

SELECT PORTFOLIO SERVICING, INC. (SPS)
GONZALEZ, ESTATE OF MELQUIADES
4423 FM 2845, LYFORD, TX 78569

CONVENTIONAL
Firm File Number: 16-024816

NOTICE OF TRUSTEE'S SALE

WHEREAS, on February 12, 2007, MELQUIADES GONZALEZ, ALSO KNOWN AS MELQUIADES GONZALES, JR., A WIDOWER, as Grantor(s), executed a Texas Home Equity Security Instrument conveying to DAVID L. PRITCHARD, as Trustee, the Real Estate hereinafter described, to AMERICAN GENERAL FINANCIAL SERVICES, INC. in payment of a debt therein described. The Texas Home Equity Security Instrument was filed in the real property records of **WILLACY COUNTY**, TX and is recorded under Clerk's File/Instrument Number 305656 Volume 493, Page 039, to which reference is herein made for all purposes.

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 contingency and in the manner authorized by said Texas Home Equity Security Instrument; and

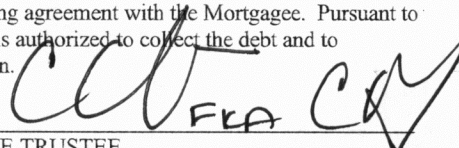
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, April 7, 2020** between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate in the area designated by the Commissioners Court, of **Willacy** 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 of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Willacy, State of Texas:

A 0.172 ACRE TRACT OF LAND BEING 75 FEET BY 100 FEET OUT OF A CERTAIN 5 ACRES, MORE OR LESS, OUT OF LOT NUMBER ONE (1), SECTION NUMBER THIRTY-THREE (33), SEBASTIAN TRACT, GULF COAST IRRIGATION COMPANY'S SUBDIVISION, WILLACY COUNTY, TEXAS, AS DESCRIBED IN VOLUME 7, PAGE 426 OF THE TRANSCRIBED RECORDS OF WILLACY COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

Property Address: 4423 FM 2845
LYFORD, TX 78569
Mortgage Servicer: SELECT PORTFOLIO SERVICING, INC.
Mortgagee: ONEMAIN FINANCIAL SERVICES, INC.
3217 S. DECKER LAKE DR.
SALT LAKE CITY, UT 84119

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 above referenced loan.



SUBSTITUTE TRUSTEE
Connie Medley or Sarah Champine or Luis Garcia or
Constance Lewis or Clyde Cobb or Montgomery Medley or
Julie Martin or Bob Frisch or Arnold Mendoza or Jodi
Steen
c/o Shapiro Schwartz, LLP
13105 Northwest Freeway, Suite 1200
Houston, TX 77040
(713) 462-2565

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 military service to the sender of this notice immediately.

A 0.172 acre tract of land being 75 feet by 100 feet out of a certain 5 acres, more or less, out of LOT NUMBER ONE (1), SECTION NUMBER THIRTY-THREE (33), SEBASTIAN TRACT, GULF COAST IRRIGATION COMPANY'S SUBDIVISION, Willacy County, Texas, as described in Volume 7, Page 426 of the transcribed records of Willacy County, Texas, being more particularly described as follows:

BEGINNING at the Northeast corner of said LOT I,

THENCE, Southerly with and along the East line of said LOT I, also being the centerline of F.M. 2845, a distance of 325.0 feet to a point;

THENCE, Westerly, parallel to the North line of said LOT I, a distance of 40.0 feet for the POINT OF BEGINNING, said point being on the West right-of-way line of F.M. 2845;

THENCE, Southerly, parallel to the East line of said LOT I, and along the said West right-of-way line of F.M. 2845, a distance of 75.0 feet for the Southeast corner of this tract;

THENCE, Westerly, parallel to the North line of said LOT I, a distance of 100.0 feet to a point for the Southwest corner of this tract;

THENCE, Northerly, parallel to the East line of said LOT I, a distance of 75.0 feet to a point for the Northwest corner of this tract;

THENCE, Easterly, parallel to the North line of said LOT I, a distance of 100.0 feet to the POINT OF BEGINNING, and containing 0.172 acres, more or less.

Posted
FILED *1:39PM*
COUNTY COURT #

FEB 10 2020

SUSANA R. GARZA, CLERK
WILLACY COUNTY, TEXAS
BY: *[Signature]* **DEPUTY**