

**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: March 06, 2018

Time: The sale will begin at 12:00PM 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.**

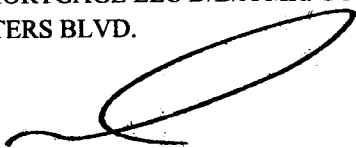
**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated April 10, 2008 and recorded in Document VOLUME 556, PAGE 177 real property records of WILLACY County, Texas, with BONIFACIO AGUILAR AND SAFIRA R. AGUILAR, FORMERLY KNOWN AS AND HAVING ACQUIRED TITLE SOLELY AS SAFIRA FLORES RIVERA, grantor(s) and AMERICAN GENERAL FINANCIAL SERVICES, INC., mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by BONIFACIO AGUILAR AND SAFIRA R. AGUILAR, FORMERLY KNOWN AS AND HAVING ACQUIRED TITLE SOLELY AS SAFIRA FLORES RIVERA, securing the payment of the indebtednesses in the original principal amount of \$30,857.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. MADISON REVOLVING TRUST 2017 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. NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER  
8950 CYPRESS WATERS BLVD.  
COPPELL, TX 75019



\_\_\_\_\_  
JULIE MARTIN, WILLIAM D. LAREW, DAVID KARLE, OR ARNOLD MENDOZA  
Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
4004 Belt Line Road, Suite 100  
Addison, Texas 75001

Certificate of Posting

My name is \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on \_\_\_\_\_ 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: \_\_\_\_\_  
Date: \_\_\_\_\_

Posted @ 11:19  
**FILED**  
COUNTY COURT

**FEB 12 2018**

**TERRY FLORES, CLERK**  
**WILLACY COUNTY TEXAS**  
BY:  **DEPUTY**



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WILLACY



LOTS FIFTEEN (15), SIXTEEN (16) AND SEVENTEEN (17), BLOCK FOUR (4), LEE HEIGHTS ADDITION TO THE CITY OF RAYMONDVILLE, WILLACY COUNTY, TEXAS, ACCORDING TO MAP THEREOF RECORDED IN VOLUME 1, PAGE 30, MAP RECORDS, WILLACY COUNTY, TEXAS.



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