

FILED  
AT 2:10 o'clock P M

FEB 8 2017

**NOTICE OF TRUSTEE'S SALE**

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

Pursuant to authority conferred upon me be that certain Deed of Trust dated June 10, 2015 executed by **ABEL J. GUERRA, JR. and wife, MICHELLE MAE GUERRA**, duly recorded in the Deed Records of Jim Wells County, Texas recorded in Vol.1254, Page 291-307, I will, as Trustee under said Deed of Trust, in order to satisfy the indebtedness, default having been made in payment thereof, sell on Tuesday, **March 7, 2017**, (that being the first Tuesday of said month), at public auction to the highest bidder for cash at the place designated by the Commissioner's Court of Jim Wells County, being the outside entrance of the Jim Wells County Courthouse in Alice, Texas, between the hours of 10 o'clock A.M. and 4 o'clock P.M. of the day, the following described property to-wit:

**Lot Five (5) Mesquite Acres Subdivision , situated in Jim Wells County, Texas according to map or plat thereof recorded in Volume 12, Page 12, Map Records of Jim Wells County, Texas.**

EXECUTED this the 3, day of February, 2017.

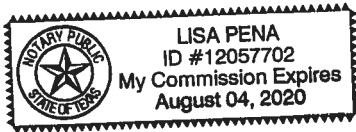
[Signature]  
RUBEN PEREZ, Trustee

THE STATE OF TEXAS §

COUNTY OF ZAPATA §

BEFORE ME, the undersigned authority, on this day personally appeared RUBEN PEREZ, Trustee, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 3rd day of February, 2017.



*Lisa Pena*

Notary Public in and for the State of Texas  
My Commission Expires on: 08-04-20