

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: July 20, 2020

Deed of Trust:

Date: **March 10, 2017**
 Grantor: **RAUL ROSALES, JR. and BAILEY HERRERA**
 Trustee: **DAVID B. PERKINS**
 Substitute Trustee: **STEVE D. TAYLOR**
 Lender: **STEVE D. TAYLOR SELF-DIRECTED IRA, LLC**

2020 JUL 22 AM 10:50
 COUNTY CLERK OF GUADALUPE COUNTY
 Raul Rosales, Jr.

Recording Information:

Deed of Trust dated **March 10, 2017**, recorded in **Document Number 2017005837**, Official Public Records of Guadalupe County, Texas.

Property:

Lots No. Twenty-six (26) and Twenty-seven (27), Block No. Thirteen (13), of the Town of Marion, Texas, as designated on plat recorded in the Deed Records of Guadalupe County, Texas, and being the same property conveyed to Virginia Vetter by Deed of Gift dated June 15, 1973, and recorded in Volume 470, Page 412, of the Deed Records of Guadalupe County, Texas, reference to which is here made for all purposes.


Note:

Date: **March 10, 2017**
 Amount: **THIRTY-SIX THOUSAND, SEVEN HUNDRED SEVENTY-FOUR AND 88/100 (\$36,774.88) DOLLARS**
 Debtor: **RAUL ROSALES, JR. and BAILEY HERRERA**
 Holder: **STEVE D. TAYLOR SELF-DIRECTED IRA, LLC**

Date of Sale of Property: **September 1, 2020** (that being the first Tuesday of said month). Said sale to occur no earlier than **11:00 o'clock a.m.** and no later than **2:00 o'clock p.m.**

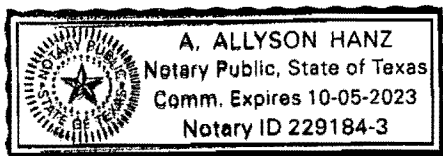
Place of Sale of Property: At the north porch of the Guadalupe County Courthouse, in Seguin, Texas or as designated by the Guadalupe County Commissioners.

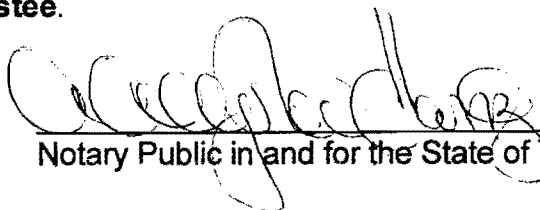
Because of the default in performance of the obligations of the Deed of Trust, Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust. The sale will begin at the earliest time stated above or within three (3) hours after that time.


STEVE D. TAYLOR, Substitute Trustee

STATE OF TEXAS §
COUNTY OF COMAL §

This instrument was acknowledged before me on this the 20th day of July, 2020, by STEVE D. TAYLOR, Substitute Trustee.




Notary Public in and for the State of Texas

238.foreclosure

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**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.**

Matter No.: 090286-TX

Date: July 28, 2020

County where Real Property is Located: Guadalupe

ORIGINAL MORTGAGOR: JOSE N RUIZ TORRES AND FRANCISCA A GARCHOW, HUSBAND AND WIFE

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEM, INC. AS BENEFICIARY, AS NOMINEE FOR PULTE MORTGAGE LLC, ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: LAKEVIEW LOAN SERVICING, LLC

MORTGAGE SERVICER: LOANCARE

DEED OF TRUST DATED 9/27/2017, RECORDING INFORMATION: Recorded on 9/29/2017, as Instrument No. 2017023225

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): LOT 84, BLOCK 4, OF KENSINGTON RANCH II SUBDIVISION, UNIT 6 P.U.D., AN ADDITION TO THE CITY OF SELMA, GUADALUPE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN VOLUME 8, PAGE 477, PLAT RECORDS, GUADALUPE COUNTY, TEXAS.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 9/1/2020, the foreclosure sale will be conducted in Guadalupe County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 11:00 AM, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

LOANCARE is acting as the Mortgage Servicer for LAKEVIEW LOAN SERVICING, LLC who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. LOANCARE, as Mortgage Servicer, is representing the Mortgagee, whose address is:

LAKEVIEW LOAN SERVICING, LLC
c/o LOANCARE
3637 SENTARA WAY
VIRGINIA BEACH, VA 23452-4262

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is

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COUNTY CLERK OF THE COUNTY OF GUADALUPE
BY *Adriana Rivera*



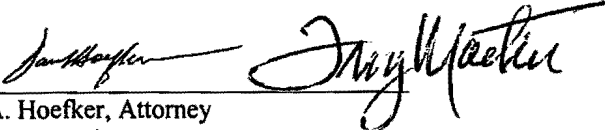
Matter No.: 090286-TX

authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE TROY MARTIN, DEBORAH MARTIN, CASSIE MARTIN, TERRI MARTIN, ALEXIS MARTIN, ELIZABETH ANDERSON, PAUL A. HOEFKER, ROBERT L. NEGRIN** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Aldridge Pite, LLP, 701 N. Post Oak Road, Suite 205, Houston, TX 77024. (713) 293-3618.

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.

By:


Paul A. Hoefker, Attorney
Robert L. Negrin, Attorney
Aldridge Pite, LLP
701 N. Post Oak Road, Suite 205
Houston, TX 77024

Return to:
ALDRIDGE PITE, LLP
4375 JUTLAND DR., SUITE 200
P.O. BOX 17935
SAN DIEGO, CA 92177-0935
FAX #: 619-590-1385
866-931-0036

NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public nonjudicial foreclosure sale.

1. Deed of Trust. The sale is a nonjudicial deed of trust lien foreclosure sale being conducted pursuant to the power of sale granted by the following described deed of trust:

Date: January 24, 2014
 Grantor: Geomeg Energy, LP
 Beneficiary: Citizens Bank
 Substitute Trustee: Scott A. Ritcheson, and/or Douglas A. Ritcheson, and/or Charles E. Lauffer, Jr., and/or Lance Vincent
 Recording Information: Deed of Trust dated January 24, 2014 and recorded in Volume 4192, Page 219, in the Official Public Records of Guadalupe County, Texas (the "Deed of Trust").

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2020 AUG 10 AM 9:41

 THE PUBLIC RECORDS
 COUNTY OF GUADALUPE COUNTY

 Date:
 Grantor:
 Beneficiary:
 Substitute Trustee:
 Recording Information:

2. Property to be Sold. The property to be sold (the "Property") is described as follows:

- (a) All of the right, title and interest of Grantor described in the Deed of Trust and any extension thereof in and to those certain oil, gas and mineral fee and leasehold estates, including without limitation all working interests, leasehold estate interests, mineral estate interests, royalty interests, overriding royalty interests, revenue interests of any type, production payment interests, interests under any gas purchase agreements, gas balancing rights, and any and every other interest of any character or nature in oil, gas or other minerals, and any surface estate interest in and to the property more particularly described in the schedule attached hereto, marked Exhibit "A" for identification, incorporated herein and made a part hereof for all purposes (the "Land");
- (b) All of the right, title and interest of Grantor in and to all improvements and personal property of any kind or character defined in and subject to the provisions of the Uniform Commercial Code, including the proceeds and products from any and all of such improvements and personal property and situated on any of the Land, including, but not limited to, pipe, casing, tubing, rods, storage tanks, boilers, loading racks, pumps, foundations, warehouses, and all other personal property and equipment of every kind and character upon, incident, appurtenant or belonging to

and used in connection Grantor's interest in the Land, including all oil, gas, and other minerals produced or to be produced to the account of Grantor from the Land and all accounts receivable, general intangibles and contract rights of Grantor in connection with the Land or Leases, defined in the Deed of Trust, and all proceeds, products, substitutions and exchanges thereof;

(c) Any and all rights of Grantor to liens and security interests securing payment of proceeds from the sale of production from the Land, including but not limited to, those liens and security interests provided for in TEX. BUS. & COM. CODE ANN. Sec. 9.343;

(d) Any and all other real or personal property described in (i) the Deed of Trust and any modifications or amendments thereto; or (ii) that certain Assignment to Trustee of Oil and Gas Production, dated January 24, 2014, in favor of Kenneth R. Plunk, Trustee, filed for record in the Office of the County Clerk of Guadalupe County, Texas, in Volume 4192, Page 237 of the Official Public Records of Guadalupe County, Texas, and any modifications or amendments thereto (the "Assignment of Production"), (iii) any instrument or lien thereby renewed or extended, and (iv) any instrument or lien renewing or extending same. The Deed of Trust, Assignment of Production and other documents described above are referred to herein collectively as the "Lien Documents;" and

(e) Any additional right, title or interest of Grantor acquired or to which a Grantor became entitled to in any of the foregoing, or in the oil, gas or other minerals in or under the Land at any time after the Lien Documents.

3. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time and place:

Date: **September 1, 2020**

Time: The sale shall begin no earlier than 1:00 p.m. or no later than three (3) hours thereafter. The sale shall be completed by no later than 4:00 p.m.

Place: Guadalupe County Courthouse in Seguin, Texas, at the following location:

In the area of such Courthouse designated by the Guadalupe County Commissioners' Court as the area where foreclosure sales shall take place, or, if no such area has been designated, then on the north porch of the Guadalupe County Courthouse in Seguin, Texas.

The deed of trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. Such reporting or refiling may be after the date originally scheduled for this sale.

4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the date the property is sold.

The sale will be made expressly subject to unpaid ad valorem taxes and any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all other 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. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

A purchaser at the sale of the Property "acquires the Property "AS IS" without any expressed or implied warranties" (except as to the warranties of title from the grantor identified in the deed of trust described below). Any purchaser acquires the Property "at the purchaser's own risk." TEXAS PROPERTY CODE §51.009. Nothing set forth in this Notice is an express or

implied representation or warranty regarding the Property, all of which are specifically disclaimed by the undersigned and by the beneficiary of the herein described deed of trust.

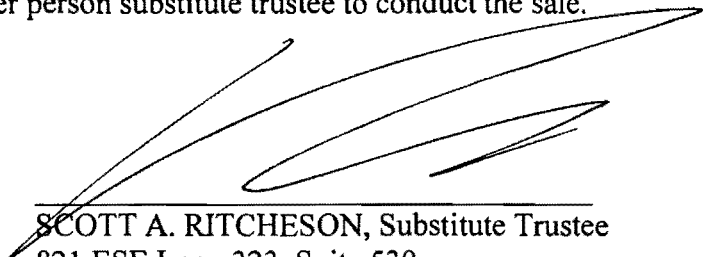
5. Type of Sale. The sale is a nonjudicial deed of trust lien foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust.

6. Obligations Secured. The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including, but not limited to, (1) the October 27, 2017 promissory note in the original principal amount of \$4,100,000.00, executed by Geomeg Energy, LP, and payable to the order of Citizens Bank; (2) all renewals and extensions of the note; (3) all interest, late charges, fees and other expenses payable under said note on the herein described deed of trust; and (4) all other debts and obligations described in the deed of trust (including all debts secured by any cross-collateralization clause in the deed of trust). Citizens Bank is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

Questions concerning the sale may be directed to the undersigned or to the beneficiary, Citizens Bank, Attention: Jim Griffin, telephone (903) 984-8671.

7. Default and Request to Act. Default has occurred under the deed of trust, and the beneficiary has asked me, as substitute trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

DATED: August 6, 2020.



SCOTT A. RITCHESON, Substitute Trustee
821 ESE Loop 323, Suite 530
Tyler, Texas 75701
Tel: (903) 535-2900
Fax: (903) 533-8646

Notice to Members of the Armed Forces of the United States:

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.

EXHIBIT "A"

All of Mortgagor's right, title and interest in and to oil, gas and other minerals, of every nature, character, interest and type, including without limitation, all working interest, leasehold estate interest, mineral estate interest, royalty interest, overriding royalty interest, revenue interest of any type, production payment interest, interest under gas purchase agreements, gas balancing rights, and any and every other type of interest of any character or nature in oil, gas or other minerals, and any surface estate interest, in and to the property set forth below. The scope of the property interests referenced below shall not be limited or impaired by any headers, labels, listing of well names, or the like. The property shall include all leases and lands identified on this Exhibit, without limitation for any specific references, definitions or anything else that may be construed as limiting the scope of the property described herein.

Guadalupe County, Texas

Greiner

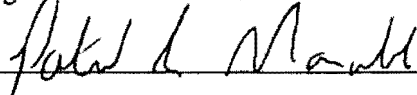
<u>Lease Name</u>	<u>Railroad Commission Lease No.</u>	<u>Field No.</u>	<u># of Wells</u>	<u>NRI</u>
Greiner	03841	26620001	2	87.5%

This being the same property identified and described in that certain Assignment and Bill of Sale, Texas Saver, LLC, Assignor, Geomeg Energy, LP, Assignee, recorded on December 9, 2010, in Volume 2943, Page 120, Official Public Records of Guadalupe County, Texas.

PERSONAL PROPERTY

All oil wells, pumping units, casing rods, production tubing, separators, surface flowlines, wellheads, tanks and other equipment incidental to and used in connection with the production, treating and storing of minerals or the like (including oil and gas) from those certain oil, gas and mineral leases described in this Exhibit "A".

Signed for identification:



NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF 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. Sender is: Codilis & Moody, P.C., 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated August 26, 2002 and recorded under Vol. 1746, Page 0152, or Clerk's File No. 15247, in the real property records of GUADALUPE County Texas, with Kenneth W. Larson and Mary Jane Larson as Grantor(s) and New Century Mortgage Corporation as Original Mortgagee.

Deed of Trust executed by Kenneth W. Larson and Mary Jane Larson securing payment of the indebtedness in the original principal amount of \$63,750.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Kenneth W. Larson and Mary Jane Larson. Deutsche Bank National Trust Company, as Trustee for Morgan Stanley Dean Witter Capital I Inc. Trust 2003-NC1, Mortgage Pass-Through Certificates, Series 2003-NC1 is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. PHH Mortgage Corporation is acting as the Mortgage Servicer for the Mortgagee. PHH Mortgage Corporation, is representing the Mortgagee, whose address is: 1 Mortgage Way, Mount Laurel, NJ 08054.

Legal Description:

FIELD NOTES DESCRIBING 1.637 ACRES OF LAND SITUATED IN THE WILLIAM GRIFFIN SURVEY, ABST. 136, GUADALUPE COUNTY, TX. SAID 1.637 ACRE TRACT IS COMPRISED OF ALL OF A TRACT CALLED THIRD TRACT (1.40 ACRES) IN CONVEYANCE FROM SEGUIN BLUE LIGHT CORP. TO READY MIX CONCRETE CO., INC. RECORDED IN VOLUME 646 AT PAGE 720, PART OF A TRACT CALLED THE RESIDUE OF 27.58 ACRES IN CONVEYANCE FROM THE VETERAN'S LAND BOARD OF THE STATE OF TEXAS TO FLOYD E. HURST RECORDED IN VOLUME 396 AT PAGE 383 AND PART OF A TRACT CALLED 0.9926 ACRES IN CONVEYANCE FROM THE VETERAN'S LAND BOARD OF THE STATE OF TEXAS TO FLOYD E. HURST RECORDED IN VOLUME 316 AT PAGE 336 AND PART OF A TRACT CALLED 0.3681 ACRES IN CONVEYANCE FROM H.A. SCHMIDT, SR. TO FLOYD E. HURST, ET UX RECORDED IN VOLUME 333 AT PAGE 103 OF THE DEED RECORDS OF SAID COUNTY AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES

SALE INFORMATION

Date of Sale: 09/01/2020

Earliest Time Sale Will Begin: 11:00 AM

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SEP 10 PM 12:02
GUADALUPE COUNTY

Location of Sale: The place of the sale shall be: GUADALUPE County Courthouse, Texas at the following location: The north porch of the Guadalupe County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

TERMS OF SALE

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said



property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. Pursuant to the Deed of Trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "AS IS," "WHERE IS" condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the Deed of Trust.

The sale will begin at the earliest time stated above, or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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.

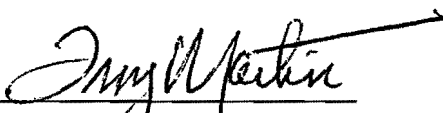
WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I HEREBY APPOINT AND DESIGNATE Troy Martin, Deanna Ray, Deborah Martin, Aarti Patel, Maryna Danielian, Cassie Martin, Terri Martin, Amy Ortiz, Alexis Martin, Elizabeth Anderson, Erika Aguirre, Allison Askew, Beatriz Sanchez, Bruce Neyland, Candice Shulte, Dylan Ruiz, Garrett Sanders, Ramon Perez, Shelby Martin, Stacey Sanders, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or Auction.com, as Substitute Trustee.

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:
Codilis & Moody, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

Executed on the 6th day of August, 2020.

Nicole M. Bartee, Attorney at Law
Codilis & Moody, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

Posted and filed by:



Printed Name:

Troy Martin

C&M No. 44-20-0769

Field notes describing 1.637 acres of land situated in the William Gratt
Survey, Abet. 136, Guadalupe County, Tx. Said 1.637 acre tract is
comprised of all of a tract called Third Tract (1.40 acres) in conveyance
from Seguin Blue Light Corp. to Ready Mix Concrete Co., Inc. recorded
in Volume 646 at Page 720, part of a tract called the residue of 27.58
acres in conveyance from the Veteran's Land Board of the State of Texas
to Floyd E. Hurst recorded in Volume 396 at Page 383 and part of a tract
called 0.9926 acres in conveyance from the Veteran's Land Board of the
State of Texas to Floyd E. Hurst recorded in Volume 316 at Page 336 and
part of a tract called 0.3681 acres in conveyance from H.A. Schmidt,
Sr. to Floyd E. Hurst, et ux recorded in Volume 333 at Page 103 of the
Deed Records of said county and being described by metes and bounds,
as follows:

BEGINNING at an iron stake set marking the south corner of the tract
herein described same being the south corner of said 1.40 acre tract
and lying in the northwest line of U.S. Hwy. 90;

THENCE with a segment of the southwest line, N 19° 27'W 154.2 feet to
a chain link fence post marking a re-entrant corner of the tract herein
described same being a re-entrant corner of said 1.40 acre tract;

THENCE with a south line along a segment of the south line of said 1.40
acre tract and said residue of 27.58 acres, N 88° 42'W 214.6 feet to
an iron stake found marking the south corner of the tract herein described;

TRENCED into said residue of 27.58 acres, N 37° 18'E 251.1 feet to an
iron stake found marking the northwest corner of the tract herein
described;

THENCE with the north line, same being the segment of the north line
of said 1.40 acre tract, N 73° 19'E at 65.0 feet an iron stake found
marking the northeast corner of said 1.40 acre tract and at 81.7 feet
an iron stake found marking the northeast corner of the tract herein
described;

THENCE leaving said residue of 27.58 acres and across said 0.9926 acre
tract and said 0.3681 acre tract, S 40° 56'E 336.7 feet to an iron stake
found marking the east corner of the tract herein described same being
the east corner of said 1.40 acre tract and lying in the northwest line
of U.S. Hwy. 90;

THENCE with said northwest line, as follows:

Along a circular curve to the left having a radius of 2995.6 feet
and a long chord that bears, S 52° 11'W 166.0 feet to an iron stake
found and;
Thence along a circular curve to the left having a radius of 2995.6
feet and a long chord that bears, S 50° 22'W 28.1 feet to the PLACE
OF BEGINNING and containing 1.637 acres of land.

Notice of Trustee's Sale

Date: August 11, 2020

Trustee: Stephen A. Beal

Street Address for Trustee: PO Box 195607, Dallas County, Texas 75219

Current Owner and Holder of the Note and Deed of Trust: BP-Residential, L.L.C.

Obligation: Real Estate Lien Note dated March 9, 2016, from Maker, Samantha Alicia Ramon and Teofilo Gomez to Payee, BP-Residential, L.L.C., in the original principal amount of \$82,500.00

Deed of Trust

Date: March 9, 2016

Recording Information: Filed on March 11, 2016, and recorded under document number 2016005051 Official Public Records of GUADALUPE County, Texas

Grantor: Samantha Alicia Ramon and Teofilo C

Trustee: Stephen A. Beal

Beneficiary: BP-Residential, L.L.C.

Property: BEING approximately 0.15 of an acre to Block (NCB) 290, City of Seguin, Guad: particularly described by metes and bou incorporated herein.

September 11

RECEIVED
2020 AUG 11 AM 8:05
JENNIFER KIEL
CLERK GUADALUPE COUNTY
TX

ted in New City
nd being more
shed herein and

Date of Sale (first Tuesday of month): September 1, 2020

Time of Sale: The sale will begin no earlier than 10:00 AM, and no later than three hours thereafter.

Place of Sale: Guadalupe County Courthouse

Default has occurred under the Deed of Trust. The current owner and holder of the Real Estate Lien Note and the Deed of Trust has instructed the Trustee to offer the Property for sale toward the satisfaction of the Real Estate Lien Note, by a nonjudicial foreclosure sale in accordance with the power of sale granted by the Deed of Trust.

Notice is given that on the Date of Sale, the Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS", without any express or implied warranties, except warranties of title.

Terms of Sale. The sale will be conducted as a public auction to the highest bidder. If the highest bidder is someone other than the Lender, the purchase price will be payable in cash or its equivalent, at the discretion of the Trustee, and will be payable immediately on acceptance of the bid by the Trustee. If the Lender is the highest bidder, payment will be by a credit on the Obligation, as permitted by the Deed of Trust.

Those persons and entities desiring to purchase the Property at the public auction, other than the Lender, will need to demonstrate their ability to pay cash on acceptance of the bid by the Trustee.

The 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 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. The sale shall not cover any part of the Property that has been released from the lien of the Deed of Trust, as shown in the public records of the county where the Property is located. Prospective bidders are strongly urged to examine the applicable public records to determine the nature and extent of such matters, if any.

The Trustee may sell the Property in one or more parcels and/or sell all or only part of the Property.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (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 of the Texas Property Code, the Trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the 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 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."


STEPHEN A. BEAL, TRUSTEE