

COPY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

AT 9:00 o'clock A. M

FILED

FEB 13 2018

STATE OF TEXAS §
COUNTY OF JIM WELLS §

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

WHEREAS, by certain Deed of Trust dated March 15, 2011, executed by CRYSTAL R. GARCIA, ("Grantor, whether one or more") to A. JABIER RODRIGUEZ, ("Trustee") recorded in DOCUMENT #410286, Official Records, Jim Wells County, Texas, reference to which is hereby made for all purposes (the "Deed of Trust"), Grantor conveyed Trustee certain property (the "Property") situated in Jim Wells County, Texas, which Property includes the real property more particularly described as follows:

Lots 21, 22, 23, and 24, Block 63 of the City of Premont, according to the map or plat thereof recorded in Volume 1, Page 16 et seq, Transcribed Records, Jim Wells County, Texas.

together with all improvements located thereon to secure the payment of a certain Balloon Note (the "Note") dated March 15, 2011, executed by CRYSTAL R. GARCIA, in the original principal sum of \$72,000.00, and made payable to the order of Lone Star National Bank, 520 E. Nolana Avenue, McAllen, Texas 78504 (the "Noteholder"), and;

WHEREAS, default has occurred in the payments of said Note and the same is now wholly due, and the owner and holder of said debt has requested the undersigned to sell the herein described property to satisfy said Note;

WHEREAS, the undersigned has been duly appointed Substitute Trustee, by instrument dated October 7, 2016, and filed under Document Number 445593 or Volume 1293 Page 460, in the Official Records of Jim Wells County, Texas.

WHEREAS, the Substitute Trustee may be replaced with a Substitute Trustee at the election of the Noteholder at any time prior to the sale in accordance with the terms of the Deed of Trust. The following is the name and street address of the potential future Substitute Trustees which hereafter may be appointed by the Noteholder to complete the sale. Until public notice is given of a further change in Trustee, the undersigned is who should be contacted by any interested party in regard to the sale:

- Mr. Scott A. Walsh, Mr. Weldon "Beau" Nixon, Ms. Deborah Lee Cordova
4900 N. 10th St. Ste. B, 4900 N 10th Street Ste. B, 4900 N 10th Street Ste. B
McAllen, Texas 78504, McAllen, TX 78504, McAllen, TX 78504

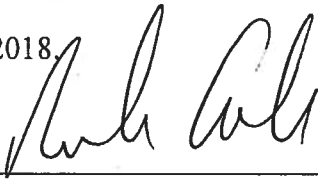
NOW, THEREFORE, Notice Is Hereby Given That on Tuesday, the 6th day of MARCH, 2018, at 1:00 p.m., or within three (3) hours thereafter, I will sell said property at the South side outside of the County Courthouse in Jim Wells County, Texas, said property, along with any improvements located thereon, to be sold to the highest bidder for cash.

SUBJECT TO:

- a) Mineral reservations of record.
- b) Oil, Gas and Mineral Leases of record, if any.
- c) Rules, regulations, rights of way and easements in favor of the water district within which property is located.
- d) All easements and restrictions of record and all visible easements.
- e) Ad valorem taxes and other assessments which may be due with respect to the property.
- f) All liens, encumbrances and other matters appearing in the Official Records of the County Clerk, Jim Wells County, Texas.
- g) Any and all claims pertaining to the legality of the trustee's sale.

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.
THE NAME AND ADDRESS OF THE SENDER OF THIS NOTICE IS SCOTT A. WALSH, 4900-B N. 10TH, MCALLEN, TX 78504.

WITNESS my hand this 12th day of February, 2018.



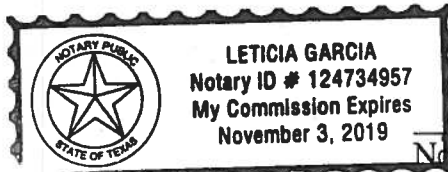
RUEBEN COLE, SUBSTITUTE TRUSTEE
520 E. NOLANA AVE.
MCALLEN, TEXAS 78504
(956) 984-2727


ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF HIDALGO

This instrument was acknowledged before me on February 12th, 2018, by Rueben Cole, Substitute Trustee.





Notary Public, State of Texas