

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 TRUSTEE SIGNING THIS NOTICE IMMEDIATELY.

NOTICE OF TRUSTEE'S SALE

Date: April 5, 2018

Contract For Deed:

Date: November 15, 2011

Seller: OUTLAND TEXAS RANCHES, LLC, a Texas Limited Liability Company

Buyer: TANNER M. MENCHACA

Property: The surface estate only of all that certain tract or parcel of land, being all of Tract 21 (Twenty-One), of Toro Creek Ranch, Phase 3, a subdivision filed of record in Cabinet 2, Page 37, Side A of the Map Records of Duval County, Texas, and in Volume 12, Page 48 of the Plat Records of Jim Wells County, Texas, to which instruments reference is here made for all purposes.

Designated Trustee: ROBERT J. PARMLEY

Date of Sale (first Tuesday of month): May 1, 2018

Time of Sale: 12:00 o'clock p.m., Noon

Place of Sale: At the north door of the Duval County Courthouse, San Diego, Texas, (said north courthouse door being designated by the Commissioners Court of Duval County, Texas, in Volume 37, Page 583 of the Official Records of Duval County, Texas, to which instrument reference is here made for all purposes).

Default has occurred in the Contract for Deed. Buyer has failed to cure the default after notice, and the period to cure has expired. Seller, the owner and holder of the Contract for Deed, has designated Trustee to post, file, and serve notice of the sale and conduct the sale as prescribed by section 51.002 of the Texas Property Code.

Trustee will sell the Property at public auction to the highest bidder for cash at the Place of Sale on the Date of Sale to satisfy the unpaid balance of the Contract for Deed. The earliest time the sale will begin is the Time of Sale, and the sale will be conducted no later than three hours after that time.

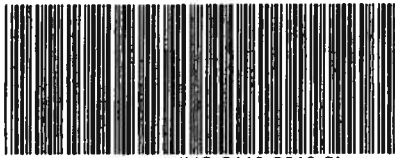
  
ROBERT J. PARMLEY, TRUSTEE

222 Sidney Baker South, Ste. 615  
Kerrville, Texas 78028

4:00 FILED  
AT O'CLOCK M

APR 9 2018

JC P. [Signature] Co. Clk. Jim Wells Co., Texas  
Deputy



Jim Wells County  
J.C. Perez, III  
Jim Wells County  
Clerk

Instrument Number: 5

Foreclosure Posting  
FORECLOSURE

Recorded On: April 09, 2018 04:02 PM

Number of Pages: 2

" Examined and Charged as Follows: "

Total Recording: \$17.00

\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\*

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 5  
Receipt Number: 20180409000045  
Recorded Date/Time: April 09, 2018 04:02 PM  
User: Gracie G  
Station: Cash Station 01

Record and Return To:

ROBERT J PARMLEY  
222 SIDNEY BAKER ST STE 615  
KERRVILLE TX 78028



STATE OF TEXAS  
COUNTY OF JIM WELLS

I hereby certify that this Instrument was FILED in the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Jim Wells County, Texas.

J.C. Perez, III  
Jim Wells County Clerk  
Jim Wells County, TX