

STATE OF TEXAS §
COUNTY OF HALE §

FILED
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NOTICE OF FORECLOSURE SALE



Date: August 22, 2019

Deed of Trust:

Dated: May 1, 2018
Grantor: CHRISCELDA RIOS
Trustee: JARED MELTON
Lender: EVANGELINA ARRIOLA
Recorded in: County Clerk File Number 2018-001255, Official Public Records, Hale County, Texas.

Note:

Date: May 1, 2018
Original Principal Amount: FORTY-TWO THOUSAND AND DNO/100 DOLLARS (\$42,000.00)
Borrower: CHRISCELDA RIOS
Lender: EVANGELINA ARRIOLA

Property:

Lot 3, Block 1, Northside, a subdivision of Blocks 28, 29 and 30, Lakeside Addition to the city of Plainview, Hale County, Texas, according to the map, plat and/or Dedication Deed thereof, of record at Volume 256, Page 372, Deed Records of Hale County, Texas.

Substitute Trustee: MICHAEL H. CARPER or ROBERT N. NEBB

Substitute Trustee's Address:

1102 Main Street
Lubbock, Lubbock County, Texas 79401

Foreclosure Sale:

Date: October 1, 2019
Time: The sale of the Property will be held between the hours of 10:00 a.m. and 1:00 p.m. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 a.m. and not later than three hours thereafter.
Place: The sale shall take place at the area at the Hale County Courthouse designated by the Commissioner's Court of Hale County, Texas, where foreclosure sales are to take place, being the West side hallway of the Hale County Courthouse located at 500 Broadway, Plainview, Texas 79072.

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 Lender's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Lender, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Lender's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

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 Deed of Trust, and applicable Texas law.


If Lender 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 Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, 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 Deed of Trust. 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 Deed of Trust by Lender. 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 Deed of Trust.** 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.

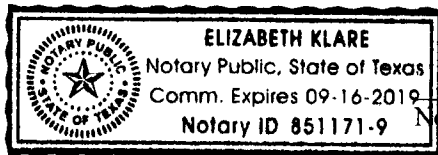

ROBERT N. NEBB, Substitute Trustee

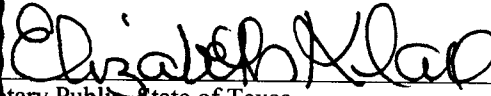
STATE OF TEXAS

COUNTY OF LUBBOCK

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Acknowledged before me, the undersigned notary on this 22nd day of August, by ROBERT N. NEBB, Substitute Trustee.




Notary Public, State of Texas