

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Matter No.: 062010-TX

Date: December 6, 2017

County where Real Property is Located: Brooks

ORIGINAL MORTGAGOR: RAMIRO BARRERA JR, A SINGLE PERSON
ORIGINAL MORTGAGEE: NAVY ARMY COMMUNITY CREDIT UNION
CURRENT MORTGAGEE: NAVY ARMY COMMUNITY CREDIT UNION
MORTGAGE SERVICER: NAVY ARMY COMMUNITY CREDIT UNION

Filed for Record
at 9:02 o'clock A M

DEC 11 2017

Elvaray B. Silvas
County Clerk Brooks County, TX
By [Signature], Deputy

DEED OF TRUST DATED 7/30/2013, RECORDING INFORMATION: Recorded on 10/11/2013, as Instrument No. 93168, in Book 333, Page 299,

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): **TRACT 1 and TRACT 2**

FIELDNOTE DESCRIPTIONS DESCRIBED IN ATTACHED EXHIBIT "A"

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **2/6/2018**, the foreclosure sale will be conducted in **Brooks** 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 **11:00 AM**, 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:

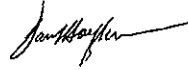
NAVY ARMY COMMUNITY CREDIT UNION)
1 Corporate Drive Suite 360,
Lake Zurich IL 60047-8924

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
SANDRA MENDOZA, ARNOLD MENDOZA, W.D. LAREW,
LESLYE EVANS, CONNIE COBB, MONTGOMERY
MEDLEY, CONSTANCE LEWIS, CLYDE COBB, SARAH
CHAMPINE-GARCIA, 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 1

FIELDNOTE DESCRIPTION of a 100 foot by 130 foot tract of land out of Acreage Lot No. 95 of the Original Townsite of Falfurrias, Texas, as shown by map recorded in the office of the County Clerk of Brooks County, Texas, said 100 foot by 130 foot tract of land being more particularly described by metes and bounds as follows:

- Commencing: At a 1" iron pipe found for the Southeast corner of said Acreage Lot No. 95 of the Original Townsite of Falfurrias; said point being on the West line of South St. Marys Street and on the North line of Taylor Road;
- Thence: WEST, with the South line of Acreage Lot No. 95 and with the North line of Taylor Road, a distance of 250.0 feet to a 1" iron pipe found for the POINT OF BEGINNING, the Southeast corner of this 100 foot by 130 foot tract of land;
- Thence: NORTH, parallel with the West right-of-way line of South St. Marys Street, a distance of 130.0 feet to a point for the Northeast corner of this 100 foot by 130 foot tract of land;
- Thence: WEST, parallel with the South line of Acreage Lot No. 95, a distance of 100.0 feet to a point for the Northwest corner of this 100 foot by 130 foot tract of land;
- Thence: SOUTH, parallel with the West right-of-way line of South St. Marys Street, a distance of 130.0 feet to a point on the South line of Acreage Lot No. 95 and the North line of Taylor Road for the Southwest corner of this 100 foot by 130 foot tract of land;
- Thence: EAST, with the South line of Acreage Lot No. 95 and with the North line of Taylor Road, a distance of 100.0 feet to the POINT OF BEGINNING, containing 13,000 square feet of land;

Tract 2

FIELDNOTE DESCRIPTION of a 8009 square foot tract of land out of Acreage Lot No. 95 of the Original Townsite of Falfurrias, Texas, as shown by map recorded in the office of the County Clerk of Brooks County, Texas; said 8009 square foot tract of land being more particularly described by metes and bounds as follows:

- Commencing: At a 1" iron pipe found for the Southeast corner of said Acreage Lot No. 95 of the Original Townsite of Falfurrias; said point being on the West line of South St. Marys Street and on the North line of Taylor Road;
- Thence: WEST, with the South line of Acreage Lot No. 95 and with the North line of Taylor Road, a distance of 250.0 feet to a 1" iron pipe found for the Southeast corner of the previously described 100 foot by 130 foot tract of land; also described in Volume 53, Pages 575-577 of the Deed Records of Brooks County, Texas;
- Thence: NORTH, parallel with the West right-of-way line of South St. Marys Street, a distance of 130.0 feet to the Northeast corner of the previously described 100 foot by 130 foot tract of land for the POINT OF BEGINNING; the upper Southeast corner of this 8009 square foot tract of land;
- Thence: NORTH, parallel with the West right-of-way line of South St. Marys Street, a distance of 52.69 feet to a 1" iron pipe found on the South line of an alley for the Northeast corner of this 8009 square foot tract of land;
- Thence: WEST, with the South line of said alley, a distance of 115.0 feet to a 1" iron pipe found for the Northwest corner of this 8009 square foot tract of land;

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- Thence: SOUTH, parallel with the West right-of-way line of South St. Marys Street, a distance of 182.69 feet to a 1" iron pipe found on the South line of Acreage Lot No. 95 and the North line of Taylor Road for the Southwest corner of this 8009 square foot tract of land;
- Thence: EAST, with the South line of Acreage Lot No. 95 and with the North line of Taylor Road, a distance of 15.0 feet to a point being the Southwest corner of the previously described 100 foot by 130 foot tract of land for the lower Southeast corner of this 8009 square foot tract of land;
- Thence: NORTH, parallel with the West right-of-way line of South St. Marys Street, a distance of 130.0 feet to a point for the Northwest corner of the previously described 100 foot by 130 foot tract of land for an inner corner of this 8009 square foot tract of land;
- Thence: EAST, with the North line of the previously described 100 foot by 130 foot tract of land, a distance of 100.0 feet to the POINT OF BEGINNING, containing 8009 square feet of land;