

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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.

FILED
AT 10 O'CLOCK AM
NOV 13 2017
K. Perez III, Co. Clerk Jim Wells Co, Texas
Deputy

1. **Date, Time, and Place of Sale.**

Date: December 05, 2017

Time: The sale will begin at 10:00AM or not later than three hours after that time.

Place: THE SOUTH DOOR OF THE JIM WELLS COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale.** Cash.

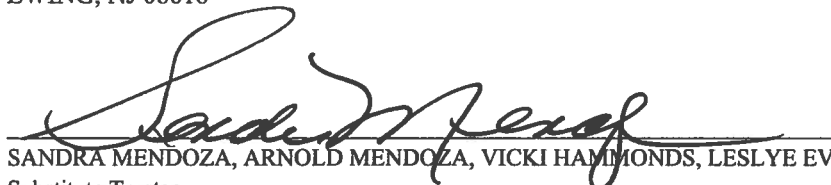
3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated August 21, 2013 and recorded in Document VOLUME 1199, PAGE 558; AS AFFECTED BY LOAN MODIFICATION AGREEMENT IN VOLUME 1264, PAGE 258 real property records of JIM WELLS County, Texas, with ADALBERTO RAMIREZ AND BENILDE RAMIREZ, grantor(s) and SECURITY SERVICE FEDERAL CREDIT UNION, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by ADALBERTO RAMIREZ AND BENILDE RAMIREZ, securing the payment of the indebtednesses in the original principal amount of \$108,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. SECURITY SERVICE FEDERAL CREDIT UNION is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. CENLAR FSB, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CENLAR FSB
425 PHILLIPS BLVD
EWING, NJ 08618


SANDRA MENDOZA, ARNOLD MENDOZA, VICKI HAMMONDS, LESLYE EVANS, OR WILLIAM D. LAREW
Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on _____ I filed at the office of the JIM WELLS County Clerk and caused to be posted at the JIM WELLS County courthouse this notice of sale.

Declarants Name: _____
Date: _____



EXHIBIT "A"

LOT TWENTY (20) SECTION THREE (3) OF K-BAR RANCH SUBDIVISION, ACCORDING TO MAP OR PLAT THEREOF
RECORD IN VOLUME 8, PAGE 15, MAP RECORDS, JIM WELLS COUNTY, TEXAS.



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