

FILED  
AT 8:30 o'clock 4 M

SEP 12 2017

Loan No. 1486933180

**NOTICE OF SALE**  
(Substitute Trustee)

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

STATE OF TEXAS §  
COUNTY OF JIM WELLS § KNOW ALL MEN BY THESE PRESENTS:  
§

WHEREAS, GILBERT A. MARTINEZ and wife, MARGARITA G. MARTINEZ, (the "Mortgagor") executed and delivered to Ed A. Lopez, Trustee for Texas Champion Bank, a Deed of Trust dated April 3, 2006, which instrument was filed of record April 5, 2006, at Document No. 373843, Volume 944, Pages 514-522, Official Records of Jim Wells County, Texas, covering the hereinafter described property; and

WHEREAS, Texas Champion Bank is the present owner and holder of said note and lien;

WHEREAS, Margarita G. Martinez was appointed the Independent Administrator in Cause No. 7424; *In the Estate of Gilberto Antonio Martinez, Deceased*; County Court, Jim Wells County, Texas;

WHEREAS, said indebtedness and lien have been renewed and extended, from time to time;

WHEREAS, the undersigned, whose address is 615 N. Upper Broadway, Suite 1100, Corpus Christi, Texas 78401-0748, has been duly appointed as Substitute Trustee under the said Deed of Trust;

WHEREAS, default has occurred in the payment of the indebtedness secured by the above-mentioned Deed of Trust, and Texas Champion Bank, the present Beneficiary, has instructed the undersigned Substitute Trustee to enforce the provisions of said instrument;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN THAT after the posting of this Notice in accordance with the above-mentioned Deed of Trust and the law, and after giving such other notices as required by law, the undersigned Substitute Trustee, or any successor Substitute Trustee, will sell to the highest bidder for cash, or to the Beneficiary or any other holder of said indebtedness for credit, in accordance with the terms of said Deed of Trust the hereinafter described property at the County Courthouse of Jim Wells County, Texas, on Tuesday, the 3rd day of October, 2017, the same being the first Tuesday in such month, to-wit:

A tract of land situated in the City of Alice, Jim Wells County, Texas, and being out of Lot 3, Block 4 of the Adams-Presnall Farm Lots, also being the West 16,500 square feet, more or less, of Lot One (1), Block One (1) of the ROSELAWN VILLAGE, a Subdivision of the City of Alice, a map of same being of record in Volume 5, Page 1, Map Records, Jim Wells County, Texas, said

16,500 square feet of land being more particularly described by metes and bounds as follows:

BEGINNING at a 3/4" iron rod set in the East line of Texas Boulevard, with intersection of the South line of Lucille Drive for the N.W. corner of Lot 1, Block 1, Roselawn Village, for the N.W. corner of this tract, from whence the N.W. corner of Lot 3, Block 4, of the Adams-Presnall Farm Lots bears North, 450.2 feet;

THENCE North 79° 03' East, along the South line of Lucille Drive, same being the North line of Lot 1, Block 1, Roselawn Village, 125.9 feet, to a 3/4" iron rod set beside 6" concrete curb, for the N.E. corner of this tract;

THENCE South 10° 57' East, at 112.0 feet set a 3/4" iron rod in North line of an 8 foot utility easement, in all 120.0 feet, set a 3/4" iron rod in South line of Lot 1, Block 1, same being the North line of Lot 2, Block 4, of the North Roselawn Addition, for the S.E. corner of this tract;

THENCE South 79° 03' West, along South line of Lot 1, Block 1, Roselawn Village Addition, and the North line of North Roselawn Addition, 149.1 feet, to an old 1" pipe in the East boundary line of Texas Boulevard, for their common corners, for the S.W. corner of this tract;

THENCE North, along the East boundary line of Texas Boulevard, and the West line of Lot 1, Roselawn Village Addition, 122.22 feet, to the PLACE OF BEGINNING.

Said property is locally known as 1100 N. Texas Blvd., Alice, Texas.

The earliest time at which the sale will occur will be 10:00 a.m., and the sale will be conducted not later than three hours after that time, such hours being between 10:00 a.m. and 1:00 p.m. Further, the sale will be held at the area at the Courthouse designated by the Commissioners Court of such County where sales are to take place pursuant to Section 51.002 of the Texas Property Code.

This sale shall be subject to those reservations, matters and exceptions, if any, set forth in the said Deed of Trust to the extent such are still in force and effect.

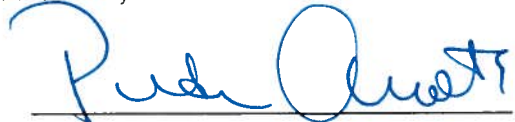
ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A

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.

EXECUTED this 11th day of September, 2017.

F-T SERVICE CORP.  
Substitute Trustee  
615 N. Upper Broadway, Suite 1100  
Corpus Christi, Texas 78401-0748

By:



Peter E. Avots, Vice President