

POSTED  
This 5<sup>th</sup> day of April, 2017  
at 3:00 o'clock, P.M.  
ORALIA G. TRÉVINO  
County Clerk, Zavala County, TX  
By: W. Ball

NOTICE OF TRUSTEE'S SALE

Date: March 27, 2017

Deed of Trust:

Date: December 21, 2010  
Grantor: JOSE ANGEL RUIZ  
Grantor's Address: 12803 Rita Lane, Houston, TX 77015  
Original Trustee: Ken Rice  
Beneficiary: Rice Family Investment Limited Partnership  
PO Box 5070, Camp Verde, TX 78010

Recorded in: Volume 318, Page 499, Deed of Trust Records of Zavala County, Texas.

Property: Being 14.2259 acres of land more or less, out of Section 81 of the Cross S Ranch subdivision in Zavala County, Texas and being more fully described by metes and bounds on Exhibit "A" attached hereto and made a part hereof.

Note: Date: December 21, 2010  
Original Principal Amount: \$43,000.00  
Debtor: JOSE ANGEL RUIZ  
Holder: Rice Family Investment Limited Partnership

Date of Sale of Property: (first Tuesday of Month): May 2, 2017

Time of Sale: To commence at 10:00 a.m., or within three (3) hours thereafter on the date of the sale.

Place of Sale of Property (including county) The foreclosure will take place at the Zavala County Courthouse north steps, located at 200 E. Uvalde Street, Crystal City, TX, according to the provision of the Texas Property Code Sec. 51.002 (a) and designated by the Zavala County Commissioners court.


Because of default in performance of the obligations of the Deed of Trust, Trustee will sell the property by public auction to the highest bidder for cash at the place, date, and within the hours specified to satisfy the debt secured by the Deed of Trust. Because default has occurred under the Deed of Trust, the Beneficiary has requested me, as Trustee, to conduct this sale. Notice is given that before the sale the Beneficiary may appoint another person, Substitute Trustee, to conduct the sale.

The Deed of Trust permits the Beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee or Substitute Trustee under the Deed of Trust need not appear at the date, time and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled

foreclosure sale will be reposted and refilled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or refilling may be after the date originally scheduled for this sale.

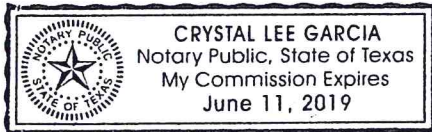
Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

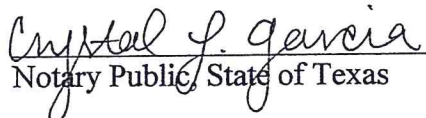
The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. The sale is a non-judicial Deed of Trust Lien Foreclosure Sale being conducted pursuant to the power of sale granted by the Deed of Trust.

  
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Ken Rice, Trustee

STATE OF TEXAS  
COUNTY OF KERR

This instrument was acknowledged before me on this the 27th day of March 2017,  
by Ken Rice, Trustee.



  
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Notary Public, State of Texas

AFTER RECORDING RETURN TO:  
Rice Family Investment LP  
P.O. BOX 5070  
CAMP VERDE, TX 78010