

NOTICE OF TRUSTEES SALE

Date: June 3, 2020

Deed of Trust:

Date: November 13, 2009

Grantor: Guadalupe Sanchez and wife, Ana Lilia Sanchez
Grantor's County: Willacy County, Texas
Beneficiary: Gary L. Cooley and Frances G. Cooley
Substitute Trustee: Curtis Bonner

Address: 103 South 3rd Street, Harlingen, Texas, 78550

Recording Information: Deed of Trust recorded in Book 0613, Page 0240,
Official Records of Willacy County, Texas.

Curtis Bonner is the Substitute Trustee under the Deed of Trust. Mortgagee has instructed him to offer the Property for sale toward the satisfaction of the Note.

Property

Being a tract containing 2.754 acres of land, more or less, out of Lot Eight (8), Block Twenty-four (24), of the Santa Rosa Subdivision, as recorded in Volume 1, Page 42 of the Willacy County Map Records, Willacy County, Texas and further being out of a certain 2.81 acre tract of land out of said Lot 8, save and except a 0.056 acre of land conveyed to Stillman Rural Water Supply Corporation by deed recorded in Volume 85, Page 470 of the Willacy County Deed Records, Willacy County, Texas, said 2.81 acre tract being more particularly described as follows:

Beginning at a point on the centerline of County Road 1400 (40.00) feet of right of way) being the southeast corner of said Lot 8 and the herein described tract;

Thence, along the centerline of said County Road 1400 and the south line of said Lot 8, West, a distance of 350.0 feet to a point for the Southwest corner of the herein described tract;

Thence, departing the centerline of said County Road 1400 and the south line of said Lot 8 North, at a distance of 20.00 feet passing a 1/2 inch iron rod set for reference on the North right of way line of the aforementioned County Road 1400, and continuing in all a total distance of 350.00 feet to a 1/2 inch iron rod set for the northwest corner of the herein described tract;

Thence East, a distance of 350.00 feet to a 1/2 inch iron rod set on the east line of the aforementioned Lot 8 for the Northeast corner of the herein described tract;

Thence, along the East line of said Lot 8, South, at a distance of 330.00 feet passing a 1/2 iron rod set for reference on the North right of way line of the aforementioned county road 1400 and continuing in all a total distance of 350.00 feet to the point of beginning and containing 2.81 acres of land.

SAFE AND EXCEPT:

A 0.056 acre of land out of Lot Eight (8), Block Twenty-four (24), of the Santa Rosa Subdivision, as recorded in Volume 1, Page 42 of the Willacy County Map Records, Willacy County, Texas and further being that same property conveyed to Stillman Rural Water Supply Corporation by deed recorded in Volume 85, Page 470 of the Willacy County Deed Records, Willacy County, Texas; said 0.056 acre tract being more particularly described as follows:

Commencing at a point on the centerline of County Road 1400 (40.00) feet of right-of-way) being the Southeast corner of said Lot 8;

Thence, along the East line of said Lot 8, North, a distance of 20.00 feet to a 1/2 inch iron rod set on the North right of way line of said County Road 1400;
Thence, departing the East line of said Lot 8, West, along the north right of way line of said County Road 1400, a distance of 97.00 feet to a 1/2 inch iron rod set for the Point of Beginning and the Southeast corner of the herein described tract;
Thence, continuing along the North right of way line of said County Road 1400 West, a distance of 60.00 feet to a 1/2 inch iron rod set for the Southwest corner of the described tract;
Thence, departing the North right of way line of said County Road 1400, North a distance of 40.00 feet to a 1/2 inch iron rod set for the Northwest corner of the herein described tract;
Thence, East, a distance of 60.0 feet to a 1/2 inch iron rod set for the Northeast corner of the herein described tract;
Thence, South a distance of 40 feet to the point of beginning and containing 0.056 acre of land.

Note

Date: November 13, 2009
Amount: \$114,500.00
Debtor: Guadalupe Sanchez and wife, Ana Lilia Sanchez
Holder: Gary L. Cooley and Frances G. Cooley


Date of Sale of Property (first Tuesday of month): July 7, 2020

Earliest Time of Sale of Property: between 10:00 a.m. and 1:00 pm

Place of Sale of Property: The foreclosure sale will be conducted in the area designated by the Willacy County Commissioners Court pursuant to the Texas Property Code as the place where Foreclosure Sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Foreclosure Sale was posted

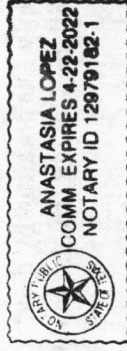
Because of default in performance of the obligations of the deed of trust, Trustee or the Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the deed of trust. The sale will begin at the earliest time stated above or within three hours of that time.

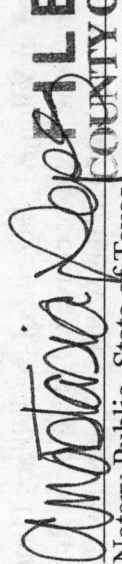
Executed this 4th day of June, 2020.


Curtis Bonner, Substitute Trustee

THE STATE OF TEXAS
COUNTY OF CAMERON

This instrument was acknowledged before me on June 4TH, 2020, by Curtis Bonner, Substitute Trustee.



Notarized

COUNTY COURT
Notary Public, State of Texas

JUN 04 2020

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