

NOTICE OF TRUSTEE'S SALE

Date: August 24, 2017

Contract For Deed:

Date: January 7, 2012

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

Buyer: FREDERICO CANTU, JR. and ADELITA CANTU

Property: The surface estate only of all that certain tract or parcel of land, lying and being situated in the County of Duval, State of Texas, being all of Tract 28 (Twenty-Eight), 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.

Designated Trustee: ROBERT J. PARMLEY


Date of Sale (first Tuesday of month): October 3, 2017

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).

Default has occurred in the Contract for Deed. Buyer has failed to cure the default after notice, and the period to cure has expired. Seller, the owner and holder of the Contract for Deed, has designated Trustee to post, file, and serve notice of the sale and conduct the sale as prescribed by section 51.002 of the Texas Property Code.

Trustee will sell the Property at public auction to the highest bidder for cash at the Place of Sale on the Date of Sale to satisfy the unpaid balance of the Contract for Deed. The earliest time the sale will begin is the Time of Sale, and the sale will be conducted no later than three hours after that time.


ROBERT J. PARMLEY, TRUSTEE

Accepted for Filing in:
DUVAL COUNTY
On: Aug 28, 2017 at 11:41A
By:
Rosalinda Scales

AFFIDAVIT OF POSTING AND FILING

Affiant: ELODIA M. GARZA, DUVAL COUNTY CLERK

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Trustee: ROBERT J. PARMLEY

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The Notice of Trustee's Sale filed with the County Clerk of Duval County, Texas, on August 28, 2017, 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 August 28, 2017, I filed a Notice Of Trustee's Sale in the Official Public Records of Duval County, Texas. Also, on August 28, 2017, 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, on September 13, 2004, of 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

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 28 day of August, 2017, to certify which witness my hand and official seal of office.