

NOTICE OF NON-JUDICIAL FORECLOSURE SALE

WHEREAS, That certain Deed of Trust (the "Deed of Trust") dated October 30, 2017 from Antonio Silva, Jr. and Felicia Marie Silva ("Borrower"), as Grantor to Ryan Coggin, Trustee, filed for record on November 27, 2017 in Real Property Records of Scurry County, Texas as Instrument Number 20173973, more particularly described therein, which serves as security for a \$47,477.26 promissory note described therein (the "Note") executed by Borrower payable to the order of CT310, LLC and subsequently assigned on February 21, 2018 to The Rilam Group, LP, filed in Real Property Records of Scurry County, Texas as Instrument Number 20180619 on February 26, 2018.

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of the said original Trustee, upon the contingency and in the manner authorized by the Deed of Trust; and

WHEREAS, default, as same is defined in the Promissory Note and/or the Deed of Trust, has occurred and the outstanding indebtedness on same is now wholly due; and

WHEREAS, THE RILAM GROUP, LP the Owner and Holder of the Promissory Note has requested the undersigned to sell the real property described in the Deed of Trust to satisfy said indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, December 4, 2018 beginning at 10:00 o'clock am or not later than 1:00 o'clock pm the Trustee or Substitute Trustee, will sell the following described real property, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness affecting the property which is superior to the Deed of Trust, if any, at the Courthouse of Scurry County, Texas, in the area designated by the Commissioners Court of such County, or if no such area has been so designated, then at the place where non-judicial foreclosure sales of real property are customarily and regularly held in Scurry County, Texas, which real property is described as follows:

Legal Description: As described in Deed of Trust/Mortgage referred to herein and herein described as same:

ALL OF LOT NUMBER FIVE (5), IN BLOCK NUMBER FOUR (4), OF THE PARKWAY ADDITION, SECTION ONE (1), TO THE CITY OF SNYDER, SCURRY COUNTY, TEXAS, AS THE SAME APPEARS ACCORDING TO THE PLAT OF SAID ADDITION, WHICH RECORDED IN CABINET "A", SLIDE 42, PLAT RECORDS, SCURRY COUNTY, TEXAS, LESS ALL OIL, GAS, AND MINERALS IN, ON AND UNDER AND THAT MAY BE PRODUCED FROM THE LAND.

Together with all improvements on the property; all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water rights, and water stock; all fixtures attached to the property; and all personal property, if any described in and secured by the Deed of Trust.

The property to be sold is the same property described in said Deed of Trust, except as same may have been modified of record.

THE SALE OF THE PROPERTY IS "AS IS" AND "WHERE IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE SUBSTITUTE TRUSTEE(S), EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. NEITHER THE OWNER OF THE PROMISSORY NOTE NOR THE SUBSTITUTE TRUSTEE(S) MAKES ANY REPRESENTATIONS OR WARRANTIES WITH THE RESPECT TO COMPLIANCE WITH LAWS, RULES, AGREEMENTS OR SPECIFICATIONS, NOR WITH RESPECT TO CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATIONS WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH ARE EXPRESSLY WAIVED BY PURCHASER.

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.

IN WITNESS HEREOF, this instrument has been executed to be effective October 31, 2018

Property Address: 409 20th Street, Snyder, Scurry County, Texas 79549-2219

Substitute Trustee, Linda Booker
Linda Booker, P.O. Box 301193, Austin, TX 78703-0020

BY _____ DEPUTY

MELODY APPLETON
COUNTY CLERK SCURRY CO. TX

2018 NOV - 2 AM 11:43

FILED