

COPY

Notice of Trustee's Sale

FILED
AT 2:12 o'clock P. M

FEB 14 2017

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

Date: February 14, 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 December 18, 2015 in the original principal amount of \$24,800.00 executed by Joel Trigo and wife, Laura Trigo

Deed of Trust

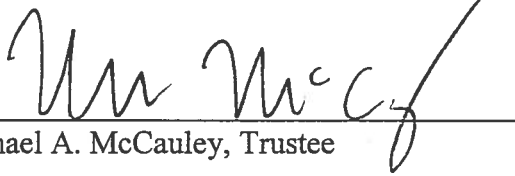
Date: December 18, 2015
Grantor: Joel Trigo and wife, Laura Trigo
Lender: Gulf Coast Federal Credit Union
Recording information: Document No. 00440704 in the Official Public Records of Jim Wells County, Texas
Property: Described on Exhibit A, attached hereto and incorporated herein by reference

Date of Sale: March 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.



Michael A. McCauley, Trustee

Exhibit A

PROPERTY (including any improvements):

(a) LAND:

TRACT I:

Lot Nineteen (19) WILD WOOD MEADOWS, situated in Jim Wells County, Texas, according to plat thereof recorded in Volume 11, Page 78, Map Records of Jim Wells County, Texas.

TRACT II:

Being a 2.348 acre tract of land, being out of a 200.35 acre tract recorded in Volume 1008, Page 399, Official Records of Jim Wells County, Texas, and also being out of the Share No. 1, La Tinaja De Lara Grant, Abstract 36, Jim Wells County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found for the Northwest corner of Lot 19, Wild Wood Meadows, a subdivision recorded on a map in Volume 11, Page 78, Map Records of Jim Wells County, and also being the Southwest corner of this survey;

THENCE N 00 deg. 36 min. 51 sec. W, a distance of 437.15 feet to a 5/8 inch iron rod set in the South line of a 198.475 acre tract recorded in Volume 581, Page 645, Jim Wells County, Texas, and also in the North line of said 200.35 acre tract for the Northwest corner of this survey;

THENCE with the South line of said 198.475 acre tract, the North line of said 200.35 acre tract, N 89 deg. 22 min. 29 sec. E, a distance of 234.00 feet to a 5/8 inch iron rod set for the Northeast corner of this survey;

THENCE S 00 deg. 36 min. 51 sec. E, a distance of 437.20 feet to a 5/8 inch iron rod found for the Northeast corner of Lot 19 and the Northwest corner of Lot 20, Wild Wood Meadows, and also being the Southeast corner of this survey;

THENCE S 89 deg. 23 min. 09 sec. W, with the North line of Lot 19, Wild Wood Meadows, a distance of 234.00 feet to the BEGINNING POINT and containing 2.348 acres of land, more or less.

60 FOOT ACCESS EASEMENT:

Being an ACCESS EASEMENT across the above mentioned 2.348 acre tract. Said easement being the North 60 feet of the above mentioned 2.348 acre tract and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod set for the Northwest corner of the above mentioned 2.348 acre tract and also being the Northwest corner of this easement;

THENCE N 89 deg. 22 min. 29 sec. E, with the North line of said 200.35 acre tract, a distance of 234.00 feet to a 5/8 inch iron rod set for the Northeast corner of this easement;

THENCE S 00 deg. 36 min. 51 sec. E, a distance of 60.00 feet to a 5/8 inch iron rod set for the Southeast corner of this easement;

THENCE S 89 deg. 22 min. 29 sec. E, a distance of 234.00 feet to a 5/8 inch iron rod set for the Southwest corner of this easement;

THENCE N 00 deg. 36 min. 51 sec. W, a distance of 60.00 feet to the BEGINNING POINT and containing 1447.2 square feet of land, more or less.