

Notice of Foreclosure Sale

Tuesday, June 4, 2019

Deed of Trust:

Dated: April 16, 2008
Grantor: DAVID K. DENNIS and MARY I. LOPEZ
Trustee: CARLOS J. KLUTTS
P.O. Box 5729
Austin, Travis County, Texas 78763
Lender: DIAMOND J & C, INC., a Texas corporation

Filed this 9th day of May 2019
2:26 P. M.

TERESA RODRIGUEZ
COUNTY CLERK, CALDWELL COUNTY, TEXAS

By Maritza Lopez Deputy

Maritza Lopez

Recorded in: Document No. 085404 recorded in Book 546, Page 347, of the Official Public Records of Caldwell County, Texas
Property: SURFACE ESTATE ONLY IN AND TO Lot 2, SCATTERED OAKS SUBDIVISION, a recorded subdivision in Caldwell County, Texas, recorded in Cabinet B, Slide 20, of the Plat Records of Caldwell County, Texas.
Secures: Real Estate Lien Note ("Note") in the original principal amount of \$14,000.00, executed by DAVID K. DENNIS and MARY I. LOPEZ, ("Borrower") and payable to the order of Lender

Foreclosure Sale:

Date: Tuesday, June 4, 2019
Time: The sale of the Property will be held between the hours of 1:00 P.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 1:00 P.M.
Place: Caldwell County Justice Center, 1703 S. Colorado St., Lockhart, TX 78644, or any such place so designated by the Caldwell County Commissioners for the place for such sales
Terms: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that the Lender'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, CARLOS J. KLUTTS, Trustee of DIAMOND J & C, INC., the owner and holder of the Note, has requested Trustee to sell the Property. 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 the Lender 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 the Lender. 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.


CARLOS J. KLUTTS, Trustee