

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, by Deed of Trust dated January 30, 1959, Lilia Tindall conveyed to Dr. A.M. Pickard, as Trustee, all of the property described in said Deed of Trust, as follows, to-wit:

Lot Numbers Ten (10), Block Number One (1), Willacy Acres Subdivision #2 of El Chapote League of Share 50, San Juan de Carricitos Grant, Willacy County, as shown by the map or plat Volume 1, Page 443, there of recorded in the office of the County Clerk of Willacy County, Texas, reference to which is here made for all purposes; (herein the "Property") to secure that one certain Real Estate Lien Note therein described in the original principal amount of Twenty-four Thousand Dollars (\$24,445.00) and executed by Lilia Tindall and made payable to A. M. Pickard (herein the "Note"), which such Deed of Trust is recorded in Volume 139, page 190, Official Records, Willacy County, Texas as corrected in the Corrected Deed of Trust in Volume 620, Page 7094, Official Records, Willacy County, Texas (which Deed of Trust and the correction Deed of Trust are collectively referred to herein as the "Deed of Trust"); and,

WHEREAS, the current owner and holder of said note and beneficiary under said Deed of Trust is Marsha Ann Pickard Rankin as Co-Trustee and Robert Marshall Pickard as Co-Trustee of the Family Trust established under Trust Agreement Establishing the Pickard Revocable Trust dated June 29, 1998 and Marsha Ann Pickard Rankin as Independent Executor of the Estate of Billie Conley Pickard, Deceased and as Independent Executor of the Estate of Albert Marshall Pickard, Deceased (herein the "Beneficiary"); and,

WHEREAS, the undersigned has been appointed as Substitute Trustee in the place and stead of Dr. A.M. Pickard, Trustee in the aforesaid Deed of Trust, said appointment being in the manner authorized by the Deed of Trust; and,

WHEREAS, default has occurred under the terms of the Note and in the performance of the obligations of the Deed of Trust, and the indebtedness evidenced therein is now wholly due, the owner and the holder and Beneficiary of said indebtedness has requested the undersigned to foreclose the lien of the Deed of Trust;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 1st day of September 4, 2018, between the hours of 10:00 a.m. and 4:00 p.m., I will sell the Property at public auction to the highest bidder for cash, subject to prior liens and other exceptions to conveyance and warranty in accordance with the deed of trust and the law, at the following designated area, to-wit: at the front door of the Courthouse facing south on West Hidalgo Avenue in Raymondville, Texas with said Courthouse being the Willacy County Courthouse located on West Hidalgo Avenue in Raymondville, Willacy County, Texas, the area designated for foreclosures by the Commissioners Court of Willacy County, Texas. The sale will begin at 10:15 a.m. or within three hours after that time on September 4, 2018.

"Assert and protect your rights as a member of the armed forces of the United States. If you 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."

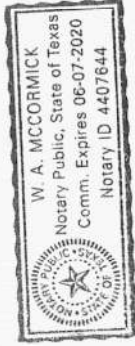
Executed this 10th day of August, 2018.

Aurora Pedraza
Aurora Pedraza, Substitute Trustee
15510 Business 77 / PO Box 657
Raymondville, Texas 78580

STATE OF TEXAS
COUNTY OF WILLACY

BEFORE ME, the undersigned authority, on this day personally appeared Aurora Pedraza, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same in the capacity stated and for the purposes and consideration therein expressed.

WITNESS MY HAND this 10th day of August, 2018.



W. A. McCormick
Notary Public, State of Texas.

After recording return to:
Aurora Pedraza
P O Box 657
Raymondville, TX 78580

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Filed 8/10/18
FILED
COUNTY COURT

AUG 10 2018

SUSANA R. GARZA, CLERK
WILLACY COUNTY, TEXAS
BY: Susana R. Garza
Deputy