

NOTICE OF TRUSTEE'S SALE

FILED FOR RECORD
AT 1:00 O'CLOCK P.M.

MAY -7 2015

BLISSA M. GARZA
CLERK COUNTY CLERK DUVAL COUNTY TEXAS
BY DEPUTY

Date: April 29, 2015

Trustee: ROBERT J. PARMLEY

Mortgagor: JAIME RAMIREZ

Note Amount: TWENTY-FOUR THOUSAND AND NO/100 (\$24,000.00) DOLLARS

DEED OF TRUST

Date: July 28, 2011

Grantor: JAIME RAMIREZ

Mortgagee: RANCH ENTERPRISES, LTD., a Texas Limited Partnership

Recording Information: Deed Of Trust filed of record in Volume 539, Pages 539, of the Official Public Records of Duval County, Texas.

Property: The surface estate only of all that certain tract or parcel of land, being all of Tract 37 (Thirty-Seven), of Toro Creek Ranch, Phase I, a subdivision filed of record in Cabinet 2, Envelope 26, Side B of the Map Records of Duval County, Texas, to which instrument reference is here made for all purposes.

County: San Diego, Duval County, Texas

Date of Sale (first Tuesday of month): June 2, 2015

Time of Sale: 1:00 o'clock p.m.

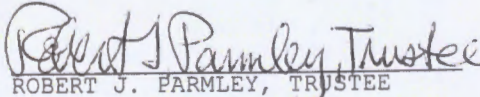
Place of Sale:

At the north door of the Duval County Courthouse, San Diego, Texas, (said north courthouse door being designated by the Commissioners Court of Duval County, Texas, in Volume 37, Page 583 of the Official Records of Duval County, Texas, to which instrument reference is here made for all purposes).

ROBERT J. PARMLEY is Trustee under the Deed Of Trust.

Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.


ROBERT J. PARMLEY, TRUSTEE

222 Sidney Baker South, Suite 615
Kerrville, Texas 78028

AFFIDAVIT OF FILING AND POSTING

Affiant: ELODIA M. GARZA, DUVAL COUNTY CLERK

Deed Of Trust :

Date: July 28, 2011

Grantor: JAIME RAMIREZ

Mortgagee: RANCH ENTERPRISES, LTD., A Texas Limited Partnership

Recording Information: Deed Of Trust filed of record in Volume 539, Page 539, of the Real Property Records of Duval County, Texas.

Lender: RANCH ENTERPRISES, LTD., A Texas Limited Partnership

Borrower: JAIME RAMIREZ


Trustee: ROBERT J. PARMLEY

Notice of Trustee's Sale:

The Notice of Trustee's Sale was filed with the County Clerk of Duval County, Texas, on May ____, 2015, in compliance with Section 51.002 of the Texas Property Code and the Deed of Trust.

BEFORE ME, the undersigned authority, on this day personally appeared Affiant, a person well known to me who upon oath stated:

"I am the County Clerk of Duval County. On May ____, 2015, I filed a Notice Of Trustee's Sale in the Official Public Records of Duval County, Texas. Also, on May ____, 2015, I posted a copy of the Notice Of Trustee's Sale on behalf of Robert J. Parmley, Trustee, at the place for posting such legal notices, as designated by the Commissioner's Court of Duval County, Texas, in the Commissioners Court Minutes of Duval County, Texas, to which instrument reference is here made for all purposes. This posting was done in strict compliance with the requirements of Section 51.002 of the Texas Property Code and the Deed of Trust."

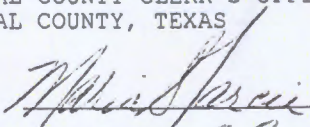


ELODIA M. GARZA
DUVAL COUNTY CLERK
DUVAL COUNTY, TEXAS

SUBSCRIBED AND SWORN TO before me by ELODIA M. GARZA, Duval County Clerk, on this the 7th day of May, 2015, to certify which witness my hand and official seal of office.



DUVAL COUNTY CLERK'S OFFICE
DUVAL COUNTY, TEXAS

BY: 

NAME: Maria G. Garcia

TITLE: Deputy Clerk

FILED FOR RECORD
AT 11 O'CLOCK A.M.

MAY 11 2015

ELIODIA GARZA
CLERK OF COURT, DUVAL COUNTY, TEXAS
BY [Signature] DEPUTY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS

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COUNTY OF DUVAL

WHEREAS, effective September 28, 2004, Community Action Council of South Texas executed as grantor a deed of trust (as same may have been heretofore renewed, amended, modified and/or extended, the "Deed of Trust") which is recorded as Instrument Number 86978, Vol. 381, page 698 in the real property records of Duval County, Texas, which conveyed to the trustee named therein the property described on Exhibit "A" attached hereto and made a part hereof for all purposes, together with any and all other property described in the Deed of Trust and not previously released of record, including, but not limited to, any and all personal property, fixtures, improvements and appurtenances described therein (collectively, the "Property"), which presently secures RREF CB SBL ACQUISITIONS, LLC ("Lender") in the payment of, among other things, the indebtedness represented by promissory notes (as same may have been heretofore renewed, amended, modified and/or extended, collectively, the "Note") dated September 28, 2004, in the original principal amounts of \$400,000 and \$200,000, respectively (the "Indebtedness"), executed by Community Action Council of South Texas, originally payable to the order of Texas State Bank, McAllen and currently payable to Lender; and

WHEREAS, Lender is the present holder of the Note and beneficiary of the Deed of Trust; and

WHEREAS, default has occurred in the payment of the Indebtedness, the Indebtedness is wholly due, and Lender has requested the undersigned to sell the Property toward satisfaction of the Indebtedness;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, June 2, 2015, I will sell at public auction the Property at the courthouse door in Duval County, Texas or at such other location as may be designated from time to time by the Commissioners Court of Duval County, Texas in Duval County, Texas, to the highest bidder for cash. The earliest time the sale will occur is at 10:00 AM, and the sale will be conducted no later than three hours thereafter.

Executed as of 5-11, 2015.

[Signature]
Matt Crockett, Matt Crockett, Sandra Mendoza, Arnold Mendoza, Bob Frisch, James Hollerbach or Stacy Melton, Substitute Trustee
c/o Gardere Wynne Sewell LLP
1601 Elm Street, Suite 3000
Dallas, TX 75201

EXHIBIT A

REAL PROPERTY

Situated in Duval County, Texas, and being Lot Numbers EIGHT (8) through TWELVE (12), in Block Number NINE (9) ORIGINAL TOWN OF FREER, as per plat recorded in Volume 6, Page 376, Duval County Deed Records and in Envelope 17, Side 1, Duval County Map Records.

Situated in Duval County, Texas and being the SURFACE ESTATE ONLY of Lot Number SEVEN (7), in Block Number ONE (1), SAINT MARY'S HEIGHTS SUBDIVISION, to the Town of Freer, as per plat recorded in envelope 82, Side 2, Duval County Map Records.

FILED FOR RECORD
AT 11:17 O'CLOCK A.M.

MAY 11 2015

FLODY M. BARZA
CLERK OF COUNTY COURT, DUVAL COUNTY, TEXAS
BY: [Signature] DEPUTY

FILED FOR RECORD
AT 11:11 O'CLOCK A.M.

MAY 11 2015

ELIODIA M. GARZA
CLERK OF THE COURT, DUVAL COUNTY, TEXAS
BY [Signature] DEPUTY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS

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COUNTY OF DUVAL

WHEREAS, effective August 30, 1996, Community Action Council of South Texas executed as grantor a deed of trust which is recorded as Instrument Number 57764, Vol. 212, page 754 in the real property records of Duval County, Texas, as supplemented or replaced by the deed of trust dated June 28, 1998, recorded as Instrument Number 69535, Vol. 279, Page 106 (as same may have been heretofore renewed, amended, modified and/or extended, the "Deed of Trust"), which conveyed to the trustee named therein the property described on Exhibit "A" attached hereto and made a part hereof for all purposes, together with any and all other property described in the Deed of Trust and not previously released of record, including, but not limited to, any and all personal property, fixtures, improvements and appurtenances described therein (collectively, the "Property"), which presently secures RREF CB SBL ACQUISITIONS, LLC ("Lender") in the payment of, among other things, the indebtedness represented by a promissory note (as same may have been heretofore renewed, amended, modified and/or extended, the "Note") dated August 30, 1996, in the original principal amount of \$61,200 (the "Indebtedness"), executed by Community Action Council of South Texas, originally payable to the order of International Bank of Commerce and currently payable to Lender; and

WHEREAS, Lender is the present holder of the Note and beneficiary of the Deed of Trust; and

WHEREAS, default has occurred in the payment of the Indebtedness, the Indebtedness is wholly due, and Lender has requested the undersigned to sell the Property toward satisfaction of the Indebtedness;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, June 2, 2015, I will sell at public auction the Property at the courthouse door in Duval County, Texas or at such other location as may be designated from time to time by the Commissioners Court of Duval County, Texas in Duval County, Texas, to the highest bidder for cash. The earliest time the sale will occur is at 10:00 AM, and the sale will be conducted no later than three hours thereafter.

Executed as of 5-11, 2015.

[Signature]

Matt Crockett, Sandra Méndez, Arnold Mendoza, Bob Frisch, James Hollerbach, or Stacy Melton, Substitute Trustee
c/o Gardere Wynne Sewell LLP
1601 Elm Street, Suite 3000
Dallas, TX 75201

EXHIBIT A

REAL PROPERTY

LOTS 2, 3, 4, 5 AND 6, IN BLOCK 1 OF THE ST. MARY'S HEIGHTS SUBDIVISION, AN ADDITION TO THE CITY OF FREER, DUVAL COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF OF RECORD IN ENVELOPE 82, PAGE 2, MAP RECORDS, DUVAL COUNTY, TEXAS.

FILED FOR RECORD
AT 117 O'CLOCK A M

MAY 11 2015

CLERK OF COURTS
DUVAL COUNTY, TEXAS
BY [Signature] DEPUTY