

11:15 FILED AT O'CLOCK AM

JAN - 9 2017

JC Perez III, Co. Clk, Jim Wells Co., Texas
By [Signature] Deputy

VIA CERTIFIED MAIL RR# 7015 0640 0000 8894 8204

NOTICE OF TRUSTEE'S SALE

You, Eliseo Blanco, are hereby notified that on Tuesday February 14th 2017, between the hours of 1:00 P.M. and 4:00 P.M., at the courthouse door on the SE Porch located in Alice, Jim Wells County, State of Texas, I, the undersigned, will sell at public auction to the highest bidder for cash the following real property:

Property (including any improvements) LOT 12, BLOCK 3, Guerra Addition to the City of Alice, Jim Wells County, Texas, according to map or plat thereof of record in Volume 5, Page 34, Map Records, Jim Wells County, Texas

The address or other common designation of this real property is: 1003 Guerra, Alice, TX 78332.

This sale will be made to satisfy the debt evidenced by the promissory note dated December 1st 2009, and secured by a deed of trust dated December 1st 2009, in the original principal sum of \$29,500.00, executed by you as Maker to Rafter D Investments as payee, and secured by and pursuant to the power of sale conferred in the Deed of Trust dated December 1st 2009 (referred to in this notice as the Deed of Trust). The Deed of Trust was executed by you as Grantor to Bryan DiCaro as Trustee for the benefit of Rafter D Investments, Inc., and was recorded in the deed of trust records of Gonzales County, Texas. Rafter D Investments, Inc. has requested me, the undersigned, to enforce this trust by selling the real property because you are in default in the payment of the note described in the Deed of Trust.

Your debt has been accelerated, and the entire unpaid balance of your note is now due and payable. You now owe us the sum of \$ 28,608.81 plus unpaid Property Taxes and Insurance in the amount of \$1,533.18. Your debt has been accelerated because you failed to cure the default as was requested in the Notice of Acceleration sent to you on December 13th 2016 namely, you failed to make the overdue payment(s) totaling \$ 2,512.22 plus unpaid taxes on or before January 3rd 2017.

Dated: January 4th 2017