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FILED
AT O'CLOCK PM

JUL 11 2017

JC Perez III, Co. Clerk, Jim Wells Co., Texas
By *[Signature]* Deputy

NOTICE OF SALE
(Substitute Trustee)

STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS:

§

COUNTY OF JIM WELLS

§

WHEREAS, MARY A. MURPHY, (the "Mortgagor") executed and delivered to MARK B. GILBREATH, Trustee for CHRISTOPHER LEN JACKSON and SHERI JACKSON, a certain Deed of Trust dated February 28, 2012, which instrument is recorded at Clerk's File No. 416280 of the Official Public Records of Jim Wells County, Texas, covering the hereinafter described property; and

WHEREAS, the undersigned has been duly appointed as Substitute Trustee under the said Deed of Trust;

WHEREAS, default has occurred in the payment of the indebtedness secured by the above-mentioned Deed of Trust, and CHRISTOPHER LEN JACKSON and SHERI JACKSON, the present Beneficiary, has instructed the undersigned Substitute Trustee to enforce the provisions of said instrument;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN THAT after the posting of this Notice in accordance with the above-mentioned Deed of Trust and the law, and after giving such other notices as required by law, the undersigned Substitute Trustee, or any successor Substitute Trustee, will sell to the highest bidder for cash, or to the Beneficiary or any other holder of said indebtedness for credit, in accordance with the terms of said Deed of Trust the hereinafter described property at the County Courthouse of Jim Wells County, Texas, on Tuesday, the 1st day of August, 2017, the same being the first Tuesday in such month, to-wit:

Lots 12 and 13, Unit 1, WILDWOOD RANCH ESTATES, and Lot 1, Unit 3, WILDWOOD RANCH ESTATES, a subdivision in Jim Wells County, Texas, according to map or plat thereof of record in Volume 9, Page 26, Map Records, Jim Wells County, Texas.

The earliest time at which the sale will occur will be 10:00 o'clock a.m., and the sale will be conducted not later than three hours after that time, such hours being between 10:00 a.m. and 1:00 p.m. Further, the sale will be held in the area at or in the proximity of said Courthouse designated by the Commissioners Court of such County where sales are to take place pursuant to Section 51.002 of the Texas Property Code.

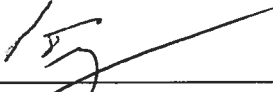
This sale shall be subject to those reservations, matters and exceptions, if any, set forth in the said Deed of Trust to the extent such are still in force and effect.

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.

EXECUTED this 11th day of July, 2017.

F-T SERVICE CORP.
Substitute Trustee
615 N. Upper Broadway, Suite 1100
Corpus Christi, Texas 78401-0748
Phone: (361) 888-9201

By: 

Daniel O. Gonzalez
Vice President