

## Notice of Foreclosure Sale

November 4, 2020

Deed of Trust:

Dated: June 16, 2018

Grantor: JAMES WHITE  
251 Sheridan Drive  
Loves Park, Illinois 61114

Trustee: PAUL F. CHAMBERS, PLLC  
213 E Holland Avenue, Suite B  
Alpine, Texas 79830

Lender: GABRIEL JIMENEZ  
3620 S County Road 1317  
Odessa, Texas 76765-9972

Recorded in: Public Records of the Real Property Records of Brewster County, Texas, being in renewal and extension of Deed of Trust recorded in Public Records of the Real Property Records of Brewster, County, Texas.

Legal Description: Block 15, Section 20, Tract 2758 W/2-SW/4-SE/4, Tract 2766 S/2-NW/4-SE/4, and Tract 2767 N/2-NW/4-SE/4, 60+/- acres, located at the Terlingua Ranch, Brewster County, Texas.

Obligations Secured: Deed of Trust or Contract Lien executed by PAUL F. CHAMBERS, PLLC, securing the payment of indebtedness in the original principal amount of \$28,500.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of promissory note. GABRIEL JIMENEZ is the current mortgagee of the note and Deed of Trust or Contract Lien.

Property: Block 15, Section 20, Tract 2758 W/2-SW/4-SE/4, Tract 2766 S/2-NW/4-SE/4, and Tract 2767 N/2-NW/4-SE/4, 60+/- acres, located at the Terlingua Ranch, Brewster County, Texas.

Substitute Trustee: PAUL F. CHAMBERS, PLLC  
IRIS CHIRINOS  
213 E Holland Avenue  
Alpine, Texas 79830

Foreclosure Sale:

Date: December 8, 2020

FILED  
At 2:20 o'clock P.M.  
Date 11-4-2020  
BETRIOS-MARTINEZ  
County Clerk, Brewster County, TX  
Deputy  
Jane Chambers

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. and not later than three hours thereafter.**

Place: South steps of the Brewster County Courthouse in Alpine, Texas.

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 GABRIEL JIMENEZ'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, GABRIEL JIMENEZN, the owner and holder of the Note, has requested Trustee, PAUL F. CHAMBERS, PLLC/IRIS CHIRINOS, to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of GABRIEL JIMENEZN's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with GABRIEL JIMENEZN's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Mortgage Servicer is representing GABRIEL JIMENEZN in connection with the loan evidenced by the Note and secured by the Deed of Trust under a servicing agreement with GABRIEL JIMENEZN. The address of Mortgage Servicer is set forth above.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Trustee or Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If GABRIEL JIMENEZN 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 GABRIEL JIMENEZN. 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 Trustee or 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.**

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

Respectfully submitted,

PAUL F. CHAMBERS, PLLC  
213 E Holland Ave., Suite B  
Alpine, Texas 79830  
432-837-4848

By: /s/Paul F. Chambers  
Paul F. Chambers  
State Bar No. 24092242  
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Attorney for GABRIEL JIMENEZN