

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 06, 2016

Time: The sale will begin at 10:00AM or not later than three hours after that time.

Place: THE FRONT STEPS TO THE EAST LOBBY ENTRANCE OF THE ARANSAS COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale.** Cash.

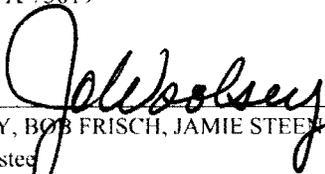
3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated March 31, 2006 and recorded in Document CLERK'S FILE NO. 282801 real property records of ARANSAS County, Texas, with ALFONSO GILL FLORES JR AND JOSEPHINE FLORES, grantor(s) and SEATTLE MORTGAGE COMPANY, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by ALFONSO GILL FLORES JR AND JOSEPHINE FLORES, securing the payment of the indebtednesses in the original principal amount of \$125,100.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. NATIONSTAR MORTGAGE LLC DBA CHAMPION MORTGAGE COMPANY 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. CHAMPION MORTGAGE COMPANY, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CHAMPION MORTGAGE COMPANY
8950 CYPRESS WATERS BLVD.
COPPELL, TX 75019



JO WOOLSEY, BOB FRISCH, JAMIE STEEN, OR JODI STEEN
Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

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 ARANSAS County Clerk and caused to be posted at the ARANSAS County courthouse this notice of sale.

Declarants Name: _____

Date: _____



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EXHIBIT "A"

LOT 11 AND THE WEST ONE HALF OF LOT 12, BLOCK 7, WEST TERRACE, UNIT 1, AN ADDITION TO THE CITY OF ROCKPORT, ARANSAS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 65, OF THE MAP RECORDS OF ARANSAS COUNTY, TEXAS.

FILED

AT 3:02 P.M.

JUL 25 2016

VALERIE K. AMASON
COUNTY CLERK, ARANSAS CO., TEXAS



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