

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WILLACY County

Deed of Trust Dated: November 17, 2006

Amount: \$46,388.68

Grantor(s): BONIFACIO AGUILAR and SAFIRA AGUILAR

Original Mortgagee: CITIFINANCIAL, INC.

Current Mortgagee: BAYVIEW LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY

Mortgagee Address: BAYVIEW LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY, 4425 Ponce de Leon Blvd., Suite 500, Coral Gables, FL 33134

Recording Information: Document No. 304730

Legal Description: LOTS THIRTY-FIVE (35), THIRTY-SIX (36), THIRTY-SEVEN (37) AND THIRTY-EIGHT (38), BLOCK ONE (1), LEE HEIGHTS ADDITION TO THE CITY OF RAYMONDVILLE, WILLACY COUNTY, TEXAS, ACCORDING TO THE OFFICIAL MAP OR PLAT THEREOF WHICH APPEARS OF RECORD IN VOLUME 1, PAGE 30, MAP RECORDS WILLACY COUNTY, TEXAS.

Whereas, an Order to Proceed with Expedited Foreclosure under the Texas Rule Civil Procedure 736 was entered on January 4, 2018 under Cause No. 2017-CV-0561-A in the 197th Judicial District Court of WILLACY County, Texas

Date of Sale: March 6, 2018 between the hours of 1:00 PM and 4:00 PM.

Earliest Time Sale Will Begin: 1:00 PM

Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the WILLACY County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

W.D. LAREW OR ARNOLD MENDOZA, SANDRA MENDOZA, CONNIE COBB, JOYCE TREVINO, CLYDE COBB, EVAN PRESS, AMY BOWMAN, REID RUPLE, CAROL EVANGELISTI, MARCIA CHAPA, MARTHA BOETA, FREDERICK BRITTON, KRISTOPHER HOLUB, BARBARA SANDOVAL, CONNIE MEDLEY, SARAH CHAMPINE, LUIS GARCIA, CONSTANCE LEWIS, MONTGOMERY MEDLEY, JULIE MARTIN, BOB FRISCH, JODI STEEN, MEDLEY OR KNOXIE LEWIS have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust.

The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. 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.

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.

Aaron J. Espinoza

Aaron Espinoza, Attorney at Law

HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2017-004003

ccb

W.D. LAREW ORARNOLD MENDOZA, SANDRA MENDOZA,
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KRISTOPHER HOLUB, BARBARA SANDOVAL, CONNIE
MEDLEY, SARAH CHAMPINE, LUIS GARCIA, CONSTANCE
LEWIS, MONTGOMERY MEDLEY, JULIE MARTIN, BOB
FRISCH, JODI STEEN, MEDLEY OR KNOXIE LEWIS
c/o Tejas Trustee Services
14800 Landmark Blvd, Suite 850
Addison, TX 75254

8:52 AM

FILED
COUNTY COURT

FEB - 1 2018

Susana R. Garza, ^{Interim} **CLERK** - *SR*
WILLACY COUNTY, TEXAS
BY: *A. Kuykendall* **DEPUTY**