

C&S No. 44-17-0621 / Conventional / No
First Bank Mortgage

NOTICE OF TRUSTEE'S SALE

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. Sender is: Codilis & Stawiarski, PC, 650 North Sam Houston Parkway East, Suite 450, Houston, Texas 77060

Date of Security Instrument: February 26, 2007

Grantor(s): Guadalupe Hernandez III, Yvette Hernandez, single people

Original Trustee: First Land Trustee Corporation

Original Mortgagee: Mortgage Electronic Registration Systems, Inc. ("MERS"), solely as nominee for First Bank d/b/a First Bank Mortgage, its successors and assigns

Recording Information: Vol. 493, Page 001, or Clerk's File No. 305653, in the Official Public Records of WILLACY County, Texas.

Current Mortgagee: First Bank d/b/a First Bank Mortgage

Mortgage Servicer: First Bank Mortgage, whose address is C/O 1 First Missouri Center St. Louis, MO 63141 Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property.

Date of Sale: 04/04/2017 Earliest Time Sale Will Begin: 12:00 PM

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above, or within three (3) hours after that time.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagee, the Mortgagee or the Mortgagee's attorney.

Legal Description: METES AND BOUNDS DESCRIPTION OF A 1.0 ACRE TRACT OF LAND OUT OF THE NORTH THIRTY (30) ACRES OF LOT TEN (10), BLOCK EIGHT (8), GULF COAST IRRIGATION COMPANY'S SUBDIVISION, WILLACY COUNTY, TEXAS; SAID 1.0 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

Place of Sale of Property: The foreclosure sale will be conducted in the area designated by the WILLACY County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

For Information:
Codilis & Stawiarski, P.C.
650 N. Sam Houston Parkway East
Suite 450
Houston, TX 77060
(281) 925-5200

Julie Martin as Substitute Trustee, W.D. Larew as Successor Substitute Trustee, Connie Medley as Successor Substitute Trustee, Monty Medley as Successor Substitute Trustee, Joyce Trevino as Successor Substitute Trustee, Arnold Mendoza as Successor Substitute Trustee, Sandra Mendoza as Successor Substitute Trustee, or Thomas Delaney as Successor Substitute Trustee or Lisa Cockrell as Successor Substitute Trustee
c/o Servicelink Default Abstract Solutions
1320 Greenway Drive, Suite 300
Irving, TX 75038

FILED
COUNTY COURT

MAR 14 2017



4612691

TERRY FLORES, CLERK
WILLACY COUNTY, TEXAS
BY: *Peter V. [Signature]* DEPUTY

9:02 am

EXHIBIT "A"

METES AND BOUNDS DESCRIPTION OF A 1.0 ACRE TRACT OF LAND OUT OF THE NORTH THIRTY [30] ACRES OF LOT TEN [10], BLOCK EIGHT [8], GULF COAST IRRIGATION COMPANY'S SUBDIVISION, WILLACY COUNTY, TEXAS; SAID 1.0 ACRE TRACT OF LAND BEING MORE PARTICULARLY LOCATED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A ½ INCH IRON PIN SET IN THE CENTERLINE OF DAISY C.R. AKA DAISY ROAD WHICH BEARS NORTH 00 DEGREES, 48 MINUTES, 07 SECONDS WEST A DISTANCE OF 451.29 FEET FROM THE SOUTHWEST CORNER OF SAID LOT TEN [10], BLOCK EIGHT [8], FOR THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, ALONG THE CENTERLINE OF SAID DAISY C.R. AND THE WEST LINE OF SAID LOT TEN [10], BLOCK EIGHT [8], NORTH 00 DEGREES, 48 MINUTES, 07 SECONDS WEST A DISTANCE OF 203.71 FEET TO A ½ INCH IRON PIN SET FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE, LEAVING THE CENTERLINE OF SAID DAISY ROAD AND THE WEST LINE OF LOT TEN [10], BLOCK EIGHT [8], NORTH 89 DEGREES, 11 MINUTES, 53 SECONDS EAST AT 20.0 FEET A ½ INCH IRON PIN SET ON THE EAST RIGHT OF WAY LINE OF SAID DAISY ROAD AND AT A TOTAL DISTANCE OF 213.83 FEET TO A ½ INCH IRON PIN SET FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, SOUTH 00 DEGREES 48 MINUTES 07 SECONDS EAST A DISTANCE OF 203.71 FEET TO A ½ INCH IRON PIN SET FOR THE SOUTHEAST CORNER OF THIS TRACT;

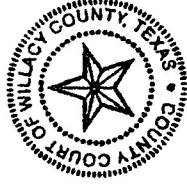
THENCE, SOUTH 89 DEGREES, 11 MINUTES, 53 SECONDS WEST AT 193.83 FEET A ½ INCH IRON PIN SET ON THE EAST RIGHT OF WAY LINE OF SAID DAISY C.R. AND A TOTAL DISTANCE OF 213.83 FEET TO THE POINT OF BEGINNING, CONTAINING 1.0 ACRES OF LAND, MORE OR LESS.

STATE OF TEXAS

COUNTY OF WILLACY

I hereby certify that this instrument was FILED on the date and at the time stamped hereon by me and was duly RECORDED in the Volume and Page of the named RECORDS of Willacy County Texas as stamped hereon by me.

FILED FOR RECORD AT 10:01 O'CLOCK <i>AM</i>	MAR 02 2007 TERRY FLORES, CLERK COUNTY CLERK, WILLACY COUNTY TEXAS BY <i>[Signature]</i> DEPUTY
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Terry Flores
County Clerk
Willacy County Texas

305653