

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: September 05, 2017

Time: The sale will begin at 12:00PM or not later than three hours after that time.

Place: FRONT DOOR OF THE COURTHOUSE FACING SOUTH ON WEST HIDALGO AVENUE 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 July 29, 2004 and recorded in Document VOLUME 369, PAGE 063; AS AFFECTED BY VOLUME 439, PAGE 262 real property records of WILLACY County, Texas, with FRANK HUERTA AND JESSICA MENDEZ HUERTA, grantor(s) and AMERIQUEST MORTGAGE COMPANY, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by FRANK HUERTA AND JESSICA MENDEZ HUERTA, securing the payment of the indebtednesses in the original principal amount of \$82,400.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. JPMC SPECIALTY MORTGAGE LLC 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. JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o JPMORGAN CHASE BANK, NATIONAL ASSOCIATION  
3415 VISION DRIVE  
COLUMBUS, OH 43219

W.D. LAREW, ARNOLD MENDOZA, SANDRA MENDOZA, CONNIE MEDLEY, JOYCE TREVINO, MONTY MEDLEY, EVAN PRESS, AMY BOWMAN, REID RUPLE, CAROL EVANGELISTI, MARCIA CHAPA, MARTHA BOETA, FREDERICK BRITTON, KRISTOPHER HOLUB OR BARBARA SANDOVAL  
Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
4004 Belt Line Road, Suite 100  
Addison, Texas 75001

Active Duty Notifications: Special Loans Unit /CHASE Home Lending Attn: SCRA/2210 Enterprise Drive /Florence, SC 29501 /Fax: 843 413 5433/[scra.military.orders@chase.com](mailto:scra.military.orders@chase.com)

Certificate of Posting

My name is \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the WILLACY County Clerk and caused to be posted at the WILLACY County courthouse this notice of sale.

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

Posted @ 11:00  
**FILED**  
COUNTY COURT

AUG 14 2017

TERRY FLORES, CLERK  
WILLACY COUNTY, TEXAS  
BY: DEPUTY



NOS0000005890983

**EXHIBIT "A"**

BEING A TRACT CONTAINING 0.38 ACRES OF LAND SITUATED OUT OF A CERTAIN 3.75 ACRE TRACT CONVEYED TO RAMON MENDEZ IN VOLUME 115, PAGE 429, DEED RECORDS, WILLACY COUNTY, TEXAS AND FURTHER BEING OUT OF THE NORTH 10.00 ACRE OF FARM LOT TWO (2), SECTION THIRTY-SIX (36), GULF COAST IRRIGATION COMPANY SUBDIVISION, AS RECORDED IN VOLUME 1, PAGE 430, OF THE WILLACY COUNTY TRANSCRIBED RECORDS (CAMERON COUNTY TO WILLACY COUNTY), WILLACY COUNTY, TEXAS, SAID 0.38 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FOR REFERENCE AT A 1/2 INCH IRON ROD FOUND MARKING THE NORTHEAST CORNER OF SAID FARM LOT 2 AND THE NORTHEAST CORNER OF SAID 3.75 ACRE TRACT AND BEING IN THE CENTERLINE OF A 40.00 FEET WIDE ROAD EASEMENT;

THENCE WEST, ALONG THE NORTH LINE OF SAID FARM LOT 2 AND THE NORTH LINE OF SAID 3.75 ACRE TRACT, AT A DISTANCE OF 20.00 FEET PASSING A 1/2 INCH IRON ROD FOUND FOR REFERENCE ON THE WEST RIGHT-OF-WAY LINE OF SAID 40.00 FEET WIDE ROAD EASEMENT AND CONTAINING IN ALL A TOTAL DISTANCE OF 410.00 FEET TO A 1/2 INCH IRON ROD SET FOR THE POINT OF BEGINNING AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, DEPARTING THE NORTH LINE OF SAID LOT 2 AND THE NORTH LINE OF SAID 3.75 ACRE TRACT, SOUTH, ALONG A LINE PARALLEL TO THE EAST LINE OF SAID FARM LOT 2, A DISTANCE OF 85.00 FEET TO A 1/2 INCH IRON ROD SET FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WEST, ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID FARM LOT 2 AND THE NORTH LINE OF SAID 3.75 ACRE TRACT A DISTANCE OF 195.00 FEET TO A 1/2 INCH IRON ROD SET FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH, ALONG A LINE PARALLEL TO THE EAST LINE OF SAID FARM LOT 2, A DISTANCE OF 85.00 FEET TO A 1/2 INCH IRON ROD SET FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND BEING ON THE NORTH LINE OF SAID FARM LOT 2 AND ON THE NORTH LINE OF THE AFOREMENTIONED 3.75 ACRE TRACT;

THENCE EAST, ALONG THE NORTH LINE OF SAID FARM LOT 2 AND THE NORTH LINE OF SAID 3.75 ACRE TRACT, A DISTANCE OF 195.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.38 ACRE OF LAND, MORE OR LESS.

