

Loan No. xxxxxx3646

NOTICE OF SALE
(Substitute Trustee)

AT 3:35 FILED
O'CLOCK PM
JUN 13 2017
JC Perez III, Co. Clk, Jim Wells Co, Texas
By: [Signature] Deputy

STATE OF TEXAS §
COUNTY OF JIM WELLS § KNOW ALL MEN BY THESE PRESENTS:
§

WHEREAS, ANDRES A. ELIZONDO, M.D., and wife NOEMI G. ELIZONDO, (the "Mortgagor") executed and delivered to Travis H. Burris, Trustee for The Bank of Alice, a certain Deed of Trust and Security Agreement dated February 12, 1997, which instrument was duly recorded on February 14, 1997, in Volume 615, Pages 501-519, Official Records of Jim Wells County, Texas, covering the hereinafter described property; and

WHEREAS, the Deed of Trust covered Tract I and Tract II:

Tract I:

Lots 14, 15, 16 and 17, Block 1 of the NORTH HILLTOP ADDITION to the City of Alice, Jim Wells County, Texas, according to the map or plat thereof of record in Volume 3, Page 45, Map Records, Jim Wells County, Texas; and

Tract II:

Lots One (1), Two (2) and Three (3), JOHN AND TOBY ADDITION to the City of Alice, Jim Wells County, Texas, according to the map or plat thereof of record in Volume 6, Page 66, Map Records, Jim Wells County, Texas.

WHEREAS, the undersigned whose address is 615 N. Upper Broadway, Suite 1100, Corpus Christi, Texas 78401-0748, has been duly appointed as Substitute Trustee under the said Deed of Trust; and

WHEREAS, default has occurred under the loan documents and Deed of Trust covering the hereinafter described property, and Texas Champion Bank, formerly known as The Bank of Alice, the present Beneficiary, has instructed the undersigned Substitute Trustee to enforce the provisions of said instrument;

WHEREAS, a portion of the above-described property described as

Tract II:

Lots One (1), Two (2) and Three (3), JOHN AND TOBY ADDITION to the City of Alice, Jim Wells County, Texas, according to the map or plat thereof of record in Volume 6, Page 66, Map Records, Jim Wells County, Texas

was released by Partial Release of Lien filed of record on or about April 11, 2002, in Volume 783, Pages 8-9, Official Records of Jim Wells County, Texas;

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 only the hereinafter described property at the County Courthouse of Jim Wells County, Texas, on Tuesday, the 4th day of July, 2017, the same being the first Tuesday in such month, to-wit:

Tract I:

Lots 14, 15, 16 and 17, Block 1 of the NORTH HILLTOP ADDITION to the City of Alice, Jim Wells County, Texas, according to the map or plat thereof of record in Volume 3, Page 45, Map Records, Jim Wells County, Texas; and

The earliest time at which the sale will occur will be 11:00 a.m., and the sale will be conducted not later than three hours after that time, such hours being between 11:00 a.m. and 2:00 p.m. Further, the sale will be held at the area at the Courthouse designated by the Commissioners Court of Jim Wells County, Texas, 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 13th day of June, 2017.

F-T SERVICE CORP.
Trustee

By:



Peter E. Avots, Vice President
615 N. Upper Broadway, Suite 1100
Corpus Christi, Texas 78401-0748