

**Notice of Foreclosure Sale**  
July 30, 2019

FILED  
2019 SEP 30 PM 1:12  
Jared Melton

Residential Contract for Deed ("Executory Contract"):

Dated: June 29, 2011  
Grantor: Laura Morales  
Substitute Trustee: Jared Melton  
Lender: Rita Zuniga  
Legal Description: Lots 11-12, Block 37, Central Plains Conservatory of Music's Subdivision, Plainview, Hale County, Texas  
Secures: Residential Contract for Deed ("Obligation") in the original principal amount of \$25,000.00, executed by Laura Morales ("Borrower") and payable to the order of Lender

Foreclosure Sale:

Date: Tuesday, September 3, 2019  
Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 am and not later than three hours thereafter.  
Place: the area designated for the occurrence of foreclosure sales near the west entrance to the Hale County Courthouse at 500 Broadway, Plainview, Texas  
Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Rita Zuniga's bid may be by credit against the indebtedness secured by the lien of the Executory Contract.

Default has occurred in the payment of the Obligation and in the performance of the obligations of the Executory Contract. Because of that default, Rita Zuniga, the owner and holder of the Obligation, has requested Substitute Trustee to sell the Property.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Executory Contract, and applicable Texas law.

If Rita Zuniga passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Executory Contract and the Texas Property Code.

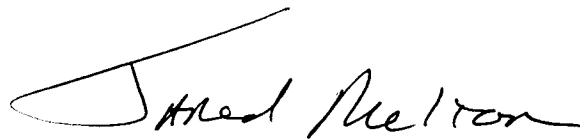
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Executory Contract, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Executory Contract. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Executory Contract by Rita Zuniga. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Executory Contract. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

**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.**

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**



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