

FILED FOR RECORD
AT 4:52 O'CLOCK PM

Notice of Foreclosure Sale

JUL 15 2019

August 6, 2019

ERODIA M. GARZA
CLERK, COUNTY COURT, DUVAL COUNTY, TEXAS
BY [Signature] DEPUTY

Contract for Deed ("Contract for Deed"):

Dated: February 1, 2012

Grantor: Jose M. (Jr) Guerrero and Adella L. Guerrero

Lender: Outland Texas Ranches, LLC

Legal Description: Tr. 21 (25.45 AC), Toro Creek Ranch Phase 4, of the Plat Record of Duval County, Texas and Jim Wells County, Texas.

Secures: Contract for Deed ("Contract for Deed") in the original principal amount of \$65,279.25, executed by Jose M. (Jr) Guerrero and Adella L. Guerrero ("Borrower") and payable to the order of Lender

Foreclosure Sale:

Date: Tuesday, August 6, 2019

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

Place: Front steps of the Duval County Courthouse, 400 E. Gravis, Highway 44, San Diego, Texas 78384.

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 Outland Texas Ranches, LLC's bid may be by credit against the indebtedness secured by the lien of the Contract for Deed.

Default has occurred in the payment of the Note and in the performance of the obligations of the Contract for Deed. Because of that default, Outland Texas Ranches, LLC, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Contract for Deed may encumber both real and personal property. Formal notice is hereby given of Outland Texas Ranches, LLC's election to proceed against and sell both the real property and any personal property described in the Contract for Deed in accordance with Outland Texas Ranches, LLC's rights and remedies under the Contract for Deed 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 Contract for Deed, and applicable Texas law.

If Outland Texas Ranches, LLC 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 Contract for Deed and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Contract for Deed, 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 Contract for Deed. 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 Contract for Deed by Outland Texas Ranches, LLC. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

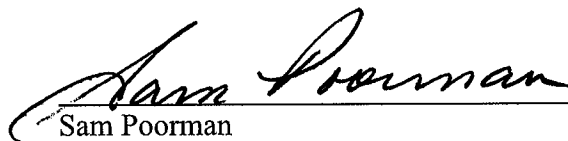
Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Contract for Deed. Prospective bidders are advised to conduct an independent investigation of the nature and 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.

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.

Signed this ____ day of July, 2019.


A handwritten signature in cursive script that reads "Sam Poorman". The signature is written in black ink and is positioned above a horizontal line.

Sam Poorman
Substitute Trustee

John W. Carlson
Attorney for Mortgagee
717 Sidney Baker Street
Kerrville, Texas 78028
Telephone (830) 896-4488
Telecopier (830) 896-4474

Signed this 9th day of July, 2019.

Sam Poorman
Substitute Trustee



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