

# NOTICE OF SUBSTITUTE TRUSTEE SALE

**Deed of Trust Date:**  
2/21/2000

**Grantor(s)/Mortgagor(s):**  
MARTHA BENAVIDES ALVIAR

**Original Beneficiary/Mortgagee:**  
Centex Home Equity Corporation

**Current Beneficiary/Mortgagee:**  
Nationstar Mortgage LLC

925 FILED  
AT O'CLOCK A.M.

**Recorded in:**  
**Volume:** 711  
**Page:** 493  
**Instrument No:** 326571

**Property County:**  
JIM WELLS

FEB 15 2018

  
Jim Wells Co., Texas  
Deputy

**Mortgage Servicer:**  
Nationstar Mortgage LLC d/b/a Mr. Cooper is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

**Mortgage Servicer's Address:**  
8950 Cypress Waters Blvd.,  
Coppell, TX 75019

**Legal Description:** LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

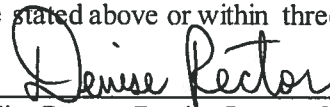
**Date of Sale:** 4/3/2018

**Earliest Time Sale Will Begin:** 1:00PM

**Place of Sale of Property:** SOUTH DOOR OF THE JIM WELLS COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

**Notice Pursuant to Tex. Prop. Code § 51.002(i):**  
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.



Jim Rector, Denise Rector, Sandra Mendoza, Arnold Mendoza, Bob Frisch, Vicki Hammonds, Jamie Steen or Cole D. Patton or Deanna Segovia, Substitute Trustee  
MCCARTHY & HOLTHUS, LLP  
1255 WEST 15TH STREET, SUITE 1060  
PLANO, TX 75075

**EXHIBIT "A"**

Situated in Jim Wells County, Texas, to-wit:

A 0.1448 acre tract, more or less, out of the East portion of Farm Block 135-E of the Alice Farm Block Subdivision, a map of which is recorded in Volume 1, Page 63 of the Transcribed Map Records of Jim Wells County, Texas, and said 0.1448 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at a 60d nail set in the West R.O.W. line of Wright Street (60' R.O.W.) for the Southeast corner of this 0.1448 acre tract and from whence the intersection of the West R.O.W. line of Wright Street (60' R.O.W.) and the North R.O.W. line of Prospect Street (70' R.O.W.) bears South 195.53' (Called 187.0);

THENCE, West along the South line of this tract, a distance of 150.00' to a point for the Southwest corner of this 0.1448 acre tract;

THENCE, North along the West line of this tract, a distance of 50.00' to a point for the Northwest corner of this tract;

THENCE, East along the North line of this tract, a distance of 119.59' to a point on a curve for the Northeast corner of this tract;

THENCE, Southerly and Southeasterly along a curve of length equal to 63.71' and radius equal to 45.00' to the PLACE OF BEGINNING, and containing 0.1448 acres of land, more or less.

*JMBA*

AFTER RECORDING, RETURN TO:

Centex Home Equity  
2828 N. Harwood Corp. 12<sup>th</sup> Floor  
Dallas, Tx. 75201