

NOTICE PURSUANT TO TEXAS PROPERTY CODE 51.002(i): Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military, 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.

Mailed via Regular Mail and Certified Mail, RRR #7019-2280-0002-0511-7157 & #7019-2280-0002-0511-7164

NOTICE OF ACCELERATION AND NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DEED OF TRUST:

Date: March 22, 2018
Grantor: Fred Jacuinde and Ruby Jacuinde
Trustee: John L. Pool
Beneficiary: Jose Trevino / Later Assigned to TCF, LLC, A Texas Limited Liability Company
County Where Property is Located: Gains, County, Texas
Recording Information: Deed of Trust recorded on: April 19, 2018 in Clerk's File Number: 2018-02549, Real Property Records of Gaines County, State of Texas.

Warranty Deed with Vendor's Lien recorded on: April 19, 2018 in Clerk's File Number: 2018-02550, Real Property Records of Gaines County, State of Texas.

Thereafter Assigned to Enhance Mortgage Corporation, a Texas Corporation by Assignment of Deed of Trust recorded on November 02, 2020 in Clerk File Number: 2020-05915, Real Property Records of Gains County, State of Texas

Thereafter Assigned to TCF, LLC, a Texas Limited Liability Company by Assignment of Deed of Trust recorded on November 02, 2020 in Clerk File Number: 2020-05929, Real Property Records of Gaines County, State of Texas

— FILED —
11/24/2020 . 1:03 p m
Terri Berry, County Clerk
Gaines County, Texas
BY Anita Shado
Deputy

NOTE:

Date: March 22, 2018
Amount: \$62,857.00
Debtor: Fred Jacuinde and Ruby Jacuinde
Holder: TCF, LLC, a Texas Limited Liability Company

PROPERTY: See attached Exhibit "A".

SALE INFORMATION:

Substitute Trustee: Shelley Nail or Cassie Martin or Donna Trout, anyone of whom may act independently of the other
Date of Sale: January 5th 2021
Time of Sale: 1:00 p.m. or within three hours thereafter

PLACE OF SALE: In Seminole, Gaines County, Texas, in AN AREA BY THE WEST EDGE OF THE WEST PORCH OF THE COURTHOUSE AND ON THE EAST BY THE MIDDLE LANDING OF THE INSIDE STAIRS LEADING TO THE COURTHOUSE FROM THE WEST DOOR OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE

WHEREAS, the above named Grantor ("Grantor") previously conveyed the above described property ("Property") in trust to secure payment of the promissory note ("Note") set forth in the above described Deed of Trust ("Deed of Trust"); and

WHEREAS, the above named Holder ("Holder"), who is now the Beneficiary of the Deed of Trust, by assignment duly filed, is the legal owner and holder of the Note;

WHEREAS, the Holder declared a default in the payment of the installments required by the Note and Deed of Trust;

WHEREAS, it has been reported that such default has not been cured;

WHEREAS, the Holder accelerated the maturity date of the Note and declared all sums secured by such Deed of Trust to be immediately due and payable;

WHEREAS, the Holder removed the Trustee originally named in the Deed of Trust and any previously appointed Substitute Trustee and appointed and requests the above named Substitute Trustees to sell the Property to satisfy the indebtedness; and,

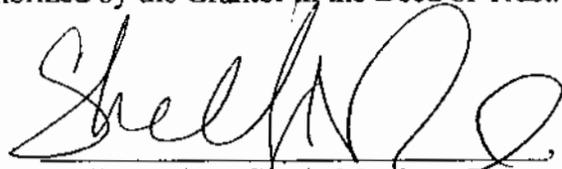
WHEREAS, the undersigned has been requested to provide these notices on behalf of the Holder;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the forgoing matters and that:

1. Holder has accelerated the maturity of the Note and declared all sums secured by the Deed of Trust to be immediately due and payable.
2. Substitute Trustee will sell the Property on the date, at the place and no earlier than the time set forth above in the sale information section of this notice. The sale will begin within three hours after that time.
3. The property will be sold to the highest bidder for cash.
4. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing to record to the extent the same are still in effect and shall not cover any property that has been

released from the lien of the Deed of Trust.

5. No warranties shall be conveyed by Substitute Trustee save and except the Grantor's warranties specially authorized by the Grantor in the Deed of Trust.

A handwritten signature in black ink, appearing to read 'Shelley Nail' or similar, written over a horizontal line.

Shelley Nail or Cassie Martin or Donna Trout, Substitute Trustee

Exhibit "A"

SURFACE ESTATE ONLY: Lot 10, Block 1, Belcher Addition to the Town of Seagraves, Gaines County, Texas, as per Replat of said addition recorded in Vol. 138, Page 615, Deed Records of Gaines County, Texas. (aka 601 16th Street, Seagraves, Texas 79359)