

STATE CLERK
COLLIN COUNTY, TEXAS
BY:  DEPUTY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

NOTICE: PURSUANT TO TEXAS TAX CODE SECTION 32.06 THE FORECLOSURE SALE REFERRED TO IN THIS DOCUMENT IS A SUPERIOR TRANSFER TAX LIEN SUBJECT TO RIGHT OF REDEMPTION UNDER CERTAIN CONDITIONS. THE FORECLOSURE IS SCHEDULED TO OCCUR ON DECEMBER 6, 2016.

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.

1. Property To Be Sold. The property to be sold is described as follows:

LOT 13, IN BLOCK F OF GLENWOOD ESTATES NO. 2, AN ADDITION TO THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME F, PAGE 390, MAP RECORDS, COLLIN COUNTY, TEXAS.

2. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

Date: December 6, 2016

Time: The sale shall begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale shall be completed by no later than 4:00 p.m.

Place: The Southwest Entrance of the Jack Hatchell Collin County Administration Building, or at the area designated by the County Commissioners, pursuant to Section 51.002 of the Texas Property Code as the place where foreclosures sales are to take place.

The deeds of trust/contracts for foreclosure of tax lien permit the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deeds 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 re-filed in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or re-filing may be after the date originally scheduled for this sale.

3. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deeds of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deeds of trust at the time of 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 deeds 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 deeds of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the deeds of trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deeds 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 of the Texas Property, Code, the Trustee or any Substitute Trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the Trustee or any Substitute Trustee.

4. Type of Sale. The sale is a non judicial deed of trust/contract for foreclosure of tax lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the deeds of trust/contracts for foreclosure of tax lien executed by Matthew Moreno. The deeds of trust/contracts for foreclosure of tax lien are dated January 11, 2008 and June 16, 2010 and recorded as Document Nos. 20080124000093010 and 20100624000643690, respectively, in the Official Public Records of Collin County, Texas.

5. Obligations Secured. The deeds of trust/contracts for foreclosure of tax lien provide that they secure the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the promissory notes in the original principal amounts of \$4,749.62 and \$4,133.63, executed by Matthew Moreno and payable to the order of RETAX FUNDING, LP; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of Matthew Moreno to RETAX FUNDING, LP. Propel Financial Services, LLC, as Agent and Attorney in Fact for Propel Funding National 1, LLC; 7990 IH 10 W, Suite 200, San Antonio, Texas 78230, successor in interest to RETAX FUNDING, LP is the current owner and holder of the Obligations and is the beneficiary under the deeds of trust. Propel Financial Services, LLC, as mortgage servicer, is representing the mortgagee, Propel Funding National 1, LLC under a servicing agreement with the mortgagee.

Questions concerning the sale may be directed to counsel for the beneficiary:
BRIAN S. BELLAMY: 4330 Gaines Ranch Loop, Suite 150, Austin, Texas, 78735: 512-347-1604;
bellamy@ssjmlaw.com

6. Default and Request To Act. Default has occurred under the deeds of trust, and the beneficiary has requested Brian S. Bellamy, Howard Spector and/or Nathan Johnson, any to act as Substitute Trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

DATED: September 27, 2016



Brian S. Bellamy, Howard Spector and/or Nathan
Johnson, any to act as Substitute Trustee