

NOTICE OF FORECLOSURE SALE

Instrument to be Foreclosed: GENERAL WARRANTY DEED WITH
VENDOR'S LIEN

Dated: November 28, 2014

Grantor: Anthony R. Munoz and Penny L. Munoz

Substitute Trustee: Douglas T. Godinich

Lender: Anthony R. Munoz and Penny L. Munoz

Recorded in: Real property records of Galveston County, Texas
being recorded is Clerk File Code Number
2014067830

Legal Description and all improvements:

The Property described as: THE WEST 32 FEET 1 INCH OF LOT 3 IN THE
SOUTHEAST BLOCK OF OUTLOT 10 IN THE CITY OF GALVESTON,
GALVESTON COUNTY, TEXAS

Secures: The Promissory Note dated, November 28, 2014, The "Note" in
the original principal amount of \$85,000.00, executed by Genaro
Araujo, Jr. and Lorenza Blanco Araujo, the Borrower, and payable
to the order of Lender

FORECLOSURE SALE

TO TAKE PLACE ON:

Date: Tuesday, December 3, 2019

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 11:00 am and not later than three
hours thereafter.

Place: The Galveston County Courthouse
1st Floor Lobby
722 Moody
Galveston, Texas 77550

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 Anthony R. Munoz and Penny L. Munoz bid may be by credit against the indebtedness secured by the lien of the Warranty Deed with Vendor's Lien.

Default has occurred in the payment of the Note and in the performance of the obligations of the Warranty Deed with Vendor's Lien. Because of that default, Anthony R. Munoz and Penny L. Munoz, the owners and holders of the Note, has requested Substitute Trustee to sell the Property.

The Warranty Deed with Vendor's Lien may encumbers real property. Formal notice is hereby given of Anthony R. Munoz and Penny L. Munoz election to proceed against and sell the real property described in the Warranty Deed with Vendor's Lien in accordance with Anthony R. Munoz and Penny L. Munoz rights.

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 Anthony R. Munoz and Penny L. Munoz pass 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 Warranty Deed with Vendor's Lien, 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 Lendors. 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 Warranty Deed with Vendor's Lien by Anthony R. Munoz and Penny L. Munoz. 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, Substitute 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 Substitute 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.



Douglas T. Godinich, Substitute Trustee
1605 - 23rd Street
Galveston, Texas 77550
Telephone (409) 763.2454
Telecopier (409) 763.4309

FILED

Instrument Number: *FILED2019001501*

Filing Fee: 23.00

Number Of Pages:4

Filing Date: 11/12/2019 1:36PM

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.



Dwight D. Sullivan

Dwight D. Sullivan, County Clerk
Galveston County, Texas

DO NOT DESTROY - *Warning, this document is part of the Official Public Record.*