

NOTICE OF SUBSTITUTE TRUSTEE'S FORECLOSURE SALE

STATE OF TEXAS
COUNTY OF NUECES

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Official Records of
NUECES COUNTY
KARA SANDS
COUNTY CLERK
Fees \$8.00

Date: January 10, 2018

Trustee: J. Preston Ley
P.O. Box 271707
Corpus Christi, TX 78427

Mortgagee: El Sendero Viejo, Inc. (sometimes also referred to as
"Beneficiary").

Trustors: Joann Martinez (sometimes referred to as "Grantor")

Note: Real Estate Lien note dated August 15, 2012 by Joann Martinez as
Maker in favor of El Sendero Viejo, Inc. as Payee in the Original
amount of Seventy-one thousand five hundred dollars and no cents
(\$71,500.00)

Deed of Trust: Deed of Trust dated August 15, 2012 and executed by Joann
Martinez, as Grantor, in favor of Reagan Arnold as Trustee for the
benefit of El Sendero Viejo, Inc. as Beneficiary and Mortgagee,
which Deed of Trust was filed in the Real Property Records of
Nueces County, Texas on August as Document #2012032002.

Appointment of Substitute Trustee: Appointment of Substitute Trustee dated January 10,
2018 and executed by Ashley M. Ley, Vice-President of El Sendero Viejo, Inc.,
appointing J. Preston Ley as Substitute Trustee, which Appointment of Substitute Trustee
was filed in the Real Property Records of Nueces County, Texas on
JANUARY 12, 2018 as Document # 2018001944.

Property: The SURFACE ESTATE ONLY of the following Land:

Lot 2, Hazel Bazemore Estates, Robstown, Nueces County, Texas; includes a 2008 manufactured Fleetwood home by Gulf Gate Homes, Section Label Number PFS1031664 and ID Number TXFL884A23419-LE22. Commonly known as: 3560 County Rd 48, Robstown, Nueces County, Texas 78380

FORECLOSURE SALE:

Date: Tuesday, February 6, 2018

Time: The sale of the Property ("Foreclosure Sale") will take place 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 a.m. and the sale will be commenced no later than three hours there after.

Place: The South entrance of the Nueces County Courthouse facing Lipan Street, in Corpus Christi, Texas.

Terms of Sale: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Formal notice is hereby given of Mortgagee's election to proceed against and sell the Property in accordance with the Mortgagee's rights and remedies under the Deed of Trust.

Mortgagee, the owner and holder of the Note and Beneficiary under the Deed of Trust, has appointed J. Preston Ley as Substitute Trustee under the Deed of Trust and has instructed the Trustee to offer the Property for sale toward the satisfaction of the Note on the Terms of Sale described above. Therefore, notice is given that on and at the Date, Time and Place described above the Trustee will offer the Property for sale on the Terms of Sale described above.

THE SALE OF THE PROPERTY IS "AS IS" AND "WHERE IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY TRUSTEE, EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY, OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. NEITHER BENEFICIARY NOR TRUSTEE MAKES ANY REPRESENTATIONS OR WARRANTIES WITH RESPECT TO COMPLIANCE WITH ANY LAWS, RULES, AGREEMENTS, OR SPECIFICATIONS, NOR WITH RESPECT TO CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS, OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH SHALL BE EXPRESSLY WAIVED BY GRANTEE.

JPL

J. Preston Ley, Substitute Trustee

ACKNOWLEDGEMENT

STATE OF TEXAS §

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COUNTY OF NUECES §

This instrument was acknowledged before me on January 11, 2018 by J. Preston Ley, as Substitute Trustee under the Deed of Trust described in such instrument.

Catherine Carmany
Notary Public in and for the State of Texas

After recording, return to:

**El Sendero Viejo, Inc.
P.O. BOX 692092
San Antonio, TX 78269**

