

NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Grantor(s)	Guillermo Salinas, Sr. and Amelia Salinas	Deed of Trust Date	July 20, 2000
Original Mortgagee	The Laredo National Bank	Original Principal	\$87,000.00
Recording Information	Instrument #: 282448 Book #: 160 Page #: 313-328 in Willacy County, Texas	Original Trustee	Rogelio Moreno
Property Address	Route 2 Box 272, Raymondville, TX 78580	Property County	Willacy

MORTGAGE SERVICER INFORMATION:

Current Mortgagee	BBVA USA, an Alabama banking corporation, formerly known as Compass Bank as successor by merger to The Laredo National Bank	Mortgage Servicer	BBVA USA
Current Beneficiary	BBVA USA, an Alabama banking corporation, formerly known as Compass Bank as successor by merger to The Laredo National Bank	Mortgage Servicer Address	401 West Valley Avenue, Homewood, AL 35209

SALE INFORMATION:

Date of Sale	09/03/2019
Time of Sale	01:00 PM or no later than 3 hours thereafter
Place of Sale	The front door of the Courthouse facing South on West Hidalgo Avenue in Willacy County, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the Willacy County Commissioner's Court.
Substitute Trustees	Connie Cobb, Bob Frisch, Arnold Mendoza, Julie Martin, Jodi Steen, W.D. Larew, Sandra Mendoza, Martin Vacca, Montgomery Medley, Sarah Champine-Garcia, Luis Garcia, Constance Lewis, Clyde Cobb, Alexis Mendoza, Susana Sandoval, Selim Taherzadeh, Mo Taherzadeh, or Michael Linke, any to act
Substitute Trustees' Address	5001 Spring Valley Road, Suite 1020W, Dallas, Texas 75244

PROPERTY INFORMATION:

Legal Description as per the Deed of Trust:
THE SURFACE ESTATE ONLY OF THE WEST ONE HALF (W. 1/2) OF THE WEST ONE-HALF (W. 1/2) OF LOT NUMBER SEVEN (7), SECTION NUMBER THREE (3), RAYMONDVILLE TRACT NUMBER ONE (1), WILLACY COUNTY, TEXAS.

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Default has occurred under the Deed of Trust and all sums secured by the Deed of Trust were declared immediately due and payable. The Beneficiary has, or caused another to, removed the Original Trustee and appointed Substitute Trustees. On behalf of the Mortgagee, Mortgage Servicer, and Substitute Trustees, the undersigned is providing this Notice of Trustee's Sale.

The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed 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 Deed of Trust at the time of sale.

The 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 sale will necessarily be made subject to all other 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. The sale shall not cover any part of the property that has been released from the lien of the Deed of Trust. Prospective bidders

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are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the Deed 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 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 Deed of Trust. Purchasers will buy the property "at the purchaser's own risk" and "at his/her peril", and no representation is made concerning the quality of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property.

Pursuant to the Texas Property Code, the 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.

The Deed of Trust permits the Beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee, or any subsequently appointed Trustee, 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 refilled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiling may be after the date originally scheduled for this sale.

Interested parties are encouraged to consult counsel of their choice prior to participating in the sale of the property.

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.

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.

Effective August 12, 2019.



Selim H. Taherzadeh
3001 Spring Valley Road
Suite 1020W
Dallas, TX 75244
(469) 729-6800

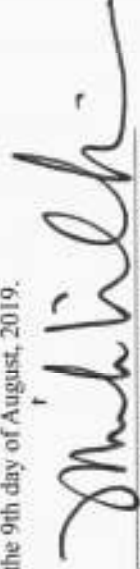
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STATE OF TEXAS
DALLAS COUNTY

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This instrument was acknowledged before me on this 9th day of August, 2019 by Selim H. Taherzadeh, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE the 9th day of August, 2019.



Notary Public in and for the State of Texas

Return to:
TAHERZADEH, PLLC
5001 Spring Valley Road, Suite 1020W, Dallas, TX 75244



1:17 pm
FILED
COUNTY COURT

AUG 13 2019

SUSAN R. GARZA, CLERK
DEPUTY CLERK
DEPUTY CLERK