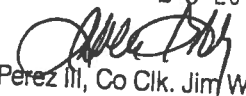


FILED
AT 11:20 o'clock A M

SEP 28 2017



JC Perez III, Co Clk. Jim Wells Co, Texas Deputy

NOTICE OF FORECLOSURE 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 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: LOT THIRTY-SEVEN (37), IN THE OAK ESTATES ADDITION TO THE CITY OF ALICE, JIM WELLS COUNTY, TEXAS, ACCORDING TO THE MAP OF RECORD IN VOLUME 6, PAGE 20, MAP RECORDS, JIM WELLS COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR ALL PURPOSES.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 12/01/2014 and recorded in Book 1240 Page 282 Document 434719 real property records of Jim Wells County, Texas.

3. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

Date: 11/07/2017

Time: 10:00 AM

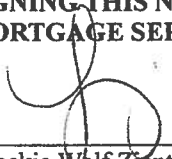
Place: Jim Wells County Courthouse, Texas at the following location: SOUTH DOOR OF THE JIM WELLS COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

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.

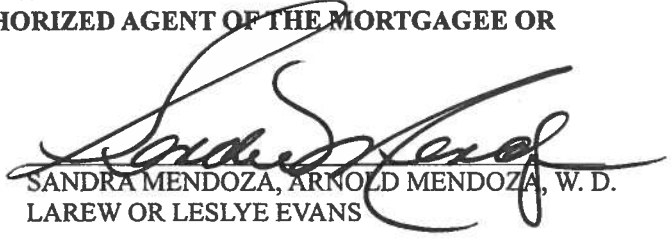
5. Obligations Secured. The Deed of Trust executed by RICARDO RODOLFO PEREZ AND MARICELA PEREZ, provides that it secures the payment of the indebtedness in the original principal amount of \$112,233.72, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Navy Army Community Credit Union is the current mortgagee of the note and deed of trust and NAVY ARMY COMMUNITY CREDIT UNION is mortgage servicer. A servicing agreement between the mortgagee, whose address is Navy Army Community Credit Union c/o NAVY ARMY COMMUNITY CREDIT UNION, 1 Corporate Dr., Ste 360, Lake Zurich, IL 60047 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. Substitute Trustee(s) Appointed to Conduct Sale. In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint SANDRA MENDOZA, ARNOLD MENDOZA, W. D. LAREW OR LESLYE EVANS, Substitute Trustee to act under and by virtue of said Deed of Trust.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.



Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L. Keller Mackie, Attorney at Law
Lori Liane Long, Attorney at Law
Tracey Midkiff, Attorney at Law
Marissa Sibal, Attorney at Law
Parkway Office Center, Suite 900
14160 North Dallas Parkway
Dallas, TX 75254



SANDRA MENDOZA, ARNOLD MENDOZA, W. D. LAREW OR LESLYE EVANS

c/o AVT Title Services, LLC
1101 Ridge Rd. Suite 222
Rockwall, TX 75087