

Notice of Foreclosure Sale

PURSUANT TO TEXAS TAX CODE SECTION 32.06, THE FORECLOSURE SALE REFERRED TO IN THIS DOCUMENT IS A SUPERIOR TRANSFER TAX LIEN SUBJECT TO THE RIGHT OF REDEMPTION UNDER CERTAIN CONDITIONS. THE FORECLOSURE IS SCHEDULED TO OCCUR ON SEPTEMBER 1, 2020.

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.

1. *Property to Be Sold.* The property to be sold is described as follows:

ATASCOSA BLOCK 14 LOTS 12 & 13 0.184 ACRES; also described as Lot No. Twelve (12) and Lot No. Thirteen (13) in Block No. Fourteen A (14A) in the Atascosa Addition to the town of Three Rivers in said County, as shown on the map or plat of the subdivision of said Block 14-A by Bryan Boyd and Harry J. Schultz and recorded in the Plat Records of Live Oak County, Texas, to which map or plat and its record of said Block 14-A reference is here made for all purposes, and being the same real estate conveyed to the said Julio Martinez and wife, Maria Martinez. by Bryan Boyd and Harry J. Shultz, by deed dated March 29, 1960, and recorded in Volume 184, Page 218, of the Deed Records of Live Oak County, Texas, to which deed and its record reference is here made for all purposes; more commonly known as 607 Avenida Mosqueda, Three Rivers, Texas 78071.

2. *Instrument to be Foreclosed.* The instruments to be foreclosed are the Property Tax Lien Deed of Trust recorded as Document/Instrument No. 203739 of the real property records of Live Oak County, Texas and the Certified Statement of Transfer of Tax Lien recorded as Document/Instrument No. 203972 of the real property records of Live Oak County, Texas.

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 will begin no earlier than 1:00 p.m. or no later than three hours thereafter. The sale will be completed by no later than 4:00 p.m.

Place: On the front steps of the Live Oak County Courthouse or as otherwise designated by county commissioner's court.

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 Property Tax Lien 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 Property Tax Lien Deed of Trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

The sale will be made expressly subject to any title matters set forth in the Property Tax Lien 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 Property Tax Lien Deed of Trust. The sale shall not cover any part of the property that has been released of public record from the lien of the Property Tax Lien 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.

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 Property Tax Lien 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 or any Substitute 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 or any Substitute Trustee.

5. *Type of Sale.* The sale is an expedited foreclosure sale of a Transferred Tax Lien created pursuant to Sections 32.06 and 32.065, Texas Tax Code, Section 51.002, Texas Property Code and the power of sale granted by the Property Tax Lien Deed of Trust executed by Daniel G. Trevino aka Daniel Trevino.

6. *Obligations Secured.* The Property Tax Lien Deed of Trust provides that it secures the payment of the indebtednesses and obligations therein described (collectively, the "Obligations") including but not limited to (a) the Note in the original principal amount of \$8,813.90, executed by Daniel G. Trevino aka Daniel Trevino and payable to the order of Hunter-Kelsey I, LLC; (b) all renewals and extensions of the Note; and (c) any and all present and future indebtednesses of Daniel G. Trevino aka Daniel Trevino to Hunter-Kelsey I, LLC. Hunter-Kelsey I, LLC is the current owner and holder of the Obligations and is the beneficiary under the Property Tax Lien Deed of Trust.

Questions concerning the sale may be directed to Nikolaos P. Stavros, J. Lindsey Rusler, Dylan Schultz, Brian S. Bellamy, Wendy Storey or Clinton Holden at 7200 North MoPac Expy., Suite 310, Austin, Texas 78731.

7. *Default and Request to Act.* Default has occurred under the Property Tax Lien Deed of Trust, and the beneficiary has requested 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: 4 day of August, 2020.

Susan Mills

Ed Henderson

Jim Mills, Susan Mills, Emily Northern, George Hawthorne, Ed Henderson, John Patterson, Carla Patterson, Bruce Menking, Shelly Wallace, Cynthia Carrasco, Harry Brelsford, Sandra Mendoza, Arnold Mendoza, Alexis Mendoza and Leslye Evans, Nikolaos P. Stavros, J. Lindsey Rusler, Dylan Schultz, Wendy Storey, Brian S. Bellamy or Clinton Holden.
7200 North MoPac Expy., Suite 310
Austin, TX 78731
Telephone: (512) 346-6011
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AFTER POSTING RETURN TO:
Stavros & Kelly, PLLC
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