

NOTICE OF FORECLOSURE SALE

ASSERT AND PROTECT YOUR LEGAL 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

Date: March 4, 2019
Note

Date: April 1, 2004

Amount: Fifty Five Thousand and No/100 Dollars (\$55,000.00)

Borrower: Theresa A. Allen and Roger L. Pulley Jr.

Lender: Eric Orme

Holder: Eric Orme
Deed of Trust

Date: April 1, 2004

Grantor: Theresa A. Allen and Roger L. Pulley

Lender: Eric Orme

Trustee: Sandford E. Orme

Trustee's Address: 630 PR 180, Helotes, Texas

Recording information: Volume 528, Page 839, Document No. 153933 of the Real Property Records of Medina County, Texas

19-00021 NOTTS
02/04/2019 01:47:06 PM Total Pages: 4 Fee: 3.00
Gina Champion, County Clerk - Medina County, TX



Property: Real property located in Medina County, Texas, more particularly described as 1.042 acres out of Lot 21, Block 4 of Unit 3, Big Valley Subdivision in Medina County, Texas, recorded in Volume 7, Page 445, Plat Records of Medina County Texas. The 1.042 acres being further described as Lot 16, Block 4, of the Big Valley Subdivision Unit 3, Recorded in Volume 6, Page 47, Plat Records of Medina County, Texas and all improvements thereon including a Redman mobile home serial number 12534236.

Foreclosure Sale

Date of Sale

(first Tuesday of month): March 4, 2019

Time of Sale:

The earliest time at which the Foreclosure Sale will begin is 1:00 P.M. and not later than 3 hours after that time

Place of Sale:

1100 16th Street, Hondo, Texas 78861. The area on the North side of the Medina County Courthouse located below the fire escape stairwell.

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 Lender's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Those desiring to purchase the Property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the deposit paid. The purchaser shall have no further recourse against any persons, including without limitation, the Trustee, Substitute Trustee, Borrower, Lender, Beneficiary, Holder or Beneficiary's attorney.

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, Lender, the owner and holder of the Note, has requested the Trustee to sell the Property.

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

If Lender 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 of the Deed of Trust by Lender. 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, the 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 the Trustee.

A handwritten signature in cursive script, reading "Sandford E. Orme", is written over a horizontal line.

Sandford E. Orme

Trustee

FILED AND RECORDED

Instrument Number: 19-00021

Filing and Recording Date: 02/04/2019 01:47:06 PM Pages: 4 Recording Fee: \$3.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the PUBLIC RECORDS of Medina County, Texas.



Gina Champion

Gina Champion, County Clerk
Medina County, Texas

Filed By Leeann Quintanilla Deputy