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COLLETT COUNTY CLERK  
HILL COUNTY, TEXAS

**Notice of Foreclosure Sale**

2015 APR 27 PM 3: 38

April 27, 2015

**Deed of Trust (Purchase; Seller Financed) ("Deed of Trust"):**

**Dated:** April 22, 2013

**Grantor:** Marilu Quintana

**Trustee:** David K. Waggoner

**Lender:** Jesse Valero, Jr. and Yollanda Valero

**Recorded in:** Vol. 1750, Page 509 of the real property records of Hill County, Texas

**Legal Description:** All that certain lot, tract or parcel of land being the West One-Half (W. 1/2) of Lot Seventy-Four (74) of the PARKS ADDITION to the City of Hillsboro, Hill County, Texas, according to plat recorded in Vol. 30, Page 100, Deed Records of Hill County, Texas. Said land is all of the certain tract described in a Special Warranty Deed from Bayview Financial Acquisition Trust to Randy L. Martin et ux., Lisa S. Martin, recorded in Vol. 1092, Page 264, Official Public Records, Hill County, Texas, and said land being more particularly described on Exhibit "A", attached hereto and incorporated herein by reference for all purposes.

**Secures:** Real Estate Lien Note ("Note") in the original principal amount of \$30,000.00, executed by Marilu Quintana ("Borrower") and payable to the order of Lender

**Modifications and Renewals:** None.

**Property:** The real property, improvements, and personal property described in and mortgaged in the Deed of Trust, including the real property described in the attached Exhibit A, and all rights and appurtenances thereto

**Substitute Trustee:** Kara E. Pratt

**Substitute Trustee's Address:** P.O. Box 916, 111 S. Waco Street, Hillsboro, TX 76645

**Foreclosure Sale:**

**Date:** Tuesday, June 2, 2015

**Time:** The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 A.M..

**Place:** East side Steps of Hill County Courthouse, 1 North Waco Street, Hillsboro, Hill County, Texas

**Terms of Sale:** The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Jesse Valero, Jr. and Yollanda Valero's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Jesse Valero, Jr. and Yollanda Valero, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Jesse Valero, Jr. and Yollanda Valero's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Jesse Valero, Jr. and Yollanda Valero's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above. Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Jesse Valero, Jr. and Yollanda Valero passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

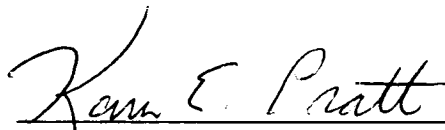
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Jesse Valero, Jr. and Yollanda Valero. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (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(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

**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.**



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Kara E. Pratt  
P.O. Box 916, 111 S. Waco Street  
Hillsboro, TX 76645  
Telephone (254) 580-2443  
Telecopier (254) 580-2474

EXHIBIT "A"

Field notes for the survey of a certain lot, tract, or parcel of land being the west 1/2 of Lot 74 of the Parks Addition to the City of Hillsboro, Hill County, Texas, according to plat recorded in Volume 30, Page 100 of the Deed Records of Hill County. Said land is all of that certain tract described in a Special Warranty Deed from Bayview Financial Acquisition Trust to Randy L. Martin et ux, Lisa S. Martin recorded in Volume 1092, Page 264 of the Official Public Records of Hill County, more particularly described as follows:

BEGINNING at a 1/2" iron rod set at the intersection of the west line of Thompson Street with the south line of East Park Drive for the northwest corner of said Lot 74 and for the northwest corner of this;

THENCE with the south line of East Park Drive, East 49.25 feet to a 1/2" iron rod set in the north line of said Lot 74 for the northwest corner of that certain tract described in a Deed of Trust, from H. W. Head recorded in Volume 152, Page 150 of the Deed of Trust Records of Hill County and for the northeast corner of this;

THENCE  $S00^{\circ}05'18''W$  153.57 feet to a 1/2" iron rod set in the existing south line of said Lot 74 and in the north line of that certain tract described in a deed to Elmer Roy Hicks recorded in Volume 1026, Page 801 of the Official Public Records of Hill County for the southwest corner of said Head tract and for the southeast corner of this;

THENCE West 49.25 feet to a 1/2" iron rod found in the east line of Thompson Street for the northwest corner of said Hicks tract, for the existing southwest corner of said Lot 74, and for the southwest corner of this;

THENCE with the east line of Thompson Street,  $N00^{\circ}05'18''E$  153.57 feet to the place of beginning, containing 0.173 acres of land.