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FILED AT 11:00 o'clock 0 M

MAR 2 2017

STATE OF TEXAS }
COUNTY OF JIM WELLS }

KNOW ALL MEN BY THESE PRESENTS
By *[Signature]* Deputy

NOTICE OF TRUSTEE'S SALE

Pursuant to the authority conferred upon me by that certain Deed of Trust executed by W2 Services, a Partnership Composed of Wayne Wise and Thomas Wise of San Patricio County, Texas, to ROBERT S. LEE, Trustee, dated January 19, 2011, for the benefit of the Beneficiary therein identified, duly recorded under Vol. No. 1117, Pages 391 et seq., Official Records of Jim Wells County, Texas, securing payment of that one certain promissory note in the original principal amount of \$62,500.00, I will, as Trustee under said Deed of Trust, in order to satisfy the indebtedness secured thereby, default having been made in the payment thereof, sell on Tuesday, April 4, 2017, (that being the first Tuesday of said month), at public auction to the highest bidder for cash in the area designated by the County Commissioners' Court. The sale shall commence at the hour of 1:00 p.m. or within three hours thereafter of that day, to be completed by 4:00 p.m. of that same day, the property described as follows, to-wit:

TRACT ONE:

A Three acre (3) tract of land, more or less, situated approximately 3 miles Northwest of Alice, Jim Wells County, Texas, out of the West portion of a 25 acre tract conveyed by Claudio R. Solis, and wife, Berta Bernal Solis to Yrene Woodworth, by Deed dated March 10, 1953, of record in Volume 130, Page 356, Deed Records, Jim Wells County, Texas, out of the Western part of Block "B" of the ELENA PENA DE PEREZ SUBDIVISION, a map of which is of record in Volume 1, Page 36 of the Map Records, Jim Wells County, Texas, being out of the "LA TINAJO DE LARA" Grant, Abstract No. 36, said Three acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a point on the centerline of a 40 ft. road and South line of the 25 acre tract, the Southeast corner of a 2 acre tract conveyed to James Larry Jones, et ux, by Deed dated April 27, 1971, recorded in Volume 286, Page 5, Deed Records, Jim Wells County, Texas, for the Southwest corner of this tract, from whence the Southwest corner of the 25 acre tract bears South 89° 50' West, a distance of 376.5 feet;

THENCE North on a line parallel to the West boundary line of the 25 acre tract and East line of said 2.0 acre tract at 20 feet the North line of 40 foot road, at 693.9 feet the Northeast corner of James Larry Jones, et ux, 2.0 acre tract for the Northwest corner of this tract;

THENCE North 89° 50' East, with the North boundary line of said 25 acre tract a distance of 188.5 feet to a point for the Northeast corner of this tract;

THENCE South on a line parallel to the West boundary line of this tract at 673.9 feet the North boundary of 40 foot road and at 693.9 feet to a point on the South boundary of the 25 acre tract for the Southeast corner of this tract;

THENCE South 89° 50' West, with the South boundary line of original 25 acre tract a distance of 188.5 feet to the PLACE OF BEGINNING.

TRACT TWO:

A Two acre (2) tract of land, more or less, situated approximately 3 miles Northwest of Alice, Jim Wells County, Texas, out of the West portion of a 25 acre tract conveyed by Claudio R. Solis, and wife, Berta Bernal Solis to Yrene Woodworth, by Deed dated March 10, 1953, of record in Volume 130, Page 356, Deed Records, Jim Wells County, Texas, out of the Western part of Block "B" of the ELENA PENZA DE PEREZ SUBDIVISION, a map of which is of record in Volume 1, Page 36 of the Map Records, Jim Wells County, Texas, being out of the "LA TINAJA DE LARA" Grant, Abstract No. 36, said Two acre tract being more particularly described by metes and bounds as follows;

BEGINNING at a point in the centerline of Howell Road and South line of a 25 acre tract described in a Deed from Claudio Solis to Yrene Woodworth dated March 10, 1953, and recorded in Volume 130, Page 356, Deed Records, Jim Wells County, Texas, from whence the Southwest corner of the 25 acre tract bears South 89° 50' West, a distance of 251.0 feet for the Southwest corner of this tract;

THENCE North on a line parallel to the West boundary line of the 25 acre tract and the East line of a 2 acre tract previously described in a Deed dated June 13, 1969, from Yrene Woodworth to Forrest A. Volkert and wife, Maxine Volkert, of record in Volume 267, Page 318, Deed Records, Jim Wells County, Texas, at 20 feet the North line of a 40 foot road, at 693.9 feet the Northeast corner of the 2 acre tract, for the Northwest corner of this tract;

THENCE North 89° 50' East, with the North line of said 25 acre tract a distance of 125.5 feet to a point, the Northeast corner of this tract;

THENCE South on a line parallel to the West boundary line of the 25 acre tract at 673.9 feet the North line of a 40 foot road, and at 693.9 feet a point in the centerline of the 40 foot road for the Southeast of this tract;

THENCE South 89° 50' West, with the centerline of said 40 foot road and South line of 25 acre tract, a distance of 125.5 feet to the PLACE OF BEGINNING.

EXECUTED this 28th day of February, 2017.



Robert S. Lee, Trustee
P.O. Box 179
Freer, Texas 78357
361/394-6135
Fax 361/394-7279