

Notice of Substitute Trustee's Sale

Date: November 7, 2017

Substitute Trustee: LeAnn Hewitt or Alejandro Garcia

Lender: Texas Regional Bank

Note: \$46,500.00

Deed of Trust

Date: May 2, 2012

Grantor: Steven Lopez

Lender: Texas Regional Bank

Recording information: Document No. 20120000739, Book 621, Page 7091, Official Records, Willacy County, Texas. Note and Modification Agreement recorded in Document No. 201700001448, Book 627, Page 3599, Official Records of Willacy County, Texas.

Property: Being a tract containing 20.00 acres of land out of Lot Ten (10), Section Thirty (30), of the Harding and Lindahl Subdivision, as recorded in Volume 2, Page 32, Map Records, Willacy County, Texas, said 20.00 acre tract being more particularly described on Exhibit "A"

County: Willacy

Date of Sale (first Tuesday of month): December 5, 2017

Time of Sale: The sale will begin at 1:00 P.M. or no later than three hours after that time.

Place of Sale: Front door of the courthouse facing South on West Hidalgo Avenue or as designated by the County Commissioner's Office pursuant to Section 51.002 of the Texas Property Code as the place where Foreclosure Sales are to take place or as designated by the County Commissioners.

LeAnn Hewitt or Alejandro Garcia is hereby appointed as Substitute Trustee. Lender has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

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.



LeAnn Hewitt or Alejandro Garcia, Substitute Trustee
551 N. Williams Rd., Suite C. (P.O. Box 1064)
San Benito, Texas 78586

EXHIBIT "A"

Being a tract containing 20.00 acres of land out of Lot Ten [10], Section Thirty [30], of the Harding and Lindahl Subdivision, as recorded in Volume 2, Page 32, Map Records, Willacy County, Texas; said 20.00 acre tract being more particularly described as follows:

Commencing at a found 5/8" iron rod found on the South Right of Way line of County Road 3200 [40.00 feet of Right of Way] being the Northwest corner of said Lot 10 and of a certain 8.75 acre tract recorded in Volume 565, Page 87, Official Records, Willacy County, Texas;

Thence East, along the South Right of Way line of said County Road 3200 and the North line of said Lot 10 and of said 8.75 acre tract, a distance of 288.90 feet to a 5/8" iron rod found for the Northwest corner of said 8.75 acre tract and also being the Point of Beginning and the Northwest corner of the herein described tract;

Thence, continuing East along the South Right of Way line of said County Road 3200 and the North line of said Lot 10, a distance of 661.10 feet to a spindle found for the Northwest corner of the herein described tract and for a corner of a certain Willacy County Water Control and Improvement District No. 1 Right of Way Easement, recorded in Volume 21, Page 550, Deed Records, Cameron County, Texas;

Thence South, departing the South Right of Way line of said County Road 3200 and the North line of said Lot 10, along a West Right of Way line of said Willacy County Water Control and Improvement District No. 1 Right of Way Easement, a distance of 1080.00 feet to a 5/8" inch iron rod set for an angle point;

Thence, continuing along a West line of said Willacy County Water Control and Improvement District No. 1 Easement, South 03 Degrees 00 Minutes 46 Seconds West, a distance of 190.25 feet to a 5/8" inch iron rod for an interior corner of said Willacy County Water Control and Improvement District No. 1 Easement and for an angle point of the herein described tract;

Thence, South, a distance of 50.00 feet to a point on a South Right of Way line of said Willacy County Water Control and Improvement District No. 1 Easement and the South line of the aforementioned Lot 10 for the Southeast corner of the herein described tract;

Thence West, along the South Right of Way line of said Willacy County Water Control and Improvement District No. 1 Easement and the South line of said Lot 10, a distance of 651.10 feet to a point for the Southwest corner of the herein described tract;

Thence North, departing the South Right of Way line of said Willacy County Control and Improvement District No. 1 Easement and the South line of said Lot 10, at a distance of 56.90 feet passing a 5/8" iron rod found for reference, at a distance of 60.00 feet passing a North line of said Willacy County Water Control and Improvement District No. 1 Easement, and continuing in all a total distance of 1320.00 feet to the Point of Beginning and containing 20.00 acres of land, more or less.

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FILED
COUNTY COURT

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TERRY FLORES, CLERK
WILLACY COUNTY, TEXAS
BY: *S. Reed* DEPUTY