

Notice of Trustee's Sale

AT 3:10 FILED o'clock P M

JAN 17 2017

Date: January 17, 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 November 6, 2009 in the original principal amount of \$72,000.00 executed by Diana Garcia.

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

Deed of Trust

Date: November 6, 2009
Grantor: Diana Garcia
Lender: Gulf Coast Federal Credit Union
Recording information: Document No. 401723 in the Official Public Records of Jim Wells County, Texas

Property:

A tract of land 50' x 150' out of a larger tract of land containing 150' x 198' as conveyed by Deed dated July 29, 1944 from H. A. Moss, et al., to Alfred M. Velasquez, et ux, recorded in Volume 18, Pages 4-6 of the Deed Records of Jim Wells County, Texas and being out of Farm Block Number 139 of the Farm Block Subdivision in and adjoining the City of Alice, Jim Wells County, Texas and being described by metes and bounds as follows, to wit:

BEGINNING at a point on the West Boundary Line of Almond Street which point is located 148 feet South of the intersection of the West Boundary Line of Almond Street with the South Boundary Line of Dewey Avenue for the Northeast corner of this track;

THENCE West parallel with the South Boundary Line of Dewey Avenue, a distance of 150 feet, intersecting the West Boundary Line of said larger tract, for the Northwest corner of this track;

THENCE South along the West Boundary Line of said larger tract, a distance of 50 feet to its Southwest Corner for the Southwest corner of this track;

THENCE East along the South Boundary Line of said larger tract, a distance of 150 feet to its Southeast Corner of the Southeast Corner of this track;

THENCE North along the West Boundary Line of Almond Street a distance of 50 feet to the PLACE OF BEGINNING.

**Date of Sale:** February 7, 2017

**Time of Sale:** 1:00 p.m. (to begin no earlier than 1:00 p.m. or not later than three hours thereafter)

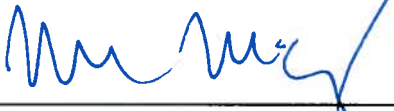
**Place of Sale:** Jim Wells County Courthouse (at the area designated by the County Commissioner's Court for foreclosure/public auction sales)

**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.

  
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Michael A. McCauley, Trustee