

Notice of Substitute Trustee Foreclosure Sale

April 10, 2019

Deed of Trust ("Deed of Trust"):

Dated: January 11, 2016

Grantor: Disidoro Antonio Cavazos and Shannon Kaye Rodriguez

Original Trustee: William R. Wepfer

Substitute Trustee: Connie Cobb, Clyde Cobb, and Constance Lewis

Lender: Sylvia H. Garcia

Recorded in: Document Number 20160000100, Volume 0625, Page 6348, in the Real Property Records of Willacy County, Texas

Legal Description: Lots Fifteen-A (15-A), Fifteen-B (15-B) and Sixteen-B (16-B), Block Three (3), JOHNSON RESUBDIVISION of Part of Outlot "L", TOWNSITE OF RAYMONDVILLE, Willacy County, Texas, according to Map thereof recorded in Volume 1, Page 51 of the Map Records, Willacy County, Texas

Secures: Promissory Note ("Note") in the original principal amount of \$40,000.00, executed by Disidoro Antonio Cavazos and Shannon Kaye Rodriguez ("Borrower") and payable to the order of Lender

Foreclosure Sale:

Date: Tuesday, May 7, 2019

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 12:00 P.M. and not later than three hours thereafter.

Place: The foreclosure sale will be conducted in the area designated by the WILLACY Country Commissioners County pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place, or if no place is designated by the Commissioners County, the sale will be conducted at the place where the Notice of Substitute Trustee's Sale 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 Sylvia H. Garcia'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, Sylvia H. Garcia, 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 Sylvia H. Garcia's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Sylvia H. Garcia'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 Sylvia H. Garcia 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 Sylvia H. Garcia. 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.

For Information:

William R. Wepfer

William R. Wepfer
518 E. Harrison
Harlingen, TX 78550
(956) 423-1021

Posted and filed by:

4/15/19 Susana M. Garza

Printed Name:

Rebecca M. Guerra

Posted &
FILED *2:15*
COUNTY COURT

APR 15 2019

SUSANA R. GARZA, CLERK
WILLACY COUNTY, TEXAS
BY: DEPUTY

Susana M. Garza