

**NOTICE OF (SUBSTITUTE)TRUSTEE'S SALE**

STATE OF TEXAS  
COUNTY OF NUECES

WHEREAS, on May 4, 2009, Dorothy Ybarra., executed that certain Real Estate Lien Note payable to the order of William L. Faucett (the "Note"), which Note is secured by the Deed of Trust dated May 4,2009, from Dorothy Ybarra. to David E. Fast, Trustee, recorded under Document No. 2009020847 in the Official Public Records of Nueces County, Texas (the "Deed of Trust") encumbering for a 0.74 acre tract of land, more or less, being out of the North portion of the South 360.45 feet of **Lot 6 Block 1, of RIVERSIDE ACRES**, a subdivision shown of map recorded in Volume 19, Page 85 of the map records of Nueces County, Texas; said 0.74 acre tract of land being more particularly described by metes and bounds in attached Exhibit "A", which is incorporated by reference for all pertinent purposes.

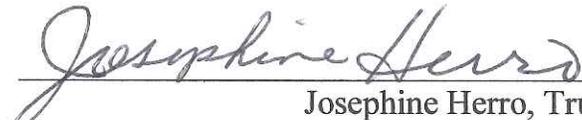
(the "Property"), and securing William L. Faucett in the payment of the indebtedness and performance of the obligations and liabilities described in the Deed of Trust (the "Secured Debt"); and

WHEREAS, default has occurred in the payment of the Secured Debt and in the performance of the obligations and liabilities described in and secured by the Deed of Trust, and the Secured Debt is now wholly due and payable; and

WHEREAS, William L. Faucett, as the owner and holder of the Secured Debt, has appointed the undersigned as Trustee to act under and by virtue of the Deed of Trust and has requested and instructed the undersigned to foreclose upon the Property and sell the Property in accordance with the terms of the Deed of Trust;

NOW, THEREFORE, notice is given that on **Tuesday, January 3,2017** acting as Trustee under the Deed of Trust, I will sell the Property at the covered area at the **Lipan Street entrance County Courthouse in Nueces County, Texas 78401**, to the highest bidder for cash, subject however to the title exceptions and matters set forth in the Deed of Trust. I will conduct the sale between 10:00 a.m. and 1:00 p.m., local time. However, the earliest time at which the sale will occur is 10:00 a.m. local time, and the sale will occur within three hours of such time.

DATED:

  
Josephine Herro, Trustee

Address and Telephone Number of Trustee:

JOSEPHINE HERRO  
501 DEL MAR BLVD  
CORPUS CHRISTI, TX 78404 (361)882-8557

EXHIBIT "A"

A 0.74 acre tract of land, more or less, being out of the North portion of the South 360.45 feet of Lot 6, Block 1, of Riverside Acres, a subdivision shown of map recorded in Volume 19, Page 85 of the map records of Nueces County, Texas; said 0.74 acre tract of land being more particularly described by metes and bounds as follows:

Commencing: at a 5/8 inch rod found on the east boundary of River View Drive and on the west boundary of said Lot 6, Block 1, of Riverside Acres; said point being the northwest corner of a 0.62 acre tract of land conveyed to Ernest H. Davenport by deed recorded in Volume 1843, Pages 634 through 637 of the Deed Records of Nueces County, Texas; said point being the point of beginning; the southwest corner of Lot 6 and the northwest corner of Lot 5, Block 1 of Riverview Acres bears south a distance of 259.45 feet;

Thence: North, with the east boundary of Riverview Drive and the west boundary of Lot 6, a distance of 101.00 feet to a steel pipe fence corner post for the northwest corner of the south 360.45 feet of Lot 6 for the northwest corner of this 0.74 acre tract of land;

Thence: East, with the north line of the south 360.45 feet of Lot 6, a distance of 319.28 feet to a 5/8 inch iron rod found for the northeast corner of the south 360.45 feet of Lot 6 and the northeast corner of this 0.74 acre tract of land;

Thence: South, with the east line of Lot 6 and with the west line of Lot 15, Block 1, of Riverside Acres, with a distance of 101.13 feet to a 5/8 inch iron rod found for the northeast corner of a 1.32 acre tract of land conveyed to William P. and Kathleen Tower by deed recorded in Volume 1814, Pages 538 thru 541 of the Deed Records of Nueces County, Texas, for the southeast corner of this 0.74 acre tract of land;

Thence: S 89 degrees 50 feet 40 inches west with the north line of said 1.32 acre tract of land, at 99.04 feet pass a 5/8 inch iron rod for the upper Northwest corner of said 1.32 acre tract of land and for the Northeast corner of said 0.62 acre tract of land, continuing with the north line of said 0.62 acre tract of land, in all a distance of 319.28 feet to the point of beginning, containing 0.74 acres, more or less.