

December 6th, 2016

30
AT 10:00 O'CLOCK AM
FILED

DEC 6 - 2016

NOTICE OF ACCERLATION AND NOTICE OF SALE

JC Perez, Co. Ck. Jim Wells Co., Texas
By *[Signature]* Deputy

Jaime C. Zamora
734 W. 1st St
Alice, TX 78332

**CMRRR #9590 9402 2241 6193 0770 48
AND FIRST CLASS MAIL
ADDRESS SERVICE REQUESTED**

Rose A. Zamora
734 W. 1st St
Alice, TX 78332

**CMRRR #9590 9402 2241 6193 0770 62
AND FIRST CLASS MAIL
ADDRESS SERVICE REQUESTED**

Re: Promissory Note dated May 15th, 2010, in the original principal sum of \$50,000 executed by Jaime C. Zamora and Rose A. Zamora payable to T. Gordon Allen or Jennifer C. Allen

Dear Mr. and Mrs. Zamora,

T. Gordon Allen and Jennifer C. Allen ("Lender") is the present owner and holder of the Note and Deed of Trust. You were previously advised that you were in default under the Note. You failed to cure your defaults.

Enclosed is a copy of the Notice of Trustee Sale setting out a description of the property, the date, the time and the location of the Substitute Trustee's Sale and a copy of the Notice Pursuant to § 51.002(i) of the Texas Property Code.

To avoid foreclosure of the lien securing your indebtedness to Lender, you must remit to Lender all amounts owing pursuant to your agreement evidencing this loan. To obtain the payoff information, you must contact Lender during normal business hours prior to the foreclosure date.

Partial payments will be received on account only and will not prevent Lender in its proceeding with the foreclosure sale.

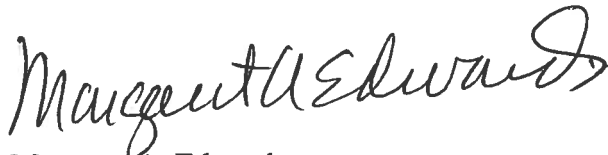
**THE LENDER HAS EMPLOYED MARGARET EDWARDS TO COLLECT THE DEBT.
ANY INFORMATION OBTAINED BY US WILL BE USED TO COLLECT THE DEBT.**

Nothing contained in this letter shall be deemed a waiver of any other default or event of default not specifically listed above, nor a waiver of any rights, remedies or recourses available to the Lender, nor an election of remedies resulting from the defaults listed above or any other defaults which may exist with respect to the Loan.

Notwithstanding any demand or claim contained in this letter, nothing herein shall be deemed an effort by Lender or any of its agents, to charge or receive interest or other finance charges that would exceed the maximum legal rate of interest which may lawfully be charged under the laws of the State of Texas or the United States (whichever may permit the higher rate). It is expressly stipulated that it is the intent of Lender, its agents and attorneys in the drafting of this letter to be in strict compliance with the usury laws of the State of Texas or the United States. Any such claim or demand for interest in excess of that maximum amount will be credited on the principal amount demanded herein.

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.

Very truly yours,

A handwritten signature in black ink that reads "Margaret A. Edwards". The signature is written in a cursive, flowing style.

Margaret A. Edwards

2106 Matagorda

Portland, Texas 78374

NOTICE OF SALE

STATE OF TEXAS

§

COUNTY OF JIM WELLS

§ KNOW ALL MEN BY THESE PRESENTS:

§

WHEREAS, JAIME C. ZAMORA and ROSE A. ZAMORA (the "Mortgagor") executed and delivered to Margaret Edwards, Trustee for T. GORDON ALLEN and JENNIFER C. ALLEN, a certain Deed of Trust dated March 1, 2010, which instrument is recorded at File No. 446208, Vol. 1296, Page 742, of the Official Records of Jim Wells County, Texas, covering the hereinafter described property; and

WHEREAS, default has occurred in the payment of the indebtedness secured by the above-mentioned Deed of Trust, and T. Gordon Allen and Jennifer C. Allen, the present Beneficiary, has instructed the undersigned Trustee to enforce the provisions of said instrument;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN THAT after the posting of this Notice in accordance with the above-mentioned Deed of Trust and the law, and after giving such other notices as required by law, the undersigned Trustee, or any successor Substitute Trustee, will sell to the highest bidder for cash, or to the Beneficiary or any other holder of said indebtedness for credit, in accordance with the terms of said Deed of Trust the hereinafter described property at the County Courthouse of Jim Wells County, Texas, on Tuesday, the 3rd day of January, 2017, the same being the first Tuesday in such month, to-wit:

Lot Twenty (20), Block Three (3) of West End Addition, an addition situated in the City of Alice, Jim Wells County, Texas, according to the plat thereof recorded in Volume 2, Page 22 of the Map Records, Jim Wells County, Texas, commonly known as 734 W. 1st Street, Alice, TX 78332.

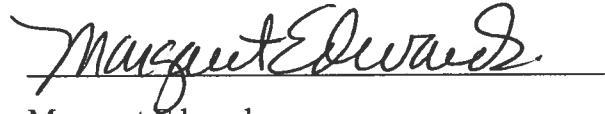
The earliest time at which the sale will occur will be 10:00 o'clock a.m., and the sale will be conducted not later than three hours after that time, such hours being between 10:00 a.m. and 1:00 p.m. Further, the sale will be held in the are at or in the proximity of said Courthouse designated by the Commissioners Court of such County where sales are to take place pursuant to Section 51.002 of the Texas Property Code.

This sale shall be subject to those reservations, matters and exceptions, if any, set forth in the said Deed of Trust to the extend such are still in force and effect.

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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.

EXECUTED this 6 day of December, 2016.

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

Margaret Edwards
Trustee
2106 Matagorda Drive
Portland, TX 78374
Phone: (361) 510-1022