

5552 9TH STREET  
LA SARA, TX 78561

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NOTICE OF [SUBSTITUTE] TRUSTEE'S 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 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.

1. **Date, Time, and Place of Sale.**

Date: May 07, 2024

Time: The sale will begin at 12:00 PM or not later than three hours after that time.

Place: FRONT DOOR OF THE COURTHOUSE FACING SOUTH ON WEST HIDALGO AVENUE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale.** Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated July 13, 2010 and recorded in Document CLERK'S FILE NO. 20100316047 real property records of WILLACY County, Texas, with NELDA REYES AND OZIEL RODRIGUEZ WIFE AND HUSBAND AS JOINT TENANTS, grantor(s) and COMMUNITY DEVELOPMENT CORPORATION OF BROWNSVILLE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by NELDA REYES AND OZIEL RODRIGUEZ WIFE AND HUSBAND AS JOINT TENANTS, securing the payment of the indebtednesses in the original principal amount of \$41,965.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. BANK OF AMERICA, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP  
7105 CORPORATE DRIVE  
PLANO, TX 75024

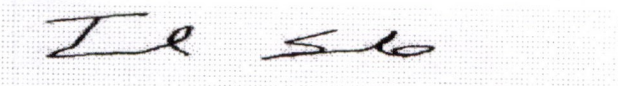


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**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

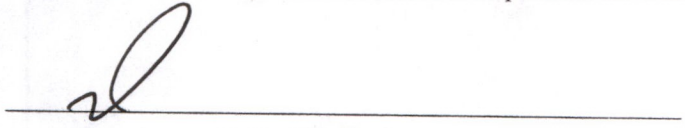
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead CONNIE MEDLEY, SARAH CHAMPINE, LUIS GARCIA, CONSTANCE LEWIS, CLYDE COBB, MONTGOMERY MEDLEY, BOB FRISCH, JODI STEEN, MARCIA CHAPA, ERICA DUARTE GUEST, ALEENA LITTON, AUCTION.COM, W D LAREW, JULIE MARTIN, DAVID KARLE, ARNOLD MENDOZA, ALEXIS MENDOZA, JERRY PEREZ, OR SARAH MAYS, ADOLFO RODRIGUEZ whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is W.D. LAREW, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 4/4/24 I filed at the office of the WILLACY County Clerk and caused to be posted at the WILLACY County courthouse this notice of sale.



Declarants Name: W.D. Larew

Date: 4/4/24

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WILLACY

**EXHIBIT "A"**

LOT SIX (6), BLOCK TWO (2), AKERMAN SUBDIVISION, TOWNSITE OF LASARA, WILLACY COUNTY, TEXAS,  
ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 53, OF THE MAP RECORDS, WILLACY  
COUNTY, TEXAS.

**FILED** + posted  
**COUNTY COURT**

APR 04 2024 @ 1:45pm

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

*Alma  
Mirales*