

FILED
AT 9:15 o'clock A. M

JAN 29 2018

NOTICE OF TRUSTEE'S SALE

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

Pursuant to authority conferred upon me be that certain Deed of Trust dated August 5, 2016 executed by **LEONEL S. IBANEZ, MANAGING MEMBER OF S. DUVAL, LLC** duly recorded in the Deed Records of Jim Wells County, Texas recorded in Vol. 1289, Pages 684-700, I will, as Trustee under said Deed of Trust, in order to satisfy the indebtedness, default having been made in payment thereof, sell on Tuesday, **March 6, 2018**, (that being the first Tuesday of said month), at public auction to the highest bidder for cash at the place designated by the Commissioner's Court of Jim Wells County, being the outside entrance of the Jim Wells County Courthouse in Alice, Texas, between the hours of 10 o'clock A.M. and 4 o'clock P.M. of the day, the following described property situated in Jim Wells County, Texas, to-wit:

HEREIN INCORPORATED

AS IF FULLY SET OUT VERBATIM

REFER TO ATTACHMENT "A"

EXECUTED this the 18th, day of January, 2018.

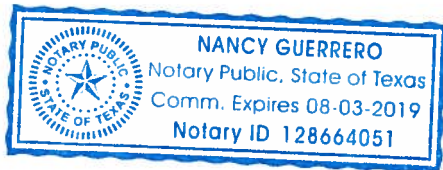
[Signature]
RENATO RAMIREZ, Trustee

THE STATE OF TEXAS §

COUNTY OF ZAPATA §

BEFORE ME, the undersigned authority, on this day personally appeared RENATO RAMIREZ, Trustee, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 18th day of January, 2018.



Nancy Guerrero
Notary Public in and for the State of Texas
My Commission Expires on: 08-03-2019

Being 17.7568 acres of land, more or less, out of Block Fifty Two (52) and Fifty Three (53) of the TOWN OF ALICE, recorded in Volume 1, Page 62, Map Records, Jim Wells County, Texas; and also being out of that same tract of land conveyed from K.C. Fawcus, et ux Martha Fawcus to John A. Wilson, Velma L. Wilson and Oren C. Wilson by Deed dated October 28, 1927 and recorded in Volume 29, Page 7 of the Deed Records of Jim Wells County, Texas, and said 17.7568 acres of land being more particularly described by metes and bounds as follows:

BEGINNING, at a 5/8" iron rod (found) in the West R.O.W. line of the North Texas Blvd. and the East line of said Lot 52 for the S.E. corner of this 17.7568 acres of land and said corner also being in teh center of a 20' easement as recorded in Volume 221, Page 796, Deed Records of Jim Wells County, Texas, and from whence the S.E. corner of said Lot 52 bears S 0° 17' 29" E, 180.00';

THENCE, West, along the centerline of said 20' easement, a distance of 317.50' to a 5/8" iron rod (set) for the lower or most Easterly S.W. corner of this 17.7568 acres of land;

THENCE, North, with the projection of the East line of an 83.75' x 150' tract of land as recorded in Volume 417, Page 19, Volume 218, Page 88 and Volume 275, Page 366 and across the North end of Maple St. 40' R.O.W. and also the following tracts as recorded in Volume 192, Page 353, Volume 299, Page 424 and Volume 310, Page 275, a distance of 493.90' to a 5/8" iron rod (set) for the N.W. corner of said tract as recorded in Volume 313, Page 50 and for an inner corner of this 17.7568 acres of land;

THENCE, S 74° 11' 30" W., along the North line of said tract as recorded in Volume 313, Page 50, and a tract as recorded in Vol. 339, Page 68, a distance of 187.25' to a 5/8" iron rod (found) for the N.W. corner of said tract recorded in Volume 339, Page 68 and for the most Westerly S.W. corner of this 17.7568 acres of land;

THENCE, North, along the East line of a tract of land as recorded in Volume 150, Page 543, at a distance of 54.92' a 5/8" iron rod (set) for reference on the top of a levee, and at a distance of 184.17' the centerline of the San Diego Creek for the N.W. corner of this 17.7568 acres of land and also being the N.E. corner of a tract of land as recorded in Volume 150, Page 543;

THENCE, along the centerline of the said San Diego Creek with its meanders as follows: N 70° 50' 00" E, 233.82 N, 25° 50' E, 141.30', N 04° 16' 00" W, 340.40' and N 07° 14' 00" W, 335.68' to a point for the upper N.W. corner of this 17.7568 acres of land;

THENCE, N 89° 50' 19" E., along the North line of this 17.7568 acres of land and the South line of Block 54, at a distance of 58.14' to a 5/8" iron rod (found) for reference and at a distance of 821.51' in all to a 5/8" iron rod (re-set) for the N.W. corner of a 150' x 175' tract of land called 19th Hole as recorded in Volume 573, Page 502 and for the upper or most Northerly N.E. corner of this 17.7568 acres of land;

THENCE, S 00° 09' 41" E, along the West line of said 150' x 175' tract of land, a distance of 175.00' to a 5/8" iron rod (set) in the North line of a 150' x 290.40' tract of land called Leone Addition, as recorded in Volume 8, Page 4 of the Map Records of Jim Wells County, Texas, for the S.W. corner of the said 150' x 175' tract of land and for a corner of this 17.7568 acres of land;

THENCE, South 89° 50' 19" W., along the North line of said 150' x 290.40' tract of land, a distance of 140.40' to a 5/8" iron rod (set) for the N.W. corner of the Leone Addition and for an inner corner os this 17.7568 acres of land;

THENCE, S 00° 09' 41" E, along the West line of said Leone Addition, a distance of 150.00' to a 5/8" iron rod (set) for the S.W. corner of the said Leone Addition and for an inner corner of this 17.7568 acres of land;

THENCE, N. 89° 50' 19" E, along the South line of said Leone Addition, a distance of 290.40' to a 5/8" iron rod (set) in the West R.O.W. line of North Texas Blvd., for the S.E. corner of the said Leone Addition and for teh N.E. corner of this 17.7568 acres of land;

THENCE, S. 00° 17' 29" E., along the West R.O.W. line of said North Texas Blvd., and the East line of said ALICE FARM BLOCKS 52 and 53, a distance of 846.75' to the PLACE OF BEGINNING and containing 17.7568 acres of land.