

Notice of Foreclosure Sale

February 5, 2016

Deed of Trust ("Deed of Trust"):

Dated: July 1, 2011

Grantor: Ovidio Salazar and Rosa L. Salazar

Trustee: Marvin J. Wanner

Lender: Kelsey's Investment Corporation

Recorded in: File # 318889 of the real property records of Aransas County, Texas

Legal Description: The surface estate only in and to Lot Thirty-three - A (33-A), Block Two Hundred Thirteen (213), BURTON AND DANFORTH SUBDIVISION, Aransas Pass, Aransas County, Texas, as shown by map or plat thereof recorded in Volume 5, Page 359, Plat Records, Aransas County, Texas

Secures: Real Estate Lien Note ("Note") in the original principal amount of \$24,450.00, executed by Ovidio Salazar and Rosa L. Salazar ("Borrower") and payable to the order of Lender

Foreclosure Sale:

Date: Tuesday, March 1, 2016

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 10:00 A.M.

Place: Aransas County Courthouse in Rockport, Texas, at the following location: front steps to the east lobby entrance.

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 Kelsey's Investment Corporation'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, Kelsey's Investment Corporation, the owner and holder of the Note, has requested Trustee to sell the Property.

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

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.

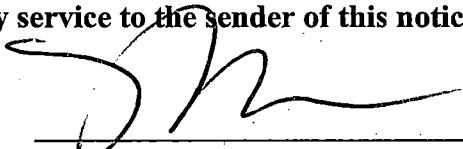
If Kelsey's Investment Corporation passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

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 Kelsey's Investment Corporation. 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.

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.



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FILED
AT 10:56A

FEB 05 2016

VALERIE K. AMASON
COUNTY CLERK, ARANSAS CO., TEXAS