

Notice of Substitute Trustee's Foreclosure Sale

November 4, 2020

Deed of Trust ("Deed of Trust"):

Dated: May 24, 2013

Grantor: Sai Ram SS, LLC ("Grantor")

Original Trustee: Rex G. Baker, III

Lender: SSS 777, LLC ("Transferee Beneficiary")

Recorded in: Document Number 0137092 at Volume 136, Pages 466-506 of the real property records of Frio County, Texas

Secures: Note and Deed of Trust ("Note") in the original principal amount of \$689,575.00, executed by Pareshkumar Patel and payable to the order of Pioneer Bank SSB, recorded under instrument number 0137092. All Loan Documents have been subsequently purchased by SSS 777, LLC.

Property: The real property, and improvements described in and mortgaged in the Deed of Trust, including the real property described below, and all rights and appurtenances thereto

3.62 acres of land, more or less, in Frio County, Texas being part of Lots 40 and 41, and all of Lot 39 of Phase 4 of Hilltop Acres, a subdivision of Frio County, Texas.

Substitute Trustee: Troy D. Bolen

Substitute Trustee's Address: 3839 Bee Cave Rd., Suite #100, Austin, Texas 78746

FORECLOSURE SALE:

Date: Tuesday, December 1, 2020

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 1:00 P.M. local time; **the earliest time at which the Foreclosure Sale will begin is 10:00 A.M.**

Place: Frio County Courthouse, Frio, Texas of said county pursuant to Section 51.002 of the Texas Property Code as amended; if no area is designated by the Commissioner's Court, the sale will be

At 9:25 o'clock A M
 This 5 day of November 2020
Aaron T. Ibarra

Clerk County Court FRIO COUNTY, TX

BY: [Signature] DEPUTY

conducted in the area immediately adjacent (next) to the location where this notice was posted.

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 Lender'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, Lender, the owner and holder of the Note, 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 Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Lender'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.

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.

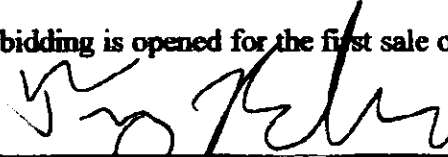
If Lender passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

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 [Lender/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.



Troy D. Bolen
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Austin, Texas 78746
(512) 360-9526
(512) 318-2462 (fax)
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.

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Texas
County of TRAVIS

On 11.7.2026 before me, David Ruiz

personally appeared Troy Bulen

Who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Texas that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Signature]
Notary Public
State of TX
My Commission Expires: 7-28-2027

