

NOTICE OF [SUBSTITUTE] 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.

FILED
AT 10:10 o'clock A M

1. Date, Time, and Place of Sale.

Date: May 01, 2018

APR 09 2018

Time: The sale will begin at 10:00AM or not later than three hours after that time.

Place: THE SOUTH DOOR OF THE JIM WELLS COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners. JC Perez III, Co. Clerk Jim Wells Co, Texas
By: [Signature] Deputy

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated August 15, 2014 and recorded in Document VOLUME 1229, PAGE 198 real property records of JIM WELLS County, Texas, with KYLE E KOEHLER AND JENNIFER E KOEHLER, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by KYLE E KOEHLER AND JENNIFER E KOEHLER, securing the payment of the indebtednesses in the original principal amount of \$157,102.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. SIWELL INC. DBA CAPITAL MORTGAGE SERVICES OF TEXAS is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.

6. Mortgage Servicer Information. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. SIWELL INC. DBA CAPITAL MORTGAGE SERVICE OF TEXAS, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o SIWELL INC. DBA CAPITAL MORTGAGE SERVICE OF TEXAS
4212 50TH STREET
LUBBOCK, TX 79413

[Signature of Sandra Mendoza]

SANDRA MENDOZA, ARNOLD MENDOZA, VICKI HAMMONDS, LESLYE EVANS, OR WILLIAM D. LAREW
Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on _____ I filed at the office of the JIM WELLS County Clerk and caused to be posted at the JIM WELLS County courthouse this notice of sale.

Declarants Name: _____
Date: _____



NOS00000007275340

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JIM WELLS



LOT SIX (6), IN BLOCK EIGHT (8), OF HILLCREST ESTATES, AN ADDITION TO THE CITY OF ALICE, JIM WELLS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN/UNDER VOLUME 4, PAGE 34, MAP/PLAT RECORDS, JIM WELLS COUNTY, TEXAS.



NOS00000007275340



Jim Wells County
J.C. Perez, III
Jim Wells County
Clerk

Instrument Number: 3

Foreclosure Posting
FORECLOSURE

Recorded On: April 09, 2018 10:16 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$7.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 3
Receipt Number: 20180409000006
Recorded Date/Time: April 09, 2018 10:16 AM
User: Sylvia Z
Station: Cash Station 02

Record and Return To:

SANDRA MENDOZA



STATE OF TEXAS
COUNTY OF JIM WELLS

I hereby certify that this Instrument was FILED in the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Jim Wells County, Texas.

J.C. Perez, III
Jim Wells County Clerk
Jim Wells County, TX