

12-0013680
12-6-025600-01
3364 US HIGHWAY 277 SOUTH, ANSON, TX 79501

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Deed of Trust Date:
January 12, 2007

Grantor(s)/Mortgagor (s):
BILLY J. GARCIA AND PATRICIA GARCIA,
HUSBAND AND WIFE

Original Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC.

Current Mortgagee:
THE BANK OF NEW YORK MELLON FKA
THE BANK OF NEW YORK, AS TRUSTEE
FOR THE CERTIFICATEHOLDERS OF
CWALT, INC., ALTERNATIVE LOAN TRUST
2007-10CB, MORTGAGE PASS-THROUGH
CERTIFICATES, SERIES 2007-10CB

Recorded on: January 22, 2007
As Clerk's File No.: 070230
In Volume: 256
At Page: 720

Property County:
Jones

Re-Recorded

Mortgage Servicer:
Bank of America, N.A.

Legal Description: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Date of Sale: January 07, 2014

Earliest Time Sale Will Begin: 1:00 PM

Place of Sale of Property: THE SOUTH ENTRANCE TO THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS.

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

ACTIVE MILITARY SERVICE NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you 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.

Bank of America, N.A. is acting as the Mortgage Servicer for THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2007-10CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-10CB, who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. Bank of America, N.A., as the Mortgage Servicer, is representing the Mortgagee, whose address is 400 National Way SIMI VALLEY, CA 93065.

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 property securing the debt.

POSTED NOTICE

DATE 12/16/13 TIME 3pm

Bill Ann Jennings
JONES COUNTY CLERK, JONES CO., TX.

BY: _____



Dated: 12/18/13

Terry Browder, Laura Browder, Marsha Monroe
or RECONTRUST COMPANY, N.A., Substitute Trustee
c/o RECONTRUST COMPANY, N.A.
7105 Corporate Drive, Mail Stop: TX2-973-03-19,
Plano, TX 75024-9818

EXHIBIT "A"

BEING 2.15 ACRES OF LAND OUT OF SECTION 5, M.E.P. & P.K.R. CO. LANDS, JONES COUNTY, TEXAS, AND BEING PART OF A TRACT OF LAND DESCRIBED IN DEED RECORDED IN VOLUME 203, PAGE 425, OFFICIAL PUBLIC RECORDS, JONES COUNTY, TEXAS.

BEGINNING AT A FENCE CORNER IN THE EAST LINE OF U.S. HIGHWAY 83-277 BEING THE NORTHWEST CORNER OF THE 17.01 ACRE TRACT DESCRIBED IN VOLUME 203, PAGE 425 AND THE NORTHWEST CORNER OF THIS TRACT;

THENCE N 62 DEG 36' 13" E 203.09 TO A FENCE CORNER IN THE NORTH LINE OF VOLUME 203, PAGE 425 AND BEING THE NORTHEAST CORNER OF THIS TRACT;

THENCE S 27 DEG 16' 40" E 449.03 TO A 1/2" IRON PIN SET IN THE NORTH LINE OF A 9.35 ACRE TRACT FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE S 61 DEG 52' 00" W 208.21 TO A FENCE CORNER IN THE EAST LINE OF U.S. HIGHWAY 83-277 FOR THE NORTHWEST CORNER OF THE 9.35 ACRE TRACT AND THE SOUTHWEST CORNER OF THIS TRACT;

THENCE N 27 DEG 16' 40" W WITH THE HIGHWAY 451.73 TO THE PLACE OF BEGINNING AND CONTAINING 2.15 ACRES OF LAND, MORE OR LESS.