

FILED  
AT 10:15 o'clock A.M.

NOV 9 - 2017

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

Matter No.: 061073-TX

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

Date: November 2, 2017

County where Real Property is Located: Jim Wells

ORIGINAL MORTGAGOR: JUSTIN MICHAEL LOPEZ, JOINED PROFORMA BY HIS SPOUSE,  
DANCEY D'NAE LOPEZ

ORIGINAL MORTGAGEE: NAVY ARMY COMMUNITY CREDIT UNION

CURRENT MORTGAGEE: NAVY ARMY COMMUNITY CREDIT UNION

MORTGAGE SERVICER: NAVY ARMY COMMUNITY CREDIT UNION

DEED OF TRUST DATED 10/19/2012, RECORDING INFORMATION: Recorded on 10/22/2012, as Instrument No. 420792, in Book 1171, Page 655,

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): **TRACT ONE:**

**BEING A 1.00 ACRE TRACT, MORE OR LESS, OUT OF A 4.986 ACRE TRACT OF LAND AND MORE COMPLETELY DESCRIBED IN ATTACHED EXHIBIT "A"**

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 1/2/2018, the foreclosure sale will be conducted in Jim Wells County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 1:00 PM, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

NAVY ARMY COMMUNITY CREDIT UNION is acting as the Mortgage Servicer for NAVY ARMY COMMUNITY CREDIT UNION who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. NAVY ARMY COMMUNITY CREDIT UNION, as Mortgage Servicer, is representing the Mortgagee, whose address is:

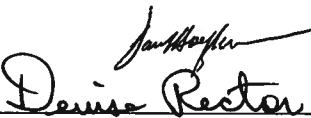
NAVY ARMY COMMUNITY CREDIT UNION  
1 Corporate Drive Suite 360,  
Lake Zurich IL 60047-8924

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 property securing the above referenced loan.



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**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.**

By:  Substitute Trustee  
DENISE RECTOR, JIM RECTOR, SANDRA MENDOZA,  
ARNOLD MENDOZA, LESLYE EVANS, W.D. LAREW,  
PAUL A. HOEFKER, ROBERT L. NEGRIN

**Return to:**  
ALDRIDGE PITE, LLP  
4375 JUTLAND DR., SUITE 200  
P.O. BOX 17935  
SAN DIEGO, CA 92177-0935  
FAX #: 619-590-1385  
866-931-0036

## EXHIBIT "A"

### Tract One:

Being a 1.00 acre tract, more or less, out of a 4.986 acre tract of land designated as Share 2 in a Partition Deed recorded in Volume 269, Pages 257-279 of the Deed Records of Jim Wells County, Texas, said Share 2 being out of the Southerly portion of a 22.52 acre tract described in Volume 42, Pages 293-295 of the Deed Records of Jim Wells County, Texas, also being out of the 1300 acre tract known as Share 4 of the "La Vaca" Grant Abstract 166, Jim Wells County, Texas; said 1.00 acre tract of land being more particularly described by metes and bounds as follows: BEGINNING at a 5/8" iron rod set under a fence on the West line of Share 2 of said Partition and on the West line of said 22.52 acre tract for the POINT OF BEGINNING, the Southwest corner of this 1.00 acre tract of land; whence a 1" iron pipe found for the Southwest corner of said 22.52 acre tract and for the Southwest corner of Share 2 of said Partition bears S 00° 07' E, a distance of 242.26 feet; THENCE N 00° 07' W, with the West line of Share 2 of said Partition and with the West line of said 22.52 acre tract, a distance of 133.64 feet to a 5/8" iron rod set for the Northwest corner of this 1.00 acre tract of land; THENCE S 89° 58' E, parallel with the North line of Share 2 of said Partition, a distance of 326.15 feet to a 5/8" iron rod set on the East line of said Share 2 and on the West right-of-way line of County Road No. 137 for the Northeast corner of this 1.00 acre tract of land; THENCE S 00° 02' W, with the East line of Share 2 of said Partition and the West right-of-way line of County Road No. 137, a distance of 133.64 feet to a 5/8" iron rod set on the East line of Share 2 of said Partition and on the East line of said 22.52 acre tract for the Southeast corner of this 1.00 acre tract of land; THENCE N 89° 58' W, parallel with the North line of Share 2 of said Partition, a distance of 325.80 feet to the POINT OF BEGINNING, containing 1.00 acre of land.

### Tract Two:

Being a 1.00 acre tract, more or less, out of a 4.986 acre tract of land designated as Share 2 in a Partition Deed recorded in Volume 269, Pages 257-279 of the Deed Records of Jim Wells County, Texas, said Share 2 being out of the Southerly portion of a 22.52 acre tract described in Volume 42, Pages 293-295 of the Deed records of Jim Wells County, Texas, also being out of the 1300 acre tract known as Share 4 of the "La Vaca" Grant, Abstract 166, Jim Wells County, Texas; said 1.00 acre tract of land being more particularly described by metes and bounds as follows: BEGINNING at a 5/8" iron rod set under a fence on the West line of Share 2 of said Partition and on the West line of said 22.52 acre tract for the POINT OF BEGINNING, the Southwest corner of this 1.00 acre tract of land, whence a 1" iron pipe found for the Southwest corner of said 22.52 acre tract and for the Southwest corner of Share 2 of said Partition bears S 00° 07' E, a distance of 375.90 feet; THENCE N 00° 07' W, with the West line of Share 2 of said Partition and with the West line of said 22.52 acre tract, a distance of 133.49 feet to a 5/8" iron rod set for the Northwest corner of this 1.00 acre tract of land; THENCE S 89° 58' E, parallel with the North line of Share 2 of said Partition, a distance of 326.50 feet to a 5/8" iron rod set on the East line of said Share 2 and on the West right-of-way line of County Road No. 137 for the Northeast corner of this 1.00 acre tract of land; THENCE S 00° 02' W, with the East line of Share 2 of said Partition and the West right-of-way line of County Road No. 137, a distance of 133.49 feet to a 5/8" iron rod set on the East line of Share 2 of said Partition and on the East line of said 22.52 acre tract for the Southeast corner of this 1.00 acre tract of land; THENCE N 89° 58' W, parallel with the North line of Share 2 of said Partition a distance of 326.15 feet to the POINT OF BEGINNING, containing 1.00 acre of land.