

#12

NOTICE OF TRUSTEE'S SALE

DATE: June 5, 2018

DEED OF TRUST:

DATE: July 5, 2012

GRANTOR: Jesus Manuel Molina and Irma Molina

GRANTOR'S ADDRESS: 705 NW Avenue G, Seminole, Texas 79360

TRUSTEE: Warren New

BENEFICIARY: Maria Rodriguez

RECORDING INFORMATION: Instrument No. 2012-3697

PROPERTY:

The West 19 feet of Lot 1 and the East 39 feet of Lot 2, Block 3, of the Smallin Terrace Addition to the Town of Seminole, Gaines County, Texas

STREET ADDRESS: 705 NW Avenue G, Seminole, Texas

NOTE:

DATE: July 5, 2012

AMOUNT: \$48,000.00

DEBTOR: Jesus Manuel Molina and Irma Molina

HOLDER: Maria Rodriguez

Posting: This Notice has been posted at the Gaines County Courthouse in Seminole, Gaines County, Texas, by authority of Texas Property Code §51.002.

Date of Sale of Property (first Tuesday of month):

June 5, 2018

Earliest Time of Sale of Property:

Between the hours 10 a.m. and 4 p.m., with the sale starting no earlier than 10 a.m. and no later than 1 p.m.

- FILED - #12
5-10-18 8:12am
Vicki Phillips, County Clerk
Gaines County, Texas
BY: [Signature] DEPUTY

Place of Sale of Property:

The West Courthouse Steps at the West door of the Gaines County Courthouse in Seminole, Gaines County, Texas.

The deed of trust does not permit the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee need not appear at the date, time, and place of scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refilled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refilling may be after the date originally scheduled for this sale.

Terms of Sale:

The sale will be conducted as a public auction to the highest bidder for cash, and the beneficiary shall be permitted to have the bid credited to the note up to 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. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters.

Pursuant to § 51.009 of the Texas Property Code, the property will be sold "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (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 § 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

The sale is nonjudicial foreclosure sale being conducted under the authority granted by the deed of trust executed by **Jesus Manuel Molina and Irma Molina** and by the Texas Property Code.

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 the promissory note in the original principal sum of **\$48,000.00**, executed by **Jesus Manuel Molina and Irma Molina** (mortgagor), and payable to the order of **Maria Rodriguez. Maria Rodriguez** (Beneficiary) is the current owner and holder of the Obligation and is the beneficiary under the deed of trust and note.

As of April 4, 2018, there was owed **\$7,611.29** on the note, being the taxes. The note is bearing interest at the rate of \$2.30 per day thereafter. Also owed are attorney fees and costs.

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.

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.

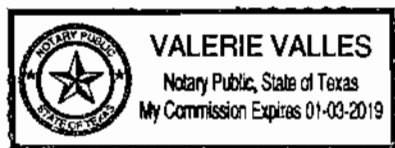
Dated this 8th day of May, 2018.


Warren New, Substitute Trustee


THE STATE OF TEXAS §

COUNTY OF YOAKUM §

Acknowledged before me on this 8th day of May, 2018, by **Warren New**, Substitute Trustee.



ID#12848494-1


Notary Public, State of Texas