

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: September 03, 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 22, 2008 and recorded in Document VOLUME 543, PAGE 140 real property records of WILLACY County, Texas, with ADELINA DE LEON, grantor(s) and APEX MORTGAGE CORP., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by ADELINA DE LEON, securing the payment of the indebtedness in the original principal amount of \$62,400.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. APEX MORTGAGE CORP. A SUBSIDIARY OF FIRSTRUST 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. APEX MORTGAGE CORP., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o APEX MORTGAGE CORP.
1 WALNUT GROVE DRIVE, SUITE 300
HORSHAM, PA 19044



JULIE MARTIN, WILLIAM D. LAREW, DAVID KARLE, ALEXIS MENDOZA OR ARNOLD MENDOZA
Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. 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.

Declarant's Name: _____
Date: _____

Posted ↓
FILED
COUNTY COURT
AUG 01 2019
1:06 pm

SUSANA B. GARZA, CLERK
WILLACY COUNTY, TEXAS
DEPUTY
[Signature]



1917
No. 1000

IN SENATE

REPORT OF THE COMMISSIONERS OF THE LAND OFFICE, IN ANSWER TO A RESOLUTION PASSED BY THE SENATE, APRIL 11, 1895, RELATIVE TO THE LANDS BELONGING TO THE STATE.

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CLERK

ALBANY

EXHIBIT "A"

A 0.471 ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 4, SECTION 46, GULF COAST IRRIGATION COMPANY'S SUBDIVISION, RAYMONDVILLE, WILLACY COUNTY, TEXAS, SAID 0.471 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 4, SAID CORNER BEING AT THE INTERSECTION OF THE CENTERLINE OF SAN FRANCISCO AVENUE (40 FEET IN WIDTH) AND CONTIGUOUS EAST RIGHT-OF-WAY LINE OF THE SOUTHERN PACIFIC RAILROAD (100 FEET IN WIDTH) AND WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY "BUSINESS 77" (100 FEET IN WIDTH);

THENCE, EAST, WITH AND ALONG THE CONTIGUOUS SOUTH LINE OF SAID LOT 4 AND CENTERLINE OF SAID SAN FRANCISCO AVENUE, A DISTANCE OF 100.90 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY "BUSINESS 77";

THENCE, NORTH, 07 DEGREES 40 MINUTES EAST, WITH AND ALONG THE EAST RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY "BUSINESS 77", A DISTANCE OF 290.48 FEET TO A 1/2 INCH STEEL ROD SET FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED;

THENCE, NORTH, 07 DEGREES 40 MINUTES EAST, WITH AND ALONG THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY "BUSINESS 77", A DISTANCE OF 100.90 FEET TO A 1/2 INCH STEEL ROD SET FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE, EAST PARALLEL TO THE SOUTH LINE OF SAID LOT 4, A DISTANCE OF 198.5 FEET TO A 1/2 INCH STEEL ROD FOUND FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE SOUTH PARALLEL TO THE EAST LINE OF SAID LOT 4, A DISTANCE OF 100.0 FEET TO A 1/2 INCH STEEL ROD SET FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE WEST, PARALLEL TO THE SOUTH LINE OF SAID LOT 4 AND CENTERLINE OF SAID SAN FRANCISCO AVENUE, A DISTANCE OF 211.96 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.471 ACRES OF LAND.



