

HOME EQUITY POSTING

820 11TH STREET  
ANSON, TX 79501

00000004915195

NOTICE OF SUBSTITUTE TRUSTEE 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: May 05, 2015

Time: The sale will begin at 1:00PM or not later than three hours after that time.

Place: THE SOUTH HALL ENTRANCE ON THE FIRST FLOOR OF THE JONES 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 September 17, 2002 and recorded in Document VOLUME 176, PAGE 297 real property records of JONES County, Texas, with ANDREA RAMIREZ AND LUIS RAMIREZ, grantor(s) and AAMES FUNDING CORP., DBA AAMES HOME LOAN, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by ANDREA RAMIREZ AND LUIS RAMIREZ, securing the payment of the indebtednesses in the original principal amount of \$30,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF THE AAMES MORTGAGE TRUST, 2002-2, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2002-2 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. BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP  
7105 CORPORATE DRIVE  
PLANO, TX 75024

TERRY BROWDER, LAURA BROWDER OR MARSHA MONROE  
Substitute Trustee  
c/o 15000 Surveyor Boulevard, Suite 100, Addison, Texas 75001

POSTED NOTICE  
DATE 4/13/15 TIME 2:40 PM  
JONES COUNTY CLERK, JONES CO., TX  
BY: Victoria McCreary



820 11TH STREET  
ANSON, TX 79501

0000004915195  
Date of Sale: 05/05/2015

Certificate of Posting

My name is LAURA BROWDER, and my address is c/o 15000 Surveyor Boulevard, Suite 100, Addison, Texas. I declare under penalty of perjury that on 4-13-15 I filed at the office of the JONES County Clerk and caused to be posted at the JONES County courthouse this notice of sale.

Laura Browder  
Declarant Name: LAURA BROWDER  
Date: 4-13-15

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JONES



BEING ALL OF THE WEST ONE-HALF (W/2) OF LOT 12, BLOCK 30, ORIGINAL TOWN OF ANSON, JONES COUNTY, TEXAS.



5. Plaintiff is entitled to the relief sought in plaintiff's original petition. Therefore it is:

**ORDERED that:**

All of Luis Ramirez's ("Decedent") heirs-at-law have been made defendants to this suit and were immediately vested with all of Decedent's right, title and interest in the real property and improvements commonly known as 820 11th Street, Anson, Texas 79501 ("Property") and legally described as:

**BEING ALL OF THE WEST ONE-HALF (W/2) OF LOT 12, BLOCK 30, ORIGINAL TOWN OF ANSON, JONES COUNTY, TEXAS.**

**FURTHER ORDERED** plaintiff has a valid lien on the Property by way of a Texas Home Equity Security Instrument dated September 17, 2002 and filed under Volume 176, Page 297 of the Official Public Records of Jones County, Texas.

**FURTHER ORDERED** that this Judgment serves as an Order authorizing plaintiff to foreclose its lien created under TEX. CONST. art. XVI, § 50(a)(6) in compliance with the Loan Agreement and TEX. PROP. CODE § 51.002.

**FURTHER ORDERED** that a copy of this Judgment shall be sent to defendants with the notice of the date, time, and place of the foreclosure sale.

**FURTHER ORDERED** that plaintiff may communicate with the defendants and all third parties reasonably necessary to conduct the foreclosure sale.

**FURTHER ORDERED** that if defendants represented by counsel, the notice of foreclosure sale also be mailed to counsel by certified mail.

**FURTHER ORDERED** that one of the effects of the non-judicial foreclosure shall be that defendants are divested and the purchaser of the Property at the non-judicial foreclosure sale is vested with all right, title and interest to the Property.

**FURTHER ORDERED** that no personal liability or deficiency for the Loan Agreement debt shall be asserted against the defendants or the putative estate of Decedent.

FURTHER ORDERED that after the non-judicial foreclosure is held, if the property remains occupied after this judgment becomes final and the plaintiff is the purchaser of the Property at the non-judicial foreclosure sale, a writ of possession shall issue against any occupant of the Property in accordance with TEX. R. CIV. P. 310.

FURTHER ORDERED that as part of the costs of court, and payable by plaintiff, Matt Mercer, the Attorney Ad Litem is granted the sum of \$ 800<sup>00</sup> and discharged as Ad Litem in this cause.

FURTHER ORDERED that all other costs of court are taxed against the party incurring same.

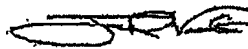
All relief not expressly granted is denied.

This judgment finally disposes of all parties and all claims and is appealable.

SIGNED this 9 day of Jan, 2014

  
PRESIDING JUDGE

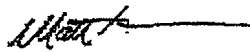
SUBMITTED BY:



Joseph M. Vacek  
State Bar No.: 24039948  
15000 Surveyor Blvd., Ste. 100  
Addison, Texas 75001  
(972) 340-7809  
(972) 341-0734 (Facsimile)  
JosephV@bdfgroup.com

ATTORNEY FOR PLAINTIFF

AGREED TO BY:



Matt Mercer  
State Bar No.: 24037097  
402 Cypress Street, Suite 807  
Abilene, Texas 79601  
(325) 673-3300  
(325) 670-0445 (Facsimile)

ATTORNEY AD LITEM



4. Defendants, Andrea Ramirez, David Lee Ramirez, Emma Lou Ramirez, Irma Figueroa Fajardo, Maggie Munoz were properly served citation failed to file an answer or any other pleading constituting an answer within the prescribed time.

5. Defendants the unknown heirs-at-law of Decedent served citation by publication. On October 28, 2013, this Court appointed Matt Mercer as attorney ad litem to represent defendants served by publication.

6. The citation and proofs of service have been on file with this court at least ten days, excluding the date of filing and today, as well as the Publisher's Affidavit. None of the named defendants and no other unknown defendant have appeared and identified themselves as heirs-at-law of Decedent and no one else has filed an answer or any pleading constituting an answer or entered an appearance.

7. All of Decedent's heirs-at-law were made defendants to this suit and are vested with all of Decedent's right, title, and interest in the Property commonly known as 820 11th Street, Anson, Texas 79501.

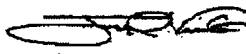
8. No heirs other than the named defendants were located.


SIGNED this 9 day of Jan, 2014.

  
PRESIDING JUDGE

SUBMITTED BY:

AGREED TO BY:

  
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