

NOTICE OF FORECLOSURE SALE

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 OR 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.

1. *Property to Be Sold.* The property to be sold is described as follows: A TRACT OFF THE WEST SIDE OF BLOCK NUMBER 53, TOWNSHIP OF LA SARA, WILLACY COUNTY, TEXAS, ACCORDING TO THE OFFICIAL MAP OR PLAT IN VOLUME 1, PAGES 28-29, PLAT RECORDS OF WILLACY COUNTY, TEXAS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF BLOCK 53;

THENCE NORTH, ALONG THE WEST LINE OF BLOCK 53 AND THE EAST LINE OF JONES AVENUE, A DISTANCE OF 235 FEET TO THE SOUTHWEST CORNER OF THE AURORA VILLARREAL TRACT DESCRIBED IN VOLUME 107, PAGE 504, DEED RECORDS OF SAID COUNTY;

THENCE, EAST, PARALLEL WITH THE SOUTH LINE OF BLOCK 53, A DISTANCE OF 116 FEET TO THE SOUTHEAST CORNER OF THE VILLARREAL TRACT FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, SOUTH, PARALLEL WITH THE WEST LINE OF BLOCK 53, A DISTANCE OF 235 FEET TO A POINT ON THE SOUTH LINE OF BLOCK 53 FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE WEST, A DISTANCE OF 116 FEET TO THE POINT OF BEGINNING.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 11/03/1994 and recorded in Book 113 Page 37 Document 265339 real property records of Willacy County, Texas.

3. *Date, Time, and Place of Sale.* The sale is scheduled to be held at the following date, time, and place:

Date: 09/06/2022

Time: 12:00 PM


Place: Willacy County, Texas at the following location: FRONT DOOR OF THE COURTHOUSE FACING SOUTH ON WEST HIDALGO AVENUE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.

5. *Obligations Secured.* The Deed of Trust executed by JOSE MANUEL GARZA AND YOLANDA T. GARZA, provides that it secures the payment of the indebtedness in the original principal amount of \$73,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. J.P. MORGAN MORTGAGE ACQUISITION CORP. is the current mortgagee of the note and deed of trust and RUSHMORE LOAN MANAGEMENT SERVICES, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is J.P. MORGAN MORTGAGE ACQUISITION CORP. c/o RUSHMORE LOAN MANAGEMENT SERVICES, LLC, 15480 Laguna Cyn Road, Suite 100, IRVINE, CA 92618 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. *Substitute Trustee(s) Appointed to Conduct Sale.* In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AV/T Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

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.


Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L. Keller Mackie, Attorney at Law
Michael Zientz, Attorney at Law
Lori Liane Long, Attorney at Law
Chelsea Schneider, Attorney at Law
Ester Gonzales, Attorney at Law
Karia Balli, Attorney at Law
Parkway Office Center, Suite 900
14160 Dallas Parkway
Dallas, TX 75254

Certificate of Posting
I am _____ whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230,
Houston, TX 77056. I declare under penalty of perjury that on _____ I filed this Notice of Foreclosure Sale at the office
of the Willacy County Clerk and caused it to be posted at the location directed by the Willacy County Commissioners Court.

10:59 a.m.
FILED + posted
COUNTY COURT

JUL 12 2022

SUSANA R. GARZA, CLERK
WILLACY COUNTY, TEXAS
BY *Susana R. Garza* DEPUTY