



17-0012FC

Notice of Foreclosure Sale FILED FOR RECORD

June 12, 2017 SHELBY COUNTY, TEXAS

Deed of Trust ("Deed of Trust"): 2017 JUN 13 AM 12 54

Dated: June 1, 2013 JENNIFER L. FOURTAN

Grantor: Antonio Salazar and wife, Maria Salazar

Trustee: J. Ken Muckelroy DEPUTY

Lender: Shelby Loma Vista, LLC

Recorded in: Clerk File No. 2013002620, Official Public Records of Shelby County, Texas

Legal Description:
Being 2.283 acres of land, more or less, a part of the JESSE MCCLELLY SURVEY, A-461, Shelby County, Texas and being Lot 27 and 43 of the Loma Vista Subdivision; and being out of and part of a called 56.528 acre tract of land described in deed from Darin Borders to Shelby Loma Vista, LLC, dated November 16, 2012, recorded under Clerk File No. 2012006502, Shelby County, Texas and being more particularly described in Exhibit "A" attached hereto and made a part hereof for all intents and purposes.

Secures: Promissory Note ("Note") in the original principal amount of \$16,250.00, executed by Antonio Salazar and Maria Salazar ("Borrower") and payable to the order of Lender

Foreclosure Sale:

Date: Tuesday, July 4, 2017

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 A.M.

Place: Upon the steps in front of the Shelby County Courthouse, said steps being located between the main entrance of the Shelby County Courthouse and San Augustine Street.

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 Shelby Loma Vista, LLC's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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, Shelby Loma Vista, LLC, the owner and holder of the Note, has requested Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Shelby Loma Vista, LLC's election to proceed against and sell both the real property and any personal

property described in the Deed of Trust in accordance with Shelby Loma Vista, LLC's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

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

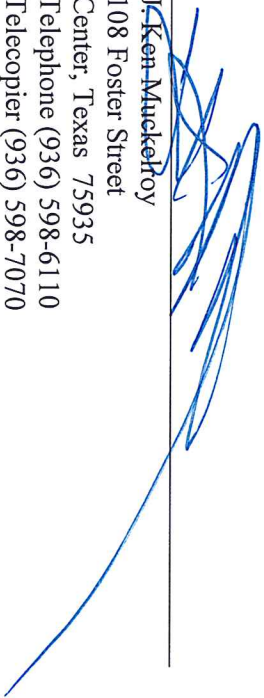
If Shelby Loma Vista, LLC passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be posted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

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 and/or security interest of the Deed of Trust by Shelby Loma Vista, LLC. 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, 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 Trustee.

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.



J. Ken Muckelroy
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EXHIBIT A

Legal Description
To a
2.283 Acre Tract
"Tract 37 & Tract 43
"

Being a legal description to a 2.283 acre tract "Tract 37 a 1.283 acre tract & Tract 43 a 1.000 acre tract" in the Jesse McClevey Survey A-461 Shelby County, Texas being out of and part of a called 56.528 acre tract conveyed to Darrin Borders from The Trustee of Albert Smith and Maurine H. Smith Revocable Living Trust dated July 17, 2012 and recorded in Document #2012004184 of the Official Records of said County and is further described by metes and bounds as follows to-wit:

Commencing: At a ½" iron rod found for the most East Northeast corner of said 56.528 acre tract and for the Northeast corner of Tract 48;

THENCE: S 88°00'29" W 310.07' to a ½" iron rod with cap set for the Northeast corner of Tract 41, the Southeast corner of Tract 42, in the West ROW of a 50.00' wide Road, and in the Row of a Cul-De-Sac with a 50.00' Radius;

THENCE: S 66° 04'36" W 152.60' to a ½" iron rod with cap set for the Northeast corner of Tract 33, the Northwest corner of Tract 41, and in the Southeast corner of Tract 34;

THENCE: N 28°55'15" W 473.33' to a ½" iron rod with cap set for the most Northerly corner of Tract 35, the most Easterly corner of Tract 36, in the West boundary line of Tract 43, and for the **POINT OF BEGINNING OF THIS TRACT**;

THENCE: N 63°39'27" W at 90.04' passing the most Westerly corner of Tract 43 and the most Southerly corner of Tract 37 and continuing the same bearing with a total distance of 533.18' to a point in the West boundary line of said 56.528 acre tract being in the centerline of County Road #4293 for an angle corner of this tract, an angle corner of Tract 37, and Tract 36; from which a ½" iron rod with cap set for reference on the East side of said County Road bears S 63°39'27" E 52.59';

THENCE: N 41°18'17" W 76.63' with the centerline of said County Road to a point for an angle corner of this tract, Tract 37, and the Southwest corner of Tract 38; from which a 1/2" iron rod with cap set for reference on the East side of said County Road bears S 78°52'21" E 32.80';

THENCE: S 78°52'21" E 54.91' to a 1/2" iron rod with cap set for an angle corner of this tract, and angle corner of Tract 37, the Southeast corner of Tract 38, and in the West boundary line of Tract 44;

THENCE: S 38°05'16" E at 59.03' to a 1/2" iron rod set for in the East boundary line of this tract, for the most Easterly corner of Tract 37, the most Northerly corner of Tract 43, and in the Southwest boundary line of Tract 44, and continuing the same bearing with a total distance of 577.41' to a 1/2" iron rod set for the Southeast corner of this tract, the Southwest corner of Tract 44, and in a Cul-De-Sac with a radius of 50.00';

THENCE: with a curve turning to the left with an arc length of 22.47', with a radius of 50.00', with a chord bearing of S 44°51'32" W, with a chord length of 22.28' to a 1/2" iron rod with cap set for the Southwest corner of this tract, the Southwest corner of Tract 43, and an angle corner of Tract 42;

THENCE: N 51°07'07" W 448.92' to the point of beginning containing 2.28± acres of land.