



## NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public nonjudicial foreclosure sale.

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

**LOTS 3 AND 4, IN BLOCK 137-H OF THE FARM BLOCK SUBDIVISION IN AND ADJOINING THE CITY OF ALICE, TEXAS, IN JIM WELLS COUNTY, TEXAS ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 63, TRANSCRIBED MAP RECORDS, JIM WELLS COUNTY, TEXAS**

**ALSO KNOWN AS: 512 CHAPARRAL  
ALICE, TEXAS 78332**

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

Date: May 2, 2017

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 4:00 P.M.

Place: South Entrance, Jim Wells County Courthouse; 200 N. Almond St., Alice, Texas 78332

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 on the date, time and place of sale scheduled 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 refiling 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 hereunder to have the bid credited to the note up 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.

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 foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust dated September 1, 2014, recorded in Volume 1237, Page 110, et seq., of the Official Public Records of Real Property of Jim Wells 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 promissory note of even date, executed by Javier F. Luna and wife, Melissa Luna, and payable to the order of Sylvia Arriola; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of Javier F. Luna and wife, Melissa Luna to Sylvia Arriola. Sylvia Arriola 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.

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.

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

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DATED: March 31, 2017.



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