

Our File Number: 14-07812

Name: BILLY J. GARCIA AND PATRICIA GARCIA, HUSBAND AND WIFE

NOTICE OF TRUSTEE'S SALE

WHEREAS, on or about JANUARY 12, 2007, BILLY J. GARCIA AND PATRICIA GARCIA, HUSBAND AND WIFE, executed a Deed of Trust/Security Instrument conveying to GILBERT BARTEAU, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS A NOMINEE FOR CONCORDE ACCEPTANCE CORPORATION, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 070230, Volume 256, Page 720, in the DEED OF TRUST OR REAL PROPERTY records of JONES COUNTY, TEXAS; and

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 the contingency and in the manner authorized by said Deed of Trust /Security Instrument; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, JUNE 2, 2015 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 at the County Courthouse in JONES COUNTY, TEXAS to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said 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 was posted.

Said Real Estate is described as follows:

BEING 2.15 ACRES OF LAND OUT OF SECTION 5, M.E.P. & P. RR. 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 AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

Property Address: 3364 US HIGHWAY 277 SOUTH
ANSON, TX 79501

Mortgage Servicer: BAYVIEW LOAN SERVICING, LLC


Noteholder: 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
895 SW 30TH AVE, SUITE 202
POMPANO BEACH, FL 33069

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.

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.

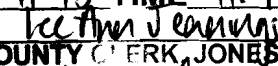
WITNESS MY HAND this day, May 11, 2015.


Terry Browder, Laura Browder, Marsha Monroe,
or Chrissy Holt, Substitute Trustee

Marinosci Law Group PC
Marinosci & Baxter
14643 Dallas Pkwy, Suite 750
Dallas, TX 75254
(972) 331-2300

POSTED NOTICE

DATE 5-11-15 **TIME** 11:45 am


JONES COUNTY CLERK, JONES CO., TX


BY: 

EXHIBIT "A"

BEING 2.15 acres of land out of Section 5, M.E.P. & P. RR. 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°36'13" E 208.19' to a fence corner in the north line of Volume 203, Page 425 and being the northeast corner of this tract;

THENCE S 27°16'40" E 449.05' 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°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°16'40" W with the highway 451.73' to the place of beginning and containing 2.15 acres of land.

No. 070230
FILED FOR RECORD
AT 11 O'CLOCK A M
ON THE 22nd DAY OF
Jan A.D. 2007

STATE OF TEXAS
COUNTY OF JONES
I hereby certify that this instrument was FILED
on the date and at the time stamped hereon by
me and was duly RECORDED in the Volume
and Page of the Official Public Records of
Jones County, Texas.

COPIED
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Julian McCray
Julian McCray, County Clerk, Jones County, Tex.
Debra Spalding
Debra Spalding, Deputy

Julian McCray
Julian McCray, County Clerk, Jones County, Texas
OFFICIAL PUBLIC RECORDS
VOL. 256 PAGE 720
RECORDED 1-22-07