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MAY 16 2017

JC Perry, Jr. Co. Clk. Jim Wells Co., Texas  
By *[Signature]* Deputy

**NOTICE OF FORECLOSURE SALE**

Notice is hereby given of a public nonjudicial foreclosure sale.

1. **PROPERTY TO BE SOLD.** The property to be sold is described as follows:

Property: Lot 22 Valley-Hi Acres Subdivision Unit 2, an addition situated in Jim Wells County, Texas according to plat thereof recorded in Volume 7, Page 43 of the Map Records, Jim Wells County, Texas.

2. **DATE, TIME AND PLACE OF SALE.** The sale is scheduled to be held at the following date,

time and place:

Date: June 6, 2017

Time: The sale shall begin no earlier than 10:00 A.M. or no later than three hours thereafter

Place: Jim Wells County Courthouse in Alice, Texas, at the following location:  
South Door

The Deed of Trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refilled in accordance with the posting and filing requirements of the Texas Property Code. Such Reposting and refilling may be after the date originally scheduled for this sale.

3. **TERMS OF SALE.** The sale will be conducted as a public auction to the highest bidder for cash,

subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

4. **TYPE OF SALE.** The sale is nonjudicial deed of trust lien foreclosure sale being conducted

pursuant to the power of sale granted by the deed of trust executed by Maria Feliciano Sharp. The deed of trust is dated August 29, 2008 and is recorded in the Office of the County Clerk of Jim Wells County, Texas, in Volume 1044, Page 754 et seq., Official Records of Jim Wells County, Texas.

5. **OBLIGATIONS SECURED.** The deed of trust provides that it secures the payment of the

indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the promissory note in the original principal amount of \$8,500.00, executed by Maria Feliciano Sharp and payable to James Dean Ranch Developments, Ltd.; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of Maria Feliciano Sharp to James Dean Ranch Developments, Ltd. James Dean Ranch Developments, Ltd. is the current owner and holder of the obligations and is the beneficiary under the deed of trust.

As of April 21, 2017, there was owed \$6,227.63 on the note, being principal; and interest in the following amounts: \$5,233.06 of principal and \$994.57 of interest. The note is bearing interest at the rate of \$1.00 per day thereafter.

Questions concerning the sale may be directed to the undersigned.

6. **DEFAULT AND REQUEST TO ACT.** Default has occurred under the deed of trust, and the

beneficiary has requested me, as trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

DATE April 21, 2017

*[Signature]*

James H. Dean, Substitute Trustee  
P.O. Box 248  
Sandia, Texas 78383  
(361) 664-0993