

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED
AT 1040 o'clock A M

DATE: April 7, 2017

APR 10 2017

NOTE: Promissory Note described as follows:

Date: April 23, 2008
Debtor: Raymond Fernandez and Iza Neri Fernandez
Original Creditor: 21st Mortgage Corporation.
Original Principal Amount: \$49,230.80
Current Holder: 21st Mortgage Corporation

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

DEED OF TRUST: Deed of Trust described as follows:

Date: April 23, 2008
Grantor: Raymond Fernandez and Iza Neri Fernandez
Trustee: Tim Williams
Current Beneficiary: 21st Mortgage Corporation
Recorded: Recorded April 29, 2008, Book/Document Number: 391178, Vol. 1031,
Page: 157, State of Texas, Jim Wells County, Texas Records

LENDER: 21st Mortgage Corporation

BORROWER: Raymond Fernandez and Iza Neri Fernandez

PROPERTY: The real property described as follows:

A 0.70 ACRE TRACT OF LAND BEING SITUATED IN ALICE, JIM WELLS COUNTY, TEXAS AND BEING OUT OF SHARE #4, SET ASIDE TO W.K. MCMASTER IN A PARTITION OF A 4067.8 ACRES OF LAND OUT OF THE LAVACA GRANT, ABSTRACT NO. 166, PATENTED TO JOSE MARIA GARCIA, BETWEEN W.R. PERKINS, P.A. PRESNALL, V.W. TAYLOR AND W.K. MCMASTER, A MAP OF PARTITION BEING OF RECORD IN VOLUME 1, PAGE 32, MAP RECORDS, JIM WELLS COUNTY, TEXAS, ALSO BEING RECORDED IN VOLUME 983, PAGE 44 OF THE DEED RECORDS OF JIM WELLS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND ON THE NORTH RIGHT OF WAY LINE OF RODRIGUEZ STREET AND AT THE SOUTHEAST CORNER OF LOT 99, MCMASTER'S SUBDIVISION, RECORDED IN VOLUME 1, PAGE 32 OF THE MAP RECORDS OF JIM WELLS COUNTY, TEXAS, ALSO BEING THE SOUTHWEST CORNER OF THIS 0.70 ACRE TRACT;

THENCE NORTH, ALONG THE EAST BOUNDARY LINE OF SAID LOT 99, A DISTANCE OF 226.00 FEET TO A 5/8 INCH IRON ROD SET FOR THE NORTHWEST CORNER OF THIS 0.70 ACRE TRACT;

THENCE EAST, A DISTANCE OF 183.00 FEET TO A 5/8 INCH IRON ROD SET FOR THE NORTHEAST CORNER OF THIS 0.70 ACRE TRACT;

THENCE SOUTH, A DISTANCE OF 76.00 FEET TO A 5/8 INCH IRON ROD SET FOR AN EXTERIOR CORNER OF THIS 0.70 ACRE TRACT;

THENCE WEST, A DISTANCE OF 75.00 FEET TO A 5/8 INCH IRON ROD SET FOR AN INTERIOR CORNER OF THIS 0.70 ACRE TRACT;

THENCE SOUTH, A DISTANCE OF 150.00 FEET TO A 5/8 INCH IRON ROD SET ON THE NORTH RIGHT OF WAY LINE OF SAID RODRIGUEZ STREET FOR AN EXTERIOR CORNER OF THIS 0.70 ACRE TRACT;

THENCE WEST, ALONG THE NORTH RIGHT OF WAY LINE OF SAID RODRIGUEZ STREET, A DISTANCE OF 108.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.70 ACRES OF LAND, MORE OR LESS.

SUBSTITUTE TRUSTEE: BRENT W. MARTINELLI, JIM MILLS, SUSAN MILLS, EMILY NORTHERN, ALEXANDRA ZOGRAFOS, JUSTIN SOUTHERN, CHRIS LAFON, CARLA PATTERSON, BRUCE MENKING

Substitute Trustee's Mailing Address:

1700 Pacific Avenue, Suite 4545
Dallas, TX 75201

DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

May 2, 2017, the first Tuesday of the month, to commence at 10:00 AM, or within three (3) hours after that time.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

The South door of the Jim Wells County Courthouse located at 200 N. Almond Street, Alice, Texas 78332 or any other area designated by the County Commissioners Court.

RECITALS

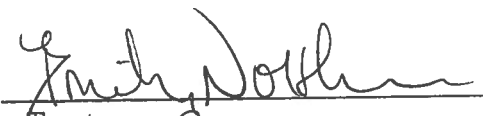
Default has occurred in the payment of the Note and/or in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code Section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law.

Formal notice is now given of Lender's election to proceed against and sell the real property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and applicable law.

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, as Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

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.

Notice of Sale executed by:


Trustee *EMILY NONTREERA*