

NOTICE OF TRUSTEE'S SALE

Date: May 16, 2023

Deed of Trust

Date: March 1, 2022
Grantor: Nelson Gabriel Williams Garcia and Ivonne Alejandra Garcia Banda
Grantor's County: Willacy
Name and address of Current Beneficiary: Armando Pena
112 Gadwall Drive
Clute, Texas 77531

Recording Information: Deed of Trust filed for record in the Office of the County Clerk of Willacy County, Texas, under Clerk's File Number 20220000435 and/or Volume 633, Page 2811

Property:

The North 20.00 acres of Lot Number One (1), Block Number Forty-Seven (47), Gulf Coast Irrigation Company "Raymondville Tract", out of Share No. 64 of the San Juan de Carricitos Grant and described by metes and bounds as follows:

Commencing at the Southeast corner of Share No. 50, San Juan de Carricitos Grant, the same being an inside North-Northwest corner of Lot No. 5, Block No. 64, Guild Coast Irrigation Company's, "Raymondville Tract"; Thence North with and along the East line of Share No. 50, the same being the West line of Lot No. 5, Block No. 64, Gulf Coast Irrigation Company's "Raymondville's Tract" for a distance of 239.0 feet to the Northwest corner of Lot No. 5, Block No. 64; Thence due East with and along the North line of Lot No. 5, Block No. 64; Thence due South for a distance of 3960 feet to the Northwest corner of Lot No. 1, Block No. 47, Gulf Coast Irrigation Company's "Raymondville Tract" the same being the Northwest corner of the tract being described, said corner being on the centerline of a 40ft. East-West road and is referenced by a concrete monument set 20 feet due South on the South right of way line of the above mentioned 40ft road;

Thence due East with and along the North line of Lot No. 1 for a distance of 1320 feet for the Northeast corner of Lot No. 1, the same being the Northeast corner of the tract being described, said corner being the point of the centerline intersection of the above mentioned 40ft. East-West road and a 40ft North-South road, said corner being referenced by a concrete monument set due South 20 feet and due West 20 feet from the above mentioned corner;

Thence due South with and along the East line of Lot No. 1 for a distance of 660 feet for the Southeast corner of the tract being described, said corner being referenced by a concrete monument set due West 20 feet on the West right of way line of the above mentioned North-South road;

Thence due West parallel with the North line of Lot No. 1 for a distance of 1320 feet for a point on the West line of Lot No. 1, said point being the Southwest corner of the tract being described and is marked by a concrete monument;

Thence due North with and along the West line of Lot No. 1 for a distance of 660 feet to the point of beginning, the above described tract contained 20.00 acres of which 0.90 acres is road Right of Way, leaving a net of 19.10 acres.

Note

Date: March 1, 2022
Amount: Two Hundred Forty Thousand Dollars and No Cents (\$240,000.00)
Debtor: Nelson Gabriel Williams Garcia and Ivonne Alejandra Garcia Banda
Current Holder/Mortgagee: Armando Pena

1. The sale shall occur on June 6, 2023, and shall begin no earlier than 10:00 A.M. and no later than three hours thereafter.
2. At the following area designated by the Willacy County Commissioner's Court:

The Front-door steps of courthouse, facing Hidalgo Avenue, of 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.

3. The deed of trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or refiling may be after the date originally scheduled for this sale.
4. The sale will be conducted as a public auction to the highest bidder for cash, "AS IS", subject to the provisions of the deed of trust permitting the beneficiaries thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.
5. Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold. The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. The sale is a nonjudicial deed of trust foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust.
6. The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the above-described promissory note in the original principal amount of Two Hundred Forty Thousand Dollars and No Cents (\$240,000.00), executed by debtor, and; (2) all renewals and extensions of the note.
7. Default has occurred under the deed of trust, and the current beneficiary has requested me to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.



~~David A. Ewers, Trustee of~~ Adolfo Reyes, Substitute Trustee

Armando Pena-Nelson Gabriel Williams Garcia-21934
DAE/Bekkie Acedo

3:06 PM
FILED
COUNTY COURT

MAY 16 2023

SUSANNA R. GARZA, CLERK
WILLACY COUNTY, TEXAS
BY: MIRANDA CUMZ
DEPUTY