

NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public nonjudicial foreclosure sale.

1. Property To Be Sold. The property to be sold is described as follows:

Being 0.686 acres of land, more or less, out of Outlot "B", TOWNSITE OF RAYMONDVILLE, Willacy County, Texas and this 0.686 acre tract being more particularly described by metes and bounds as follows:

Beginning at a set 5/8-inch iron rod for the Southeast corner of this tract, said corner bearing North 227.00 feet, from a found 5/8-inch iron rod at the Southeast corner of said Outlot "B", and this Southeast corner being on the West right-of-way line of North 1st Street and also being the Northeast corner of a tract recorded in Volume 14, Page 54, Deed Records of Willacy County, Texas;

Thence, West with the South boundary of this tract and the North boundary of said tract recorded in Volume 14, Page 54, D.R.W.C.T., 383.00 feet, to a found 1/2-inch iron rod for the Southwest corner of this tract, the same being the Northwest corner of the tract recorded in Volume 14, Page 54, D.R.W.C.T.;

Thence, North with the west boundary of this tract, 78.00 feet, to a found 1/2-inch iron rod for the Northwest corner of this tract;

Thence, East with the North boundary of this tract, 383.00 feet, to a set "X" mark in a concrete driveway for the Northeast corner of this tract, said corner being on the West right-of-way line of North 1st Street and the East boundary line of said Outlot "B";

Thence, South with the East boundary of this tract and said Outlot "B", the same being the West right-of-way line of North 1st Street, 78.00 feet, to the Point of Beginning and containing 0.686 acres of land, more or less. (545 North First Street, Raymondville, Texas 78580)

2. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

Date: April 4, 2017

Time: The sale shall begin no earlier than 10:00 A.M. or no later than three hours thereafter.
The sale shall be completed by no later than 1:00 P.M.

Place: Willacy County Courthouse in Raymondville, Texas, at the following location: the area in front of the entrance to the Judicial Section of the Willacy County Courthouse located in the 500 Block of West Hidalgo Street, Raymondville, Willacy County, Texas.

The deed of trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or refileing may be after the date originally scheduled for this sale.

3. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

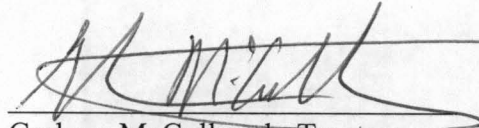
The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

4. Type of Sale. The sale is a nonjudicial deed of trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust and security agreement-financing statement executed by Michael Gutierrez and Velma Gutierrez. The deed of trust is dated March 13, 2012, of record in the office of the County Clerk of Willacy County, Texas, under Document No. 20120000763, Book 0621 and Page 7183, of the Official Records of Willacy County, Texas.

5. Obligations Secured. The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the promissory note in the original principal amount of \$45,687.99 executed by Michael Gutierrez and Velma Gutierrez, and payable to the order of Miguel A. Resendez; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of Michael Gutierrez and Velma Gutierrez to Miguel A. Resendez. Frost Bank Custodian of Anne McCullough SDIRA is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

6. Default and Request To Act. Default has occurred under the deed of trust, and the beneficiary has requested me, as Trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

DATED: March 8, 2017



Graham McCullough, Trustee
323 E. Jackson
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Harlingen, Texas 78550
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Posted 4:19
FILED
COUNTY COURT

MAR -9 2017

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