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Notice of Foreclosure Sale

JUL 10 2017

By [Signature]
Deputy

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

A-504 T N O RR S & E POR of 2133.72 AC TR UNRC WILDE CREEK ESTS Lot 16
0010.596, an addition to Jim Wells County, Orange Grove, Texas

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the contract for deed recorded in Jim Wells County Deed Records, Document #435239 of the real property records of Jim Wells County, Texas.

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

Date: August 1, 2017

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: The South Door of the Jim Wells County Courthouse 200 N. Almond, Alice Texas or as designated by the county commissioner.

The property code 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. The reposting or refiled 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 property code permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the Contract of Deed 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.

The 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 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. The sale shall not cover any part of the property that has been released of public record from the lien of the contract for deed. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

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. 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 or any substitute trustee.

5. *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 contract for deed, security agreement and financing statement executed by Ricky Molina and Rachel Molina.

6. *Obligations Secured.* The Contract of Deed provides that it secures the payment of the indebtednesses and obligations therein described (collectively, the "Obligations") including but not limited to (a) the Contract of Deed in the original principal amount of \$53,500.00 executed by Ricky Molina and Rachel Molina, and payable to the order of Jose A. Leal; (b) all renewals and extensions of the note; and (c) any and all present and future indebtednesses of Jose A. Leal as the current owners and holders of the Obligations and is the beneficiaries under the Contract of Deed.

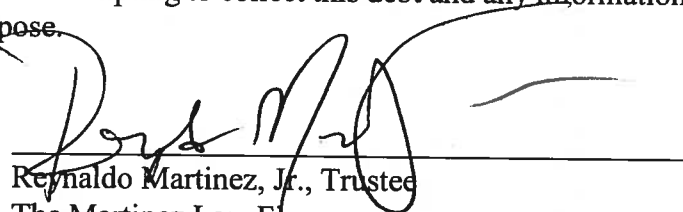
As of July 07th, 2017, there was owed \$40,006.11 on the Contract for Deed, being principal and interest. The note is bearing interest on the matured principal, at the rate of \$11.13 per day thereafter.

Questions concerning the sale may be directed to the undersigned or to the beneficiary, Jose A. Leal.

7. *Default and Request to Act.* Default has occurred under the contract for deed, and the beneficiary has requested me, as designated trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

You are notified that the undersigned is attempting to collect this debt and any information obtained from you will be used for such purpose.

Dated: July 7th, 2017



Reynaldo Martinez, Jr., Trustee
The Martinez Law Firm
915 Kinney Ave
Corpus Christi, Texas 78401
Telephone (361) 887-7111
Telecopier (361) 887-7222