

FILED  
AT 4:15 o'clock P M

FEB 14 2017

**NOTICE OF SALE**  
(Substitute Trustee)

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

STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF JIM WELLS

§

WHEREAS, S. DUVAL, LLC (the "Mortgagor") executed and delivered to Sid Ridlehuber, Trustee for CHARTER BANK, a certain Deed of Trust (the "Deed of Trust") dated October 26, 2012 which instrument is recorded under Clerk's File No. 420915, Volume 1172, Page 356, of the Official Records of Jim Wells County, Texas, covering the hereinafter described property;

WHEREAS, the undersigned has been duly appointed as Substitute Trustee under the said Deed of Trust;

WHEREAS, default has occurred in the payment of the indebtedness secured by the above-mentioned Deed of Trust, and Charter Bank, the present Beneficiary, has instructed the undersigned Substitute Trustee to enforce the provisions of said instrument;

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 the hereinafter described property at the County Courthouse of Jim Wells County, Texas, on Tuesday, the 7<sup>th</sup> day of March, 2017, the same being the first Tuesday in such month, to-wit:

Being a 18.5287 acre tract of land, more or less, out of Block Ninety One (91), ORIGINAL TOWNSITE OF ALICE, recorded in Volume 1, Page 63, Map Records, Jim Wells County, Texas and being more particularly described as follows:

BEGINNING at the southwest corner of said Block 91, a 5/8" iron rod found, for the Point of Beginning and the southwest corner of this tract;

THENCE along the west boundary line of said Block 91, N 00° 07' 14" W, 807.16 feet to a 5/8" iron rod set, said point being southwest corner of Memorial Addition, recorded in Volume 5, Page 58, Map Records, Jim Wells County, Texas, for the northwest corner of this tract;

THENCE along the south boundary line of said Memorial Addition, N 89° 55' 57" E, 488.80 feet to a 5/8" iron rod set, said point being in the west boundary line of a 3.00 acre tract recorded in Volume 302, Page 130, Deed Records, Jim Wells County, Texas, for a corner of this tract;

THENCE along said boundary line, S 00° 01' 48" E, 167.41 feet to a 5/8" iron rod

found, said point being the southwest corner of said 3.00 acre tract, for the a corner of this tract;

THENCE along the south boundary line of said 3.00 acre tract, N 89° 56' 28" E, 410.87 feet to a 5/8" iron rod found, said point being the southwest corner of said 3.00 acre tract and being on the west right-of-way line of Duval Street, for the northeast corner of this tract;

THENCE along said Right-of-Way, South, 970.13 feet to a 5/8" iron rod set, said point being on a curve to the right having a central angle of 04° 30' 48" and a radius of 1258.18 feet, for the southeast corner of this tract;

THENCE along said curve, 99.11 feet to a 5/8" iron rod set, for a corner of this tract;

THENCE N 69° 35' 13" W, 857.75 feet to the POINT OF BEGINNING.  
Containing: 18.5287 acres, more or less..

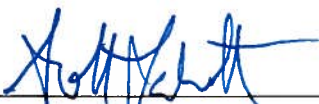
The earliest time at which the sale will occur will be 10:00 o'clock a.m., and the sale will be conducted not later than three hours after that time, such hours being between 10:00 a.m. and 1:00 p.m. Further, the sale will be held in the area at or in the proximity of said Courthouse designated by the Commissioners Court of such County 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 14th day of February, 2017.

F-T SERVICE CORP.  
Substitute Trustee  
615 N. Upper Broadway, Suite 1100  
Corpus Christi, Texas 78401-0748  
Phone: (361) 888-9201

By:   
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Scott E. Landreth  
Vice President