

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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.

1. **Date, Time, and Place of Sale.**

Date: July 02, 2019

Time: The sale will begin at 12:00 PM or not later than three hours after that time.

Place: FRONT DOOR OF THE COURTHOUSE FACING SOUTH ON WEST HIDALGO AVENUE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale.** Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated January 19, 2007 and recorded in Document VOLUME 488, PAGE 228 real property records of WILLACY County, Texas, with ENEDELIA RINCONES, grantor(s) and FIRST NATIONAL BANK, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by ENEDELIA RINCONES, securing the payment of the indebtednesses in the original principal amount of \$60,327.40, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. PLAINSCAPITAL BANK is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. CENLAR FSB, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CENLAR FSB
425 PHILLIPS BLVD
EWING, NJ 08618



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.

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead JULIE MARTIN, WILLIAM D. LAREW, DAVID KARLE, ALEXIS MENDOZA OR ARNOLD MENDOZA whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Shawnika Harris

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on _____ I filed at the office of the WILLACY County Clerk and caused to be posted at the WILLACY County courthouse this notice of sale.

Declarants Name: _____

Date: _____

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WILLACY

EXHIBIT "A"

BEING A TWO ACRE [2 AC.] TRACT OF LAND OUT OF THE NORTHWEST CORNER OF LOT ELEVEN [11], BLOCK SIX [6], WILLACY COUNTY LAND SYNDICATE, INC. SUBDIVISION OF THE LOS COYOTES RANCH, WILLACY COUNTY, TEXAS, ACCORDING TO MAP THEREOF RECORDED IN VOLUME 1, PAGE 20 OF THE MAP RECORDS, WILLACY COUNTY, TEXAS AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT;

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 11, BLOCK 6 SAID CORNER BEING IN THE CENTERLINE OF A 40 FOOT ROAD AND BEING THE NORTHWEST CORNER OF THE FOLLOWING DESCRIBED TWO ACRE TRACT OF LAND;

THENCE EAST WITH AND ALONG THE NORTH LINE OF LOT 11 FOR A DISTANCE OF 295.16 FEET TO THE NORTHEAST CORNER OF THE TWO ACRE TRACT BEING DESCRIBED;

THENCE SOUTH PARALLEL WITH THE WEST LINE OF LOT 11 FOR A DISTANCE OF 295.16 FEET TO THE SOUTHEAST CORNER OF THE TRACT BEING DESCRIBED;

THENCE WEST PARALLEL WITH THE NORTH LINE OF LOT 11 FOR A DISTANCE OF 295.16 FEET TO A POINT ON THE WEST LINE OF LOT 11 FOR THE SOUTHWEST CORNER OF THE TRACT BEING DESCRIBED;

THENCE NORTH WITH AND ALONG THE WEST LINE OF LOT 11 AND THE CENTERLINE OF SAID 40 FOOT ROAD FOR A DISTANCE OF 295.16 FEET TO THE POINT OF BEGINNING, AND CONTAINING TWO ACRES, MORE OR LESS;

SAVE AND EXCEPT A 0.50 ACRE TRACT OF LAND CONVEYED TO RUBEN RINCONES BY DEED DATED JUNE 8, 1998, RECORDED IN VOLUME 54, PAGE 231, OFFICIAL RECORDS, WILLACY COUNTY, TEXAS.

posted
FILED *2:55*
COUNTY COURT *pm*

JUN 10 2019

SUSANA R. GARZA, CLERK
WILLACY COUNTY, TEXAS
BY *[Signature]* DEPUTY