

POSTED NOTICE

DATE 5/1/2018 TIME 9:45 AM

JONES COUNTY CLERK, JONES CO., TX

BY: Titania McFee

17-024990

5209 Us Highway 277 S, Anson, TX 79501

**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: 5/1/2018

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 Jones 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 10/28/2005 and recorded in the real property records of Jones County, TX and is recorded under Clerk's File/Instrument Number, 233, Page 709, with Oscar Quintana and Heather Qunitana (grantor(s)) and Mortgage Electronic Registration Systems Inc as a nominee for Countrywide Home Loans Inc mortgagee to which reference is herein made for all purposes.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by Oscar Quintana and Heather Qunitana, securing the payment of the indebtedness in the original amount of \$44,393.00, 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.** BEING 0.990 ACRE OF LAND BEING THAT SAME TRACT OF LAND PREVIOUSLY RECORDED IN VOLUME 195, PAGE 952, OFFICIAL PUBLIC RECORDS, JONES COUNTY, TEXAS OUT OF A 71.02 ACRE TRACT RECORDED IN VOLUME O, PAGE 57, SURVEY RECORDS, JONES COUNTY, TEXAS OUT OF SECTION 13, BLOCK 2, S.P. RR CO. SURVEY, JONES COUNTY, TEXAS. SAID 0.990 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHENCE A FOUND 3/8" METAL REBAR BEARS NO.831515 E 0.10 SAID POINT ON THE WEST LINE OF U.S. HIGHWAY 277 SOUTH AT SOUTHEAST CORNER OF A 2.35 ACRE TRACT OF LAND RECORDED IN VOLUME 743, PAGE 887, DEED RECORDS, JONES COUNTY, TEXAS FOR THE NORTHEAST CORNER OF THIS TRACT, WHENCE A FOUND CONCRETE RIGHT-OF-WAY MARKER ON THE WEST LINE OF SAID HIGHWAY 277 BEARS N 273700 W 643.62 (BEARING BASIS); THENCE S 273700 E WITH THE WEST LINE OF SAID HIGHWAY 277 104.53 TO A POINT WHENCE A FOUND 3/8" METAL REBAR BEARS N 831515 E 0.48 SAID POINT ON THE SOUTH LINE OF SAID 71.02 ACRE TRACT FOR THE SOUTHEAST CORNER OF THIS TRACT, WHENCE A FOUND CONCRETE RIGHT-OF-WAY MONUMENT ON THE WEST LINE OF SAID HIGHWAY 277 BEARS 273700 E.752.19; THENCE S 831515 W WITH THE SOUTH LINE OF SAID 71.02 ACRE TRACT, 455.99 TO A SET 1/2" METAL REBAR, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE N 130251 W 98.27 TO A FOUND 1/2" METAL REBAR FOR THE NORTHWEST CORNER OF THIS TRACT; THENCE N 831515 E 428.54 TO THE POINT OF BEGINNING AND CONTAINING 0.990 ACRES OF LAND.



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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

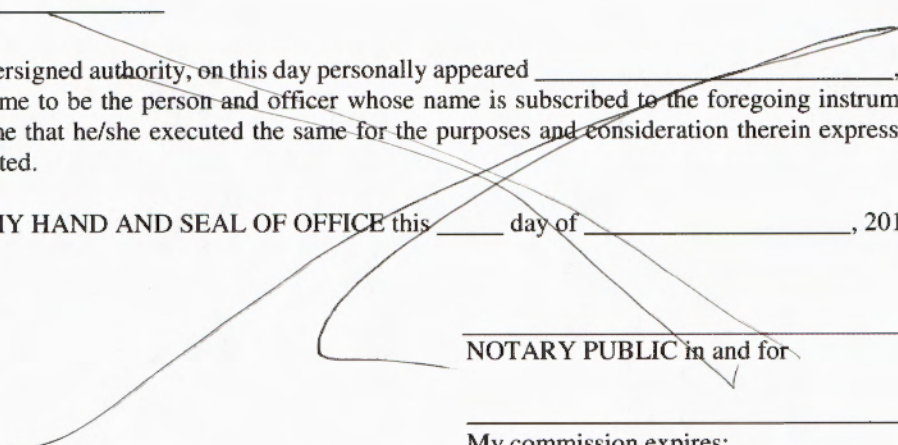


**~~SUBSTITUTE TRUSTEE~~**  
Cory Jacobs, Esq., Jennifer A. Hooper, Esq., Terry Browder, Marsha Monroe, Laura Browder  
1320 Greenway Drive, Suite 300  
Irving, TX 75038 OR Terry Browder, Marsha Monroe, Laura Browder, Stefanie Morgan, Jonathan Schendel, Ramiro Cuevas, Frederick Britton, Doug Woodard, Chris Demarest, Kristie Alvarez whose address is 1 Mauchly, Irvine, CA 92618

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_, 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 \_\_\_\_\_ day of \_\_\_\_\_, 2018.

  
\_\_\_\_\_  
NOTARY PUBLIC in and for

\_\_\_\_\_ COUNTY

My commission expires: \_\_\_\_\_

Print Name of Notary: \_\_\_\_\_  
\_\_\_\_\_

**CERTIFICATE OF POSTING**

My name is \_\_\_\_\_, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the Jones County Clerk and caused to be posted at the Jones County courthouse this notice of sale.

Declarants Name: \_\_\_\_\_

Date: \_\_\_\_\_