

Notice of Trustee's Sale

1:45 FILED
AT 1 O'CLOCK PM
MAR 13 2017
JC Perez III, Clk. Jim Wells Co., Texas
By: [Signature] Deputy

Date: March 13, 2017
Trustee: Michael A. McCauley
Trustee Address: 615 N. Upper Broadway, Ste 800
Corpus Christi, TX 78401
Lender: Gulf Coast Federal Credit Union
Note: Note dated October 22, 2012 in the original principal amount of \$108,000.00 executed by Frank Martinez

Deed of Trust

Date: October 22, 2012
Grantor: Frank Martinez
Lender: Gulf Coast Federal Credit Union
Recording information: Document No. 00420794 in the Official Public Records of Jim Wells County, Texas
Property: See Exhibit A, attached hereto and incorporated herein by reference
Date of Sale: April 4, 2017
Time of Sale: 10:00 a.m. (to begin no earlier than 10:00 a.m. or not later than three hours thereafter)
Place of Sale: Jim Wells County Courthouse (at the area designated by the County Commissioner's Court for foreclosure/public auction sales)
Terms of Sale: To the highest bidder for cash.

Lender has appointed Michael A. McCauley as Substitute Trustee under the Deed of Trust. Because there is a default in payment of the Note secured by the Deed of Trust, Lender has instructed said Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, said Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted not later than three hours thereafter.

The Property will be sold subject to all instruments recorded in the Official Public Records of Jim Wells County, Texas.



Michael A. McCauley, Trustee

Exhibit A

PROPERTY (Including any Improvements):

10.00 acres out of that certain 82.28 acres being out of Share 4 of the La Vaca Grant, Abstract No. 166, Jim Wells County, Texas, and being that certain parcel described as Tract 1 and Tract 2 in a Gift Deed from George A. Frank, Jr., and wife, Florence Frank to Ann Frank Menking and George Robert Frank, dated August 30, 1994, recorded in Volume 556, Page 557 of the Deed Records of Jim Wells County, Texas. The herein described 10.00 acres being described by metes and bounds as follows:

BEGINNING at a 5/8 inch rebar set with cap at the northwest corner of the above described Tract 2, and being the northeast corner of that certain 134.50 acres described in a Warranty Deed from Ernest Uresti to Clarendo E. Uresti, et al, recorded in Volume 227, Page 515 of the Deed Records of Jim Wells County, Texas;

THENCE S 82 deg. 32 min. 06 sec. E generally with fence and with the south line of Highway 44 a distance of 525.52 feet to a 5/8 inch rebar set with cap for northeast corner;

THENCE S 00 deg. 41 min. 46 sec. E generally with fence a distance of 797.44 feet to a 5/8 inch rebar set with cap for southeast corner;

THENCE S 89 deg. 38 min. 35 sec. W a distance of 524.89 feet to a 5/8 inch rebar set with cap for southwest corner in the east line of said 134.50 acres;

THENCE N 00 deg. 23 min. 07 sec. W generally along and through an existing fence and with the west line of the above described Tract 2 and the east line of said 134.50 acres a distance of 868.94 feet to the POINT OF BEGINNING and containing 10.00 acres of land.