

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

IN THE STATE OF TEXAS

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COUNTY OF CHAMBERS

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WHEREAS, Juan Guillermo Valencia (hereinafter collectively called the "Borrower", whether one (1) or more, executed a Deed of Trust dated December 21, 2017 to Vernon R. Young, TRUSTEE, duly recorded under Clerk's File No. 2017-128002 of the Official Public Records of Real Property of Chambers County, Texas (such instrument, together with any amendments or supplements thereto or any instruments supplemented or amended thereby, being hereinafter called "Deed of Trust"), to secure interalia, payment of certain indebtedness evidenced by that certain Promissory Note dated November 23, 2017 , executed by the Borrowers and payable to the order of D&V Development (hereinafter called "Lender"), in the original principal sum of TWENTY-EIGHT THOUSAND FOUR HUNDRED AND FIVE (\$28,405.00) (such instrument, together with any amendments or supplements thereto or any instruments supplemented or amended thereby, being hereinafter called the "Note") to which instruments reference is hereby made for all purposes, and

WHEREAS, after default in the payment of the indebtedness described in the Deed of Trust and pursuant to the specific provision of the Deed of Trust, the Lender appointed me, the undersigned, SANDRA GOMEZ, as substituted Trustee under the Deed of Trust, and requested that the Deed of Trust be enforced in accordance with the terms and provisions thereof:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that I, SANDRA GOMEZ, Substitute Trustee, as aforesaid, hereby give notice that I will accordingly, after due publication of this notice as required by the Deed of Trust and the laws of the State of Texas, sell at public auction to the highest bidder or bidders for cash, commencing no earlier than 10:00 o'clock a.m. and no later than three (3) hours thereafter, and will be completed no later than 4:00 P.M., on the first Tuesday in February 2021, the same being February 2, 2021, the property set out in and described by the Deed of Trust, and described in "Exhibit A", which is attached hereto and incorporated herein by reference for all purposes, together with all singular those rights, titles and interests, estates reversions and reminders as may be granted by the Deed of Trust.

The above described property is being sold subject to all matters which is prior to the Deed of Trust, which affect this thereto, and which are superior interest therein, and will be sold without any express or implied warranties, except as to warranties of title, and AS IS, WHERE IS in its present condition at the buyer's own risk.

THE FORECLOSURE SALE WILL BE CONDUCTED AT PUBLIC VENUE IN THE AREA DESIGNATED BY THE CHAMBERS COUNTY COMMISSIONER COURT



PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE, OR IF NO PLACE IS DESIGNATED BY THE COMMISSIONER COURT, THE SALE WILL BE CONDUCTED AT THE PLACE WHERE THE NOTICE OF TRUSTEE'S SALE WAS POSTED.

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.

WITNESS my hand on December 18, 2020.



SANDRA GOMEZ
Substitute Trustee
c/o GOMEZ LAW, PLLC
11511 Katy Freeway, Suite 610
Houston, Texas, 77079

EXHIBIT "A"

Legal Description: BEING LOTS SEVENTEEN (17) AND EIGHTEEN (18), OF FARRIS SUBDIVISION, A SUBDIVISION IN CHAMBERS COUNTY, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME B, PAGE 8 OF THE MAP OR PLAT RECORDS OF CHAMBERS COUNTY, TEXAS.

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Heather H. Hawthorne, County Clerk

Recorded: *Julie Gore*