

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on November 22, 2006, ARMANDO RUBALCABA, YESENIA RUBALCABA, HUSBAND AND WIFE, executed a Deed of Trust/Security Instrument conveying to CLAYTON L. HILL, as Trustee, the Real Estate hereinafter described, to CITIFINANCIAL, INC., in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 304790 . in Book 479, at Page 252, in the DEED OF TRUST OR REAL PROPERTY RECORDS of WILLACY COUNTY, TEXAS; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust/Security Instrument; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, APRIL 2, 2024** between ten o'clock AM and four o'clock PM and beginning not earlier than 12:00 PM or not later than three hours thereafter, I will sell said Real Estate at Willacy County Courthouse, 576 West Main Street, Raymondville, TX 78580 in **WILLACY COUNTY, TEXAS** to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

Said Real Estate is described as follows: LOT THIRTEEN (13), FOURTEEN (14), FIFTEEN (15), AND SIXTEEN (16) BLOCK SIXTY-EIGHT (68). OF THE TOWN OF RAYMONVILLE, AS SHOWN BY THE MAP AND PLAT OF SAID TOWNSITE AN RECORD IN THE OFFICE OF COUNTY CLERK OF WALLACY, COUNTY, TEXAS.

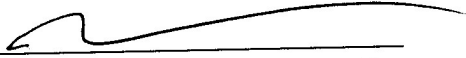
Property Address: 376 E HARRIS, RAYMONDVILLE, TX 78580  
Mortgage Servicer: LAND HOME FINANCIAL SERVICES, INC.  
Noteholder: MAGERICK LLC  
3611 SOUTH HARBOR BOULEVARD, SUITE 100, SANTA ANA, CA 92704

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. 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 property securing the above referenced loan.

**ACTIVE MILITARY SERVICE NOTICE**

**Assert and protect your rights as a member of the armed forces of the United States. If you 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.**

WITNESS MY HAND this 11<sup>th</sup> day of April, 2024

  
Julie Martin, David Karle, W D Larew, Arnold Mendoza, Alexis Mendoza, Jerry Perez, Sarah Mays, Marinosci Law Group PC

3:54 PM  
**FILED + POSTED**  
**COUNTY COURT**

**MAR 11 2024**

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

Substitute Trustee Address:  
Marinosci Law Group, P.C.  
16415 Addison Road, Suite 725  
Addison, TX 75001  
(972) 331-2300