

11:15 FILED
AT O'CLOCK AM

FEB 07 2018

NOTICE OF FORECLOSURE SALE

JC P...
By: [Signature]
Dep...
Texas

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 OR 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.

1. ***Property to Be Sold.*** The property to be sold is described as follows: Filed for record in the office of the County Clerk of Jim Wells County, Texas under clerks Number 407470 Bk. OR Vol. 1109 Pg. 217-219 which covers certain property (the "Mortgaged Property") located in Jim Wells County, Texas as described therein. (See attachment A)
2. ***Instrument to be Foreclosed.*** The instrument to be foreclosed is the Deed of Trust dated 10/08/2010 and recorded as clerk's number 407470 real property records of Jim Wells County, Texas.
3. ***Note, Time, and Place of Sale.*** The sale is scheduled to be held at the following date, time, and place:
Date: 03/06/2018
Time: 10:00AM
Place: Foreclosed properties are auctioned in the area designated by the Commissioners Court, of Jim Wells county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.
4. ***Terms of Sale.*** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.
5. ***Obligations Secured.*** The Deed of Trust executed by Rafael Cuellar Jr., provides that it secures the payment of the indebtedness in the original principal amount of \$256,500.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Gulf Coast Federal Credit Union, not in its individual capacity but solely as trustee is the current mortgagee of the note and deed of

trust authorizes the mortgage servicer to collect the debt. Prior to the sale an updated amount will be provided to the clerk and Trustee.

/s/ Ruben R. Lerma Jr.

Ruben R. Lerma Jr.

Attorney at Law

c/o Gulf Coast Federal Credit Union

4410 Dillon Lane, Suite 48

Corpus Christi, Texas 78415

Phone: 361.855.9999

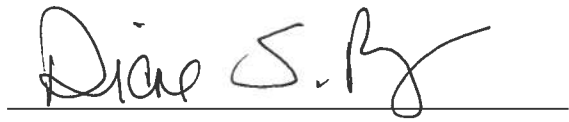
Fax: 361.852.1500

Email: RLERMA9334@AOL.COM

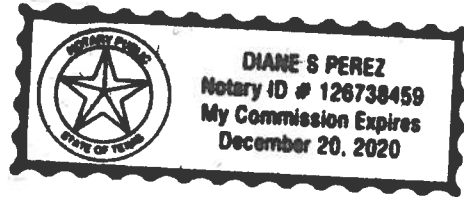
STATE OF TEXAS *

COUNTY OF NUECES *

BEFORE ME, the undersigned authority, on February 6, 2018, personally appeared RUBEN R. LERMA JR., 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 purposes and consideration therein expressed and in the capacity therein stated.



Notary Public, State of Texas



TRACT 1:

(Attachment A)

A 0.489 acre tract of land out of the East portion of Lot Four (4), Caleta Place Subdivision as shown by map recorded in Volume 6, Page 49, Map Records, Jim Wells County, Texas, said Caleta Place Subdivision being a subdivision of 4.4923 acres of land within the City of Alice, and being out of Lots 11 and 12, Block 2, of the Adams Presnall Farm Tracts of Share 1 of the Los Presenos Grant, A-281, Jim Wells County, Texas; said 0.489 acre tract of land being more particularly described by metes and bounds as follows:

Commencing at a 5/8 inch iron rod found on the West right-of-way line of Morningside Drive for the Southeast corner of Lot 4, Caleta Place Subdivision and the Southeast corner of said 4.4923 acre tract of land for the POINT OF BEGINNING, the Southeast corner of this 0.489 acre tract of land;

Thence, S 79 deg. 03 min. W, with the South line of Lot 4, Caleta Place Subdivision, a distance of 128.0 feet to a 5/8 inch iron rod found for the Southeast corner of a 0.773 acre tract of land described in Volume 557, Pages 368-370 of the Deed Records of Jim Wells County, Texas, for the Southwest corner of this 0.489 acre tract of land;

Thence, N 13 deg. 48 min. 31 sec. W, with the lower East line of said 0.773 acre tract of land, across Lot 4, Caleta Place Subdivision, a distance of 154.4 feet to a 1/2 inch iron rod found on the North line of Lot 4 for the most Westerly North corner of this 0.489 acre tract of land;

Thence, N 45 deg. 12 min. E, with the North line of Lot 4, Caleta Place Subdivision, a distance of 5.9 feet to a 1/2 inch iron rod found for an inner corner of Lot 4 for an inner corner of this 0.489 acre tract of land;

Thence, N 13 deg. 53 min. W, with a Westerly line of Lot 4, Caleta Place Subdivision, a distance of 7.40 feet to a point for the Southwest corner of Lot 3, Caleta Place Subdivision and for the Northwest corner of Lot 4 for the Northwest corner of this 0.489 acre tract of land;

Thence, N 79 deg. 03 min. E, with the South line of Lot 3 and with the North line of Lot 4, Caleta Place Subdivision, a distance of 125.9 feet to a railroad spike set on the West right-of-way line of Morningside Drive for the Southeast corner of Lot 3, and for the Northeast corner of Lot 4 for the Northeast corner of this 0.489 acre tract of land;

Thence, S 12 deg. 47 min. E, with the West right-of-way line of Morningside Drive and with the East line of Lot 4, a distance of 165.09 feet to the POINT OF BEGINNING, containing 0.489 acre of land, more or less.

TRACT 2:

A 0.032 acre tract of land out of Lot Four (4), Caleta Place Subdivision as shown by map recorded in Volume 6, Page 49, Map Records, Jim Wells County, Texas; said 0.032 acre tract of land being more particularly described by metes and bounds as follows:

Commencing at a 5/8 inch iron rod found on the South line of Lot 4, Caleta Place Subdivision for the Southeast corner of 0.773 acre tract of land described in Volume 557, Pages 368-370 of the Deed Records of Jim Wells County, Texas, and for the Southwest corner of the previously described 0.489 acre tract of land; whence a 5/8 inch iron rod found for the Southeast corner of Lot 4, Caleta Place Subdivision, bears N 79 deg. 03 min. E, a distance of 128.0 feet;

Thence, N 13 deg. 48 min. 31 sec. W, with the West line of said 0.489 acre tract of land and with the lower East line of said 0.773 acre tract of land, a distance of 63.0 feet to a 1/2 inch iron rod found for the POINT OF BEGINNING, the Southeast corner of this 0.032 acre tract of land;

Thence, S 76 deg. 15 min. 17 sec. W, with the lower South line of said 0.773 acre tract of land, a distance of 19.0 feet to a 1/2 inch iron rod found for a corner of said 0.773 acre tract of land for a corner of this 0.032 acre tract of land;

Thence, N 14 deg. 00 min. W, with the Easterly line of said 0.773 acre tract of land, a distance of 53.5 feet to a 1/2 inch iron rod found for an angle corner of said 0.773 acre tract of land for an angle corner of this 0.032 acre tract of land;

Thence, N 11 deg. 47 min. 21 sec. E, continuing with the Easterly line of said 0.773 acre tract of land, a distance of 41.22 feet to a 1/2 inch iron rod found on the Northerly line of Lot 4, Caleta Place Subdivision for a corner of this 0.032 acre tract of land;

Thence, N 45 deg. 12 min. E, with the Northerly line of Lot 4, Caleta Place Subdivision, a distance of 1.59 feet to a point on the West line of said 0.489 acre tract of land for the North corner of this 0.032 acre tract of land;

Thence, S 13 deg. 48 min. 31 sec. E, with the West line of said 0.489 acre tract of land, a distance of 91.5 feet to the POINT OF BEGINNING, containing 0.032 acre of land, more or less.