

Notice of Trustee's Sale

Date: March 4, 2022

Trustee: Curtis Bonner

Mortgagee: Gertie Lou Welty

Note: Sixteen Thousand and 00/100 Dollars (\$16,000.00)

Deed of Trust

Date: May 13, 2015

Grantor: Rebecca M. Guerra

Mortgagee: Gertie Lou Welty

Recording Information: Deed of Trust recorded on May 15, 2015, recorded in Document Number 20150000890, Willacy County Official Records.

Property:

The surface only of the following:

BEING a part of the Teniente League in Willacy County, Texas and containing approximately one acre of land out of the Southeast corner of a certain 190.72 acre tract of land described in a deed dated May 10, 1965, from G.C. Stewart to Gustave Ring, recorded in Volume 83, Page 284, Deed Records of Willacy County, Texas, said approximately one acre tract described by metes and bounds as follows, to-wit:

BEGINNING at the Southeast corner of said 190.72 acre tract;

THENCE Northerly along the East line of said 190.72 acre tract a distance of 181.0 feet to a point;

THENCE Westerly parallel to the South line of said 190.72 acre tract a distance of 240.0 feet to a point;

THENCE Southerly parallel to the East line of said 190.72 acre tract a distance of 181.0 feet to a point in the South line of said 190.72 acre tract;

THENCE Easterly along said South line to a point of beginning, containing 1.00 acres, more or less.

County: Willacy County, Texas

Trustee's Name: Curtis Bonner

Trustee's Address: 103 South Third Street, Harlingen, Texas 78550

Date of Sale: April 5, 2022

Time of Sale: between the hours of Ten o'clock AM and One o'clock PM

Place of Sale: At the Courthouse door of Willacy County, Texas

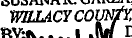
Curtis Bonner is Trustee under the Deed of Trust. Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

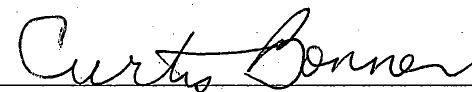
ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Notice is given that on the Date of Sale, 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.

FILED + posted
COUNTY COURT

MAR - 8 2022 @ 9:15 am

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


Curtis Bonner, Trustee