

NOTICE OF FORECLOSURE SALE

FILED
AT 11:28 CLOCK AM

MAR 23 2015

AMY FINCHER
County Clerk, County Court at Law
By Angelina County, Texas

Notice is hereby given of a public nonjudicial foreclosure sale.

1. Property To Be Sold. The property to be sold is described as follows:
Lot No. Six (6), Block No. Eight (8), Shannan Forest Addition, Section 1, an addition to the City of Diboll, Texas, of record in Cabinet A, Slide 152-A of the Map and Plat Records of Angelina County, Texas.

2. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

Date: May 5, 2015

Time: The sale shall begin no earlier than 1:00 P.M. or no later than three hours thereafter. The sale shall be completed by no later than 4:00 P.M.

Place: Angelina County Courthouse Annex Building in Lufkin, Texas, at the following location:

Angelina County Commissioner's Courtroom located at the Angelina County Courthouse Annex Building, 606 East Lufkin Avenue, Lufkin, Angelina County, Texas. In the event that early voting or an election is going on in the Commissioner's Courtroom, the sale will take place on the front steps of the Angelina County Courthouse Annex. If early voting is going on and the weather is bad, the sale will take place in the Angelina County Courthouse Annex foyer or at such other place as designated by the Angelina County Commissioner's Court.

The deed of trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or refiled may be after the date originally scheduled for this sale.

3. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

The 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 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. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

4. Type of Sale. The sale is a nonjudicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by Enrique Plascencia and Norma Plascencia. The deed of trust is dated April 1, 2011, and is recorded in the office of the County Clerk of Angelina County, Texas, in document number 2011-00278831, of the Real Property Records of Angelina County, Texas.

5. Obligations Secured. The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the promissory note in the original principal amount of \$55,000.00 executed by Enrique Plascencia and Norma Plascencia payable to the order of Ricardo Martinez and Estefana Martinez; (2) all renewals and extensions of the note; and (3) Ricardo Martinez and Estefana Martinez are the current owners and holders of the Obligations and are the beneficiaries under the deed of trust.

Questions concerning the sale may be directed to the undersigned or to the beneficiary:

Ricardo Martinez and Estefana Martinez
160 Watkins Lane
Diboll, Texas 75941

6. Default and Request To Act. Default has occurred under the deed of trust, and the beneficiary has requested me, as Substitute Trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

DATED March 23, 2015



Thomas W. Deaton, Trustee
103 East Denman
Lufkin, Texas 75901
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