

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
(CXE)
GONZALEZ, LEONEL O.
1142 HARTWELL ROAD, ALICE, TX 78332

FHA 495-8894401-703
Firm File Number: 17-026734

FILED
AT 10 O'CLOCK P.M.

DEC 12 2017

JO. Peter III, Co. Clk. Jim Wells Co. Texas
By: *[Signature]* Deputy

NOTICE OF TRUSTEE'S SALE

WHEREAS, on September 27, 2010, LEONEL O. GONZALEZ, JR., A SINGLE PERSON, as Grantor(s), executed a Deed of Trust conveying to CLIFTON A. CRABTREE, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR FIRST CONTINENTAL MORTGAGE, LTD. in payment of a debt therein described. The Deed of Trust was filed in the real property records of JIM WELLS COUNTY, TX and is recorded under Clerk's File/Instrument Number 407342 Volume 1108, Page 549, to which reference is herein made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, **February 6, 2018** between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, I will sell said Real Estate in the area designated by the Commissioners Court, of **Jim Wells** county, pursuant to Section §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.

Said Real Estate is described as follows: In the County of Jim Wells, State of Texas:

LOT FIVE (5) AND THE EAST HALF (E. 1/2) OF SIX (6), BLOCK ELEVEN (11) OF ROSELAWN PLACE ADDITION, AN ADDITION SITUATED IN THE CITY OF ALICE, JIM WELLS COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 2, PAGE 23 OF THE MAP RECORDS, JIM WELLS COUNTY, TEXAS.

Property Address: 1142 HARTWELL ROAD
ALICE, TX 78332
Mortgage Servicer: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
Noteholder: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
8950 CYPRESS WATERS BLVD
COPPELL, TEXAS 75019

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. 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 property securing the above referenced loan.

Denise Rector

SUBSTITUTE TRUSTEE

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, Bob Frisch, Vicki Hammonds, Barbara Sandoval or Jamie Steen
c/o Shapiro Schwartz, LLP
13105 Northwest Freeway, Suite 1200
Houston, TX 77040
(713)462-2565

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 military service to the sender of this notice immediately.