

Filed Feb. 4 2020
at 10:49 o'clock A M.
Haydee Torres
Haydee Torres, County Clerk, Kimble County Texas
By [Signature] Deputy
KAREN PAGE

NOTICE OF FORECLOSURE SALE

STATE OF TEXAS §
 §
COUNTY OF KIMBLE §

KNOW ALL MEN BY THESE PRESENTS:

Notice is hereby given of a public non-judicial foreclosure sale.

1. Property to Be Sold. The property to be sold is described as follows:

BEING the surface estate only of all that certain tract or parcel of land lying and being situated in Kimble County, Texas, and being TRACT NO. 10 of Kimble Land Ranches, Unit No. 1, a subdivision of record in Volume 1, Pages 1-7, of the Plat records of Kimble County, Texas, to which instrument and its record reference is here made for all purposes.

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

- Date: March 3, 2020
- Time: The sale shall begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale shall be completed by no later than 1:00 p.m.
- Place: At the place designated by the Kimble County Commissioner's Court for foreclosure sales in Kimble County, Texas at the Kimble County Courthouse in Junction, Texas.

The Deed of Trust permits the Beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the 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 re-filed in accordance with the posting and filing requirements of the Texas Property Code. Such re-posting or re-filing may be after the date originally scheduled for this sale.

3. Terms of Sale. The sale will be conducted in 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.

Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (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 of the Texas Property Code, the Trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

4. Type of Sale. The sale is a non-judicial deed of trust lien foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust dated May 22, 2013 executed by Joseph Pizzini as Grantor to Albert C. Elliott, Trustee, filed of record as Document No. 49004 in Volume 58, Page 561 of the Official Public Records of Kimble

County, Texas (the "Deed of Trust").

5. Obligations Secured. The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (the "Obligation"), including but not limited to that one certain Real Estate Lien Note dated May 22, 2013 in the original principal amount of \$180,000.00 executed by Joseph Pizzini as Maker in favor of The First National Bank of Sonora, Texas DBA Sonora Bank as Payee ("the Note"). The First National Bank of Sonora, DBA Sonora Bank is the current owner and holder of the Obligation and is the Beneficiary under the Deed of Trust.

6. Default and Request To Act. Default has occurred under the Deed of Trust and the Beneficiary has requested me, as Trustee, to conduct this sale. Notice is given that before the sale, the Beneficiary may appoint another person or trustee to conduct the sale.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU 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 ANY OTHER STATE, OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE MILITARY DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

DATED: February 3, 2020.



GUILLERMO DEKAT, Substitute Trustee
1020 NE Loop 410, Suite 530
San Antonio, TX 78209
(210) 828-5641
gdekat@flumelaw.net

STATE OF TEXAS
COUNTY OF BEXAR

www

This instrument was acknowledged before me on the 3rd day of February, 2020 by
Guillermo Dekat, Substitute Trustee.



Monica Garza

Notary Public in and for the State of Texas