

ATTENTION SERVICE MEMBERS: ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING IN ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR 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.

10:10 FILED a.
AT O'CLOCK M

APR 10 2017

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

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, RAYMOND NIXON, UNMARRIED MAN delivered that one certain Deed of Trust dated APRIL 13, 2007, which is recorded in INSTRUMENT NO. 382775 of the real property records of JIM WELLS County, Texas, conveying to the Trustee(s) therein named the real property therein described, to secure the payment of a Promissory Note in the principal amount of \$99,081.00 payable to the order of WESTSTAR MORTGAGE CORPORATION, to which reference is hereby made for a description of the Promissory Note, the terms and covenants of the Deed of Trust, and the property therein conveyed; and

WHEREAS, default, as same is defined in the Promissory Note and/or the Deed of Trust, has occurred and the outstanding indebtedness on same is now wholly due; and

WHEREAS, the undersigned has been appointed Substitute Trustee in place of the original Trustee, upon the contingency and the manner authorized by the Deed of Trust; and

WHEREAS, NATIONWIDE ADVANTAGE MORTGAGE COMPANY, the Mortgagee, or the Mortgage Servicer, has instructed a Substitute Trustee(s) to sell real property described in the Deed of Trust in order to satisfy the indebtedness secured thereby.

NOTICE IS HEREBY GIVEN that on Tuesday, MAY 2, 2017, beginning at 1:00 PM, or not later than three (3) hours after that time, a Substitute Trustee(s) will sell, to the highest bidder submitting cashier's check, certified check or money order, the following described real property:

LOT 4 OF WILD WOOD ACRES, A SUBDIVISION IN JIM WELLS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF OF RECORD IN VOLUME 10, PAGE 53, MAP RECORDS, JIM WELLS COUNTY, TEXAS.

The sale will occur at that area designated by the Commissioners Court of JIM WELLS County, Texas, for such sales (OR AT SOUTH DOOR OF COURTHOUSE).

NOTICE IS FURTHER GIVEN that the address of NATIONWIDE ADVANTAGE MORTGAGE COMPANY, the Mortgagee or Mortgage Servicer, is P.O. BOX 919000, DES MOINES, IOWA 50391. Pursuant to the Texas Property Code, the Mortgage Servicer is authorized to administer a foreclosure sale. The name and address of a substitute trustee is Michael J. Schroeder, 3610 North Josey Lane, Suite 206, Carrollton, Texas 75007. A Substitute Trustee is authorized by the Texas Property Code to set reasonable conditions for the foreclosure sale.

Dated: APRIL 10, 2017.



SUBSTITUTE TRUSTEE(S)

MICHAEL J. SCHROEDER OR DENISE RECTOR, JIM RECTOR, LESLYE EVANS, SANDRA MENDOZA, ARNOLD MENDOZA, W.D. LAREW, EVAN PRESS, AMY BOWMAN, REID RUPLE, CAROL EVANGELISTI, MARCIA CHAPA, MARTHA BOETA, FREDERICK BRITTON, KRISTOPHER HOLUB, BARBARA SANDOVAL

FILE NO.: AGM-1716
PROPERTY: 889 COUNTY RD 3031
ORANGE GROVE, TEXAS 78372

RAYMOND NIXON

NOTICE SENT BY:
MICHAEL J. SCHROEDER
3610 NORTH JOSEY LANE, SUITE 206
CARROLLTON, TEXAS 75007
Tele: (972) 394-3086
Fax: (972) 394-1263