

**Direct:** Ricardo Vasquez, Sr. and Esmeralda G. Vasquez  
**Indirect:** Lone Star National Bank

(File No. 29571—loan no.79308)

**NOTICE OF FORECLOSURE SALE**

Notice is hereby given of a public nonjudicial foreclosure sale.

1. Property To Be Sold. The property (including any improvements) to be sold is described as follows:

***Tract 7, DUVAL COUNTY RANCH SUBDIVISION, according to the map or plat thereof recorded in Envelope 90, Slide 2, Map Records, Duval County, Texas reference to which is here made for all purposes***

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

Date: February 3, 2015

Time: The sale shall begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale shall be completed by no later than 1:00 p.m.

Place: Duval County Courthouse in San Diego, Texas, at the following location: North door of Courthouse, San Diego, Texas, the area designated for foreclosures.

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 reposting or refiled may be after the date originally scheduled for this sale.

3. 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 day the property is sold.

FILED FOR RECORD  
AT 8:50 O'CLOCK A.M.

JAN 6 - 2015

ELIODIA M. GARZA  
CLERK COUNTY COURT, DUVAL COUNTY, TEXAS  
BY Rosendo A. Acosta DEPUTY

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. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

4. Type of Sale. The sale is a nonjudicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by **Ricardo Vasquez, Sr. and Esmeralda G. Vasquez**. The deed of trust is dated **March 16, 2006**, and is recorded in the office of the County Clerk of Duval County, Texas, as **Document Number 092690 (Vol. 419 Page 414 – Vol. 419 Page 419), Duval County, Texas**.

5. 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 real estate lien note in the original principal amount of **\$40,000.00**, executed by **Ricardo Vasquez, Sr.**, and payable to the order of **Lone Star National Bank**; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of **Ricardo Vasquez, Sr. to Lone Star National Bank. Lone Star National 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.

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

DATED: December 31, 2014



TERRY D. KEY, Substitute Trustee  
2300 W. Pike Blvd., Ste. 300—Weslaco, TX  
P.O. Drawer 1247  
Weslaco, Texas 78599-1247  
Telephone: (956) 968-5402  
Telecopier: (956) 969-9402

**SERVING ON ACTIVE MILITARY DUTY: 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.**