

AT 10:10 o'clock a. M

JUN 22 2017

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
6/15/2000

Grantor(s)/Mortgagor(s): JC Perez III, Co Clk. Jim Wells Co, Texas
MANUEL LOPEZ AND MARIA LOPEZ
By Denise Rector Deputy

Original Beneficiary/Mortgagee:
CENTEX HOME EQUITY CORPORATION

Current Beneficiary/Mortgagee:
The Bank of New York Mellon as Indenture
Trustee for Nationstar Home Equity Loan Trust
2009-A

Recorded in:
Volume: 721
Page: 805
Instrument No: 328812

Property County:
JIM WELLS

Mortgage Servicer:
Nationstar Mortgage, LLC 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: 8/1/2017

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):
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.

Denise Rector

Jim Rector, Denise Rector, Sandra Mendoza, Arnold Mendoza, Bob Frisch, Vicki Hammonds, Jamie Steen or Cole D. Patton or Denny Tedrow
MCCARTHY & HOLTHUS, LLP
ATTN: SALES
1255 West 15th Street, Suite 1060
Plano, TX 75075

MH File Number: TX-10-08317-CM
Loan Type: Conventional Residential

EXHIBIT "A"

TRACT 1

One acre of land, more or less, lying and being situated about three miles Southeast of Alice, Jim Wells County, Texas, and being out of the "Los Presenos" Grant, Abstract 281, as patented by the State of Texas to Marcelino Lopez, Original Grantee, and being out of the Northeast portion of a 22.53 acre tract known as Share No. 6 in a partition of 271.63 acres of land, and being out of the same land as conveyed to Guadalupe R. Valverde by Eloisa Garcia de Garza by deed dated December 6, 1945 and recorded in Volume 90, Pages 527-528 of the Deed Records, Jim Wells County, Texas. Said 1.0 acre of land being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a fence corner post for an upper Northeast corner of above said 22.53 acre tract, for the Northeast corner of this tract.

THENCE S 2° 40' W, 208.93 feet, to a point, for the Southeast corner of this tract;

THENCE West, 203.96 feet to a point, for the Southwest corner of this tract.

THENCE North 208.71 feet, to a point in the North line of above said 22.53 acre tract, for the Northwest corner of this tract.

THENCE East along the North line of said 22.53 acre tract, 213.44 feet, to the PLACE OF BEGINNING.

TRACT 2

Being One (1) acre of land out of the LOS PRESENO GRANT A-281, Jim Wells County, Texas. Said tract also being out of and a portion of a 67.084 acre tract (called 67.17 acres) comprised of 22.07 acres of land designated Share 3-A of a Partition of 271.63 acres and being the same land described by deed of record in Volume 121, Pages 104-7, Deed Records, Jim Wells County, Texas; 22.53 acres of land designated as Share 5 of a Partition of 271.63 acres and being that same land described by deed of record in Volume 90, Pages 529-33, Deed Records, Jim Wells County, and 22.53 acres of land designated as Share 6 of a Partition of 271.63 acre and being that same land described by deed of record in Volume 90, Pages 527-8, Deed Records, Jim Wells County, Texas, to which reference is hereby made. Said 1.0 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a point set in the North line of said 67.084 acre tract for the Northeast corner of this tract, from whence an iron rod found for the Northwest corner of said 67.084 acre tract bears West 1215.13 feet.

THENCE South 208.65 feet to a point for the Southeast corner of this tract;

THENCE West 205.49 feet to an iron rod set for the Southwest corner of this tract;

THENCE North 207.61 feet to an iron rod set under a fence, the North line of said 67.084 acre tract for the Northwest corner of this tract;

THENCE East with said fence on North line 216.57 feet to the PLACE OF BEGINNING.

Note: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes and does not override Item 2 of Schedule B hereof.