

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

Jose A. Bazaldua, Antonio Bazaldua, Kevin Key, Jay Jacobs, David Warren, Janet Martin, Jack Martin, Jose Bazaldua, Charles Green, Marcie Payton, Royce Watson, Vanessa McHaney  
c/o Miller, Watson & George, P.C.  
Choice Default Group  
304 S. Jones Blvd. Suite 1120  
Las Vegas, NV 89107  
(800) 567-4735

2018000901

TS No TX07000382-18-1

APN R000002428

TO No 180421323-TX-RW1

### NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on August 8, 2014, TESSA MARIE SANCHEZ AND HUSBAND, OSCAR SANCHEZ JR as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of DAVID ZALMAN as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as nominee for PROSPERITY BANK, its successors and assigns, as original Beneficiary, which Deed of Trust secures the payment of that certain Promissory Note of even date therewith in the original amount of \$88,074.00, payable to the order of U.S. Bank National Association as current Beneficiary, which Deed of Trust recorded on August 18, 2014 as Document No. 100911 in Book 0095, on Page 0473 in Floyd County, Texas. Deed of Trust covers all of the real property described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit: **SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

APN R000002428

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed Jose A. Bazaldua, Antonio Bazaldua, Kevin Key, Jay Jacobs, David Warren, Janet Martin, Jack Martin, Jose Bazaldua, Charles Green, Marcie Payton, Royce Watson, Vanessa McHaney or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust; and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and U.S. Bank National Association, the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust.



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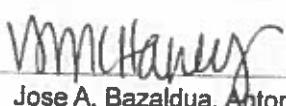
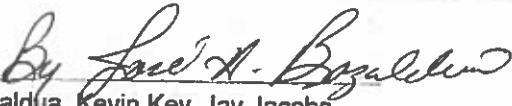
NOW THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, December 4, 2018 at 01:00 PM**, no later than three (3) hours after such time, being the first Tuesday of such month, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place in Floyd County, Texas, at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a Deed of Trust or other contract lien as follows: Floyd County Courthouse, 105 South Main Street, Floydada, TX 79235.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of U.S. Bank National Association's election to proceed against and sell both the real property and any personal property described in said Deed of Trust in accordance with and U.S. Bank National Association's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

NOTICE IS FURTHER GIVEN, that except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition. Conveyance of the Property shall be made without any representations or warranties whatsoever, expressed or implied. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters and are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition, without any expressed or implied warranties, except as to the warranted.

WITNESS, my hand this 12 day of November, 2018

   
By: Jose A. Bazaldua, Antonio Bazaldua, Kevin Key, Jay Jacobs,  
David Warren, Janet Martin, Jack Martin, Jose Bazaldua,  
Charles Green, Marcie Payton, Royce Watson, Vanessa  
McHaney

Substitute Trustee(s)  
c/o Choice Default Group  
304 S. Jones Blvd. Suite 1120  
Las Vegas, NV 89107

**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.**

**SALE INFORMATION CAN BE OBTAINED ON LINE AT [www.Auction.com](http://www.Auction.com)  
FOR AUTOMATED SALES INFORMATION PLEASE CALL: Auction.com AT 800.280.2832**

**FOR REINSTATEMENT / PAY OFF REQUESTS CONTACT: (800) 567-4735  
THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.**

**To the extent your original obligation was discharged, or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party retains rights under its security instrument, including the right to foreclose its lien.**

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**EXHIBIT "A"**

ALL OF LOTS FIVE (5) AND SIX (6), IN BLOCK THIRTEEN (13), TEXAS ADDITION TO THE CITY OF FLOYDADA, IN FLOYD COUNTY, TEXAS, AS SHOWN BY PLAT OF SAID TEXAS ADDITION, RECORDED IN VOLUME 176, PAGE 340, DEED RECORDS OF FLOYD COUNTY, TEXAS

FILED  
at 1:10 o'clock P.M.

NOV 13 2018

GINGER MORGAN, COUNTY CLERK  
FLOYD COUNTY, TEXAS  
BY DEAN SMITH DEPUTY