

Marci Hadeker
COUNTY CLERK, LLANO COUNTY, TEXAS
BY APurinton DEPUTY
DATE 4-4-19
TIME 11:00am

NOTICE OF FORECLOSURE SALE

May 7, 2019

Deed of Trust (the "Deed of Trust"):

Deed of Trust dated December 20, 2011, executed by TUYEN M. NGUYEN and DAT TAN MAI, a married couple, to ANNE B. LITTLE, Trustee, recorded in Volume 1533, Page 4459, of the Official Public Records of Llano County, Texas (the "Deed of Trust").

Secures (the "Note"):

Promissory note dated December 20, 2011, in the original principal amount of \$22,500.00, executed by TUYEN M. NGUYEN and DAT TAN MAI, and payable to the order of OPM Properties, LLC, as further described in the Deed of Trust (the "Note").

Legal Description (the "Property"):

Being Lots 1403, 1404, 1405, 1406, 1407 and 1408, Royal Oakes Estates, Unit No. Five (5), a subdivision located in Llano County, Texas, according the plat recorded in Volume 1, Page 42, Plat Records of Llano County, Texas, and being the same property described and conveyed in the Deed of Trust (the "Property").

Substitute Trustee:

Name: Neal A. Kennedy

Mailing address: 404 Main Street, Marble Falls, Texas 78654

Foreclosure Sale:

Date: Tuesday, May 7, 2019

Time: The sale will begin no earlier than 11:00 a.m. or no later than three hours thereafter. The sale will be completed by no later than 4:00 p.m.

Place: The area outside the South door of the Llano County Courthouse, located at 801 Ford Street, Llano, Llano County, Texas, or any other area that has been designated by the Llano County Commissioner's Court as the area for foreclosures to take place.

Terms of Sale: The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the beneficiary thereunder (the "Beneficiary") to have the bid credited to the note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

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, OPM Properties, LLC, the current owner and holder of the Note and the Beneficiary under the Deed of Trust, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of the Beneficiary's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with the Beneficiary'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, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If the Beneficiary 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.

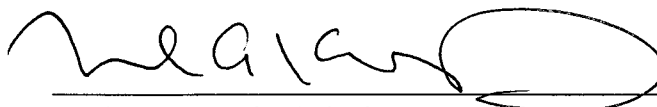
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain 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 Beneficiary. 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.



Neal A. Kennedy, Substitute Trustee
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