

#2

NOTICE OF FORECLOSURE 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.

Notice is hereby given of a public nonjudicial foreclosure sale.

- 1. **DATE OF SALE:** The sale is scheduled to be held on Tuesday, the 7th day of March, 2023.
- 2. **TIME OF SALE:** The earliest time at which the sale shall occur is 1:00 o'clock p.m. The sale shall begin at that time or not later than three hours after that time.
- 3. **PLACE OF SALE:** The sale shall take place at the area at the Gaines County Courthouse designated by the Commissioner's Court of Gaines County where foreclosure sales are to take place, pursuant to Section 51.002 of the Texas Property Code, as amended; if no area is designated by the Commissioner's Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Foreclosure Sale is posted.

4. **PROPERTY TO BE SOLD:** The property to be sold is described as follows:

The Surface Estate only of 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.

5. **DEED OF TRUST:** Information regarding the Deed of Trust that is the subject of this sale is as follows:

Date: March 10, 2021
Grantor: Antonio Mendez Valenzuela and Maria Dejesus Valenzuela
Holder of Note: TCF, LLC, a Texas Limited Liability Company
Substitute Trustee: Shelley Nail, Zane Nail, Cassie Martin or Donna Trout
Recording Information: Instrument No. 2021-02514, Official Public Records of Gaines County, Texas

6. **NOTE SECURED BY DEED OF TRUST:** Information regarding the Note secured by the Deed of Trust that is the subject of this sale is as follows:

Date: March 10, 2021
Face Amount: \$72,000.00
Maker: Antonio Mendez Valenzuela and Maria Dejesus Valenzuela
Holder: TCF, LLC, a Texas Limited Liability Company

FILED
2/13/23 3:03 p.m.

Terri Berry, County Clerk
Gaines County, Texas

BY *[Signature]*
Deputy

T

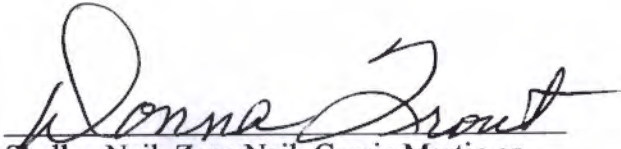
7. **SUBSTITUTION OF TRUSTEE:** Information regarding the appointment of a Substitute Trustee is as follows:

Date: February 8, 2023
Substitute Trustee: Shelley Nail, Zane Nail, Cassie Martin or
Donna Trout
Substitute Trustee's Street Address: 14800 Landmark Blvd., Suite 850
Dallas, Texas 75254

8. **TERMS OF SALE:** The sale will be conducted as a public auction to the highest bidder for cash, subject to the right of the beneficiary thereunder to have its bid credited to the Note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale. The sale will be made subject to any title matters set forth in the Deed of Trust. Prospective bidders are reminded that by law the sale will 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. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

9. **DEFAULT AND REQUEST TO ACT:** Default has occurred under the terms of the Note and Deed of Trust. The indebtedness represented by the Note is now wholly due and payable. The owner and holder of the indebtedness has requested that the undersigned, as the current Trustee under the Deed of Trust, sell the Property, the proceeds of such sale to be applied in accordance with the provisions of the Deed of Trust.

DATED: 2-13-2023


Shelley Nail, Zane Nail, Cassie Martin or
Donna Trout, Substitute Trustee

T

NOTICE OF FORECLOSURE 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.

Notice is hereby given of a public nonjudicial foreclosure sale.

1. **DATE OF SALE:** The sale is scheduled to be held on Tuesday, the 7th day of March, 2023.
2. **TIME OF SALE:** The earliest time at which the sale shall occur is 1:00 o'clock p.m. The sale shall begin at that time or not later than three hours after that time.
3. **PLACE OF SALE:** The sale shall take place at the area at the Gaines County Courthouse designated by the Commissioner's Court of Gaines County where foreclosure sales are to take place, pursuant to Section 51.002 of the Texas Property Code, as amended; if no area is designated by the Commissioner's Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Foreclosure Sale is posted.

4. **PROPERTY TO BE SOLD:** The property to be sold is described as follows:

The Surface Estate only of 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.

5. **DEED OF TRUST:** Information regarding the Deed of Trust that is the subject of this sale is as follows:

<u>Date:</u>	March 10, 2021
<u>Grantor:</u>	Antonio Mendez Valenzuela and Maria Dejesus Valenzuela
<u>Holder of Note:</u>	TCF, LLC, a Texas Limited Liability Company
<u>Substitute Trustee:</u>	Shelley Nail, Zane Nail, Cassie Martin or Donna Trout
<u>Recording Information:</u>	Instrument No. 2021-02514, Official Public Records of Gaines County, Texas

6. **NOTE SECURED BY DEED OF TRUST:** Information regarding the Note secured by the Deed of Trust that is the subject of this sale is as follows:

<u>Date:</u>	March 10, 2021
<u>Face Amount:</u>	\$72,000.00
<u>Maker:</u>	Antonio Mendez Valenzuela and Maria Dejesus Valenzuela
<u>Holder:</u>	TCF, LLC, a Texas Limited Liability Company

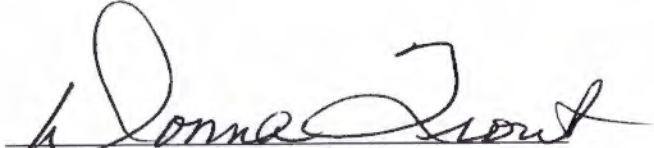
7. **SUBSTITUTION OF TRUSTEE:** Information regarding the appointment of a Substitute Trustee is as follows:

Date: February 8, 2023
Substitute Trustee: Shelley Nail, Zane Nail, Cassie Martin or
Donna Trout
Substitute Trustee's Street Address: 14800 Landmark Blvd., Suite 850
Dallas, Texas 75254

8. **TERMS OF SALE:** The sale will be conducted as a public auction to the highest bidder for cash, subject to the right of the beneficiary thereunder to have its bid credited to the Note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale. The sale will be made subject to any title matters set forth in the Deed of Trust. Prospective bidders are reminded that by law the sale will 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. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

9. **DEFAULT AND REQUEST TO ACT:** Default has occurred under the terms of the Note and Deed of Trust. The indebtedness represented by the Note is now wholly due and payable. The owner and holder of the indebtedness has requested that the undersigned, as the current Trustee under the Deed of Trust, sell the Property, the proceeds of such sale to be applied in accordance with the provisions of the Deed of Trust.

DATED: 2-13-2023


Shelley Nail, Zane Nail, Cassie Martin or
Donna Trout, Substitute Trustee

NOTICE OF FORECLOSURE 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.

Notice is hereby given of a public nonjudicial foreclosure sale.

1. **DATE OF SALE:** The sale is scheduled to be held on Tuesday, the 7th day of March, 2023.
2. **TIME OF SALE:** The earliest time at which the sale shall occur is 1:00 o'clock p.m. The sale shall begin at that time or not later than three hours after that time.
3. **PLACE OF SALE:** The sale shall take place at the area at the Gaines County Courthouse designated by the Commissioner's Court of Gaines County where foreclosure sales are to take place, pursuant to Section 51.002 of the Texas Property Code, as amended; if no area is designated by the Commissioner's Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Foreclosure Sale is posted.
4. **PROPERTY TO BE SOLD:** The property to be sold is described as follows:

The Surface Estate only of 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.
5. **DEED OF TRUST:** Information regarding the Deed of Trust that is the subject of this sale is as follows:

<u>Date:</u>	March 10, 2021
<u>Grantor:</u>	Antonio Mendez Valenzuela and Maria Dejesus Valenzuela
<u>Holder of Note:</u>	TCF, LLC, a Texas Limited Liability Company
<u>Substitute Trustee:</u>	Shelley Nail, Zane Nail, Cassie Martin or Donna Trout
<u>Recording Information:</u>	Instrument No. 2021-02514, Official Public Records of Gaines County, Texas

6. **NOTE SECURED BY DEED OF TRUST:** Information regarding the Note secured by the Deed of Trust that is the subject of this sale is as follows:

<u>Date:</u>	March 10, 2021
<u>Face Amount:</u>	\$72,000.00
<u>Maker:</u>	Antonio Mendez Valenzuela and Maria Dejesus Valenzuela
<u>Holder:</u>	TCF, LLC, a Texas Limited Liability Company

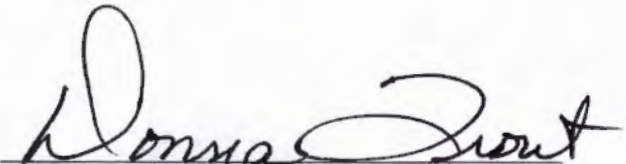
7. **SUBSTITUTION OF TRUSTEE:** Information regarding the appointment of a Substitute Trustee is as follows:

Date: February 8, 2023
Substitute Trustee: Shelley Nail, Zane Nail, Cassie Martin or
Donna Trout
Substitute Trustee's Street Address: 14800 Landmark Blvd., Suite 850
Dallas, Texas 75254

8. **TERMS OF SALE:** The sale will be conducted as a public auction to the highest bidder for cash, subject to the right of the beneficiary thereunder to have its bid credited to the Note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale. The sale will be made subject to any title matters set forth in the Deed of Trust. Prospective bidders are reminded that by law the sale will 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. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

9. **DEFAULT AND REQUEST TO ACT:** Default has occurred under the terms of the Note and Deed of Trust. The indebtedness represented by the Note is now wholly due and payable. The owner and holder of the indebtedness has requested that the undersigned, as the current Trustee under the Deed of Trust, sell the Property, the proceeds of such sale to be applied in accordance with the provisions of the Deed of Trust.

DATED: 2/10/2023


Shelley Nail, Zane Nail, Cassie Martin or
Donna Trout, Substitute Trustee

T