

Notice of Foreclosure Sale

Notice is hereby given of a public non-judicial foreclosure sale.

("Deed of Trust"):

Dated: March 6, 2014

Grantor: Ringo D. Jimenez and Julie L. Sanchez

Trustee: Elizabeth Martinez, Attorney at Law

Lender: Pedro S. Conchas and Laidy Diana Conchas

Recorded in: Volume 774, Page 467 of the real property records of La Salle County, Texas

Legal Description: Being situated in La Salle County, Texas, and being THE SURFACE ONLY in and to Lot Number Five (5), and Lot Number Six (6), in Block Number Eight (8), of the Oleander Heights Addition, situated in the City of Cotulla, La Salle County, Texas, According to Plat thereof recorded in Volume A, Page 1, Plat Records of La Salle County, Texas; said land having NO improvements thereon situated.

Secures: ("Note") in the original principal amount of \$34,000.00, executed by Ringo D. Jimenez and Julie L. Sanchez ("Borrower") and payable to the order of Lender

Foreclosure Sale:

Date: Tuesday, December 1, 2020

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 10:00A.M. and not later than three hours thereafter.

Place: In the area of the west entrance of the courthouse of La Salle County, Texas, designated by the commissioner's court of such county where sales of real property under a power of sale conferred by deed of trust are to take place.

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 Pedro S. Conchas and Laidy Diana Conchas' 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, Pedro S. Conchas and Laidy Diana Conchas, 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 Pedro S. Conchas and Laidy Diana Conchas' election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Pedro S. Conchas and Laidy Diana Conchas' 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.

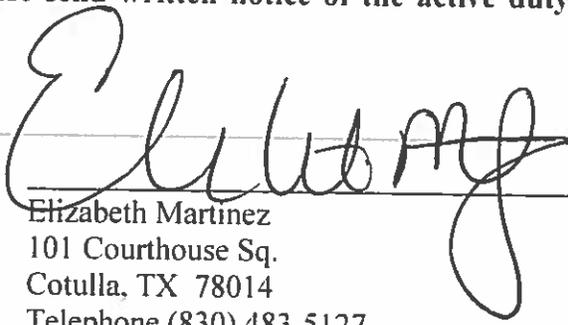
If Pedro S. Conchas and Laidy Diana Conchas passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

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 Pedro S. Conchas and Laidy Diana Conchas. 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 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.



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FILED FOR RECORD	
At 11:15 o'clock	A M.
OCT 22 2020	
MARGARITA A. ESQUEDA COUNTY CLERK SALE COUNTY, TEXAS	
BY 	DEPUTY