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Notice of Substitute Trustee's Sale

Date: August 6, 2021

Substitute Trustee: Laura Kupish or Norma Peralez

Lender: Little Dead Toad, LLC

Note: \$56,000.00

Deed of Trust

Date: January 30, 2019

Grantor: Charlie Ray James Investments LLC

Lender: Blue Cactus Properties LLC, transferred to Little Dead Toad, LLC

Recording information: Volume 629, Page 3002, Official Records, Willacy County, Texas.
Transferred to Little Dead Toad, LLC in Volume 629, Page 3299, Official Records of Willacy County, Texas.

Property: Lot Two (2), Anita Correa Subdivision, Willacy County, according to the map or plat thereof recorded in Volume 3, Page 174, Map Records, Willacy County, Texas.

County: Willacy

Date of Sale (first Tuesday of month): September 7, 2021

Time of Sale: The sale will begin at 1:00 P.M. or no later than three hours after that time.

Place of Sale: Front door of the courthouse facing South on West Hidalgo Avenue or as designated by the County Commissioner's Office pursuant to Section 51.002 of the Texas Property Code as the place where Foreclosure Sales are to take place or as designated by the County Commissioners.

Laura Kupish or Norma Peralez is hereby appointed as Substitute Trustee. Lender 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. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

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.

3:41 PM
FILED + Posted
COUNTY COURT

AUG - 6 2021

Laura Kupish or Norma Peralez, Substitute Trustee
551 N. Williams Rd., Suite C. (P.O. Box 1064)
San Benito, Texas 78586

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