

Deed of Trust ("Deed of Trust"):

Dated: April 6, 2016
Grantor: Jose de Jesus Alvarez
Trustee: William R. Wepfer
Lender: Eduardo Salinas and Bibian B. Salinas
Recorded in: Document Number 20160000741, Book 0625, Page 9156 of the real property records of Willacy County, Texas

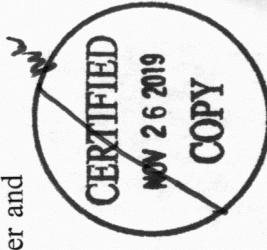
Legal Description: The West Twenty acres (W. 20 ac.), more or less, out of Lot Three (3), Section Thirty-four (34), Santa Rosa Subdivision, Willacy County, Texas, according to Map thereof recorded in Volume 1, Page 42 of the Map Records, Willacy County, Texas.

Secures: Promissory Note ("Note") in the original principal amount of \$150,000.00, executed by Jose de Jesus Alvarez ("Borrower") and payable to the order of Lender

Foreclosure Sale:

Date: Tuesday, January 7, 2020
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 11:00 A.M. and not later than three hours thereafter.
Place: The foreclosure sale will be conducted in the area designated by the Willacy County 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 Eduardo Salinas and Bibian B. Salinas'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, Eduardo Salinas and Bibian B. Salinas, the owner and holder of the Note, has requested Trustee to sell the Property.



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CERTIFIED

Salinas and Bibian B. Salinas's rights and remedies under the Deed of Trust and section 51.009(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, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Eduardo Salinas and Bibian B. Salinas 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 Eduardo Salinas and Bibian B. Salinas. 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, 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 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.

Posted at 3:20 pm

Travis L. Bence

Travis L. Bence
Bence & Associates, LLC
1014 E. Tyler, Ste. A
Harlingen, TX 78550
(956) 423-1021
(956) 423-1256

**FILED
COUNTY COURT**

NOV 26 2019

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

S. Garza

DEPUTY
SHERIFF
SHERIFF
SHERIFF

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COUNTY CLERK
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