

Filed for Record in:
Limestone County

On: May 03, 2016 at 09:30A

By: Olga Guzman

Notice of Foreclosure Sale

STATE OF TEXAS COUNTY OF LIMESTONE
June 7, 2016 I hereby certify that this instrument was
filed on the date and time stamped hereon by me and
was duly recorded in the named records of:
Limestone County as stamped hereon by me.

Deed of Trust ("Deed of Trust"):

May 03, 2016

Dated: March 6, 2012

Grantor: Adrian Alberto Vasquez, Jr.

Peggy Beck, County Clerk
Limestone County

Trustee: R. Scott Wilson

Lender: Tommye Pitts Baker

Recorded in: Volume 1389, Page 422 of the real property records of Limestone County, Texas

Legal Description: Being Lots 6 and 7, Block 162, City of Mexia, Limestone County, Texas, according to the map of said city recorded in Volume 2, Page 17, Plat Records, Limestone County, Texas.

Secures: Promissory Note ("Note") in the original principal amount of \$60,000.00, executed by Adrian Alberto Vasquez, Jr. ("Borrower") and payable to the order of Lender

Foreclosure Sale:

Date: Tuesday, June 7, 2016

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: The front steps on the north side of the courthouse

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 Tommye Pitts Baker'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, Tommye Pitts Baker, the owner and holder of the Note, has requested Trustee to sell the Property.

The Deed of Trust encumbers the real property. Formal notice is hereby given of Tommye Pitts Baker's election to proceed against and sell the real property described in the Deed of Trust in accordance with Tommye Pitts Baker's rights and remedies under the Deed of Trust.

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.

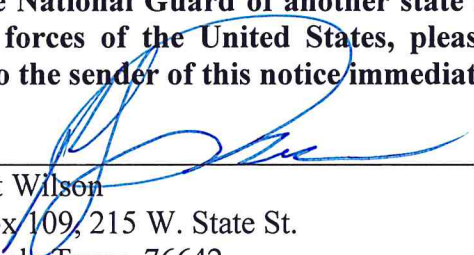
If Tommye Pitts Baker passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

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 Tommye Pitts Baker. 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.



R. Scott Wilson
P.O. Box 109, 215 W. State St.
Groesbeck, Texas 76642