

FILED
AT 8:30 o'clock 9 M
SEP 12 2017

Loan No. 9568731678

NOTICE OF SALE
(Substitute Trustee)

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

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

WHEREAS, JUAN MADRIGAL (the "Mortgagor") executed and delivered to Travis H. Burris, Trustee for The Bank of Alice a Deed of Trust dated June 10, 2004, which instrument was filed of record June 14, 2004, at Document No. 358422, Volume 867, Pages 410-416, Official Records of Jim Wells County, Texas, as renewed and extended from time to time, covering the hereinafter described property; and

WHEREAS, The Bank of Alice is now known as Texas Champion Bank;

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

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:

Being 1.0 acre tract of land, more or less, out of that certain tract consisting of 158.2 acres of land, being out of the East end of Block "D" of the Elena Pena de Perez Subdivision of the remaining portion of Manuel Perez, deceased, original 8765.8 acre tract, which is out of the "La Tinaja de Lara" Grant, as shown on map of said subdivision of record in Volume 1, Page 26 of the Map Records, Jim Wells County, Texas, said 158.2 acres described in Deed dated December 14, 1923, executed by Elena Pena de Perez to Herman Zulauf, recorded in Volume 64, Page 129, Deed Records, Jim Wells County, Texas. Said 1.0 acre tract of land

being more particularly described by metes and bounds in Deed dated May 3, 1999, executed by Leavi Blair Lopez to Andres Lopez, Jr., recorded in Volume 682, Page 210, Official Records, Jim Wells County, Texas, to which deed and its record reference is here made for all purposes.

Said property locally known as: 1205 N. Johnston Street a/k/a N. Highway 281, Alice, Texas 78332.


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