., as Mortgage Servicer, is representing the current Mortgagee whose address is:

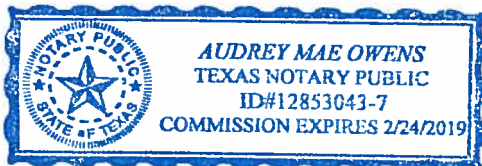
The Money Source, Inc.
500 South Broad Street, Suite #100a
Meriden, CT 06450

Denise Rector
SUBSTITUTE TRUSTEE
Cory Jacocks, Esq., Jennifer A. Hooper, Esq.,
Denise Rector, Jim Rector, Sandra Mendoza, Arnold
Mendoza, W.D. Larew, Leslye Evans whose address
is 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 5 day of OCT, 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 OCT 5, 2017 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: 10-5-17