

## Notice of Substitute Trustee's Sale

Date: January 3, 2020

Substitute Trustee: Sandra G. Falcon

Substitute Trustee's Address: 3111 W. Freddy Gonzalez Drive, Edinburg, Texas 78539

Lender: Correa Land & Cattle, Inc.

Lender's Address: 2614 W. Freddy Gonzalez Drive, Edinburg, Texas 78539

Note: Note dated March 9, 2016, in the original principal sum of \$54,000.00

Deed of Trust:

Date: March 9, 2016

Grantor: Victor M. Verduzco and Albeza M. Pena

Mortgagee: Adolfo Reyes

Recording information: Filed with the County Clerk of Willacy County, Texas, on March 15, 2016 and recorded as Document No. Document No. 20160000440, Book 0625, Page 7687, Official Records of Willacy County, Texas; and transferred to Correa Land & Cattle, Inc. in instrument recorded as Document No. 20190000692, Book 0629, Page 4419, Official Records, Willacy County, Texas.

Property: The East ½ of the East ½ of Lot 7, Block 22, Missouri-Texas Land & Irrigation Co., Willacy County, Texas, as per map or plat thereof recorded in Volume 1, Page 29, Map Records, Hidalgo County, Texas.

County in which the Property will be sold: Willacy

Date of Sale (first Tuesday of month): Tuesday, the 4th day of February, 2020

Time of Sale: 10:00 o'clock a.m.

Place of Sale: At the following area designated by the Willacy County Commissioner's Court: The Front-door steps of courthouse, facing Hidalgo Avenue, or if the preceding area is no longer the designated area, at the area most recently designated by the Willacy County Commissioner's Court in effect on the Date of Sale.

Melisandra Mendoza is Trustee under the Deed of Trust. Lender has appointed Sandra G. Falcon as Substitute Trustee under the Deed of Trust. Mortgagee has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

### NOTICE TO DEBTORS OBLIGATED TO PAY THE DEBT

Name and Address of Sender of this Notice: Sandra G. Falcon, 3111 W. Freddy Gonzalez Drive, Edinburg, Texas 78539

**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.**

**FILED** *Posted*  
**COUNTY COURT**

JAN 14 2020

SUSANAR. GARZA, CLERK  
WILLACY COUNTY, TEXAS  
BY: *Garza* DEPUTY

*@ 8:28 Am.*

*Sandra Falcon*  
SANDRA G. FALCON, Substitute Trustee