

Notice of Foreclosure Sale

2017 AUG 15 PM 3:06

Date: August 14, 2017

Deed of Trust:

LATONIA KEMP
DALE COUNTY CLERK
BY *L. Kemp* DEPUTY

Dated: April 11, 2005

Grantor: Jaime A. Saucedo

Grantor's County: Hale County Texas

Trustee: Tom Hamilton

Beneficiary: John Rinck

Recorded in: Duly recorded in VOL 1042 IMG 0755 of the Official Public Records of Hale County Texas

Legal Description: Lots 47, Ferrellwood Subdivision, Unit No. 3, Out of Block 2, East College Heights Addition, Plainview, Hale County, Texas, together with all improvements located thereon including one (1) Derosé mobile home, Label/Seal Number TEX0304106, Serial Number TX147643430D.

Secures: Real Estate Lien Note ("Note"), Dated April 11, 2005, in the original principal amounts of \$15,003.00, executed by Jaime A. Saucedo ("Maker") and payable to the order of Payee.

Date of Sale of Property: September 5, 2017. 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 and not later than three hours thereafter.**

Place of Sale of Property: Hale County Courthouse, Hale County, Plainview, Texas, at the west door which has been designated by the Hale County Commissioner's Court. :

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 Beneficiary'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, Beneficiary, the owner and holder of the Note, has requested Trustee to sell the Property.

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

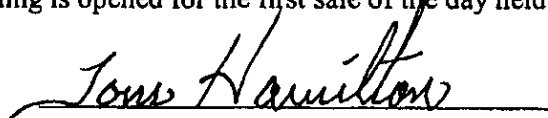
Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Beneficiary 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 Beneficiary. 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.

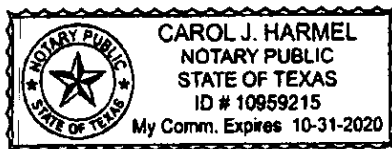
Pursuant to section 51.0075(a) of the Texas Property Code, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

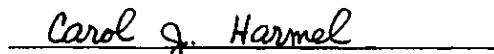

Tom Hamilton, Trustee

THE STATE OF TEXAS)

COUNTY OF HALE)

This instrument was acknowledged before me on the 15th day of August, 2017, by Tom Hamilton.




Notary Public, State of Texas