

PREPARED BY AND UPON
RECORDATION RETURN TO:

Haynes and Boone, LLP
2323 Victory Ave., Suite 700
Dallas, Texas 75219
Attention: Brack Bryant

FILED & posted
COUNTY COURT @ 8:33 Am
MAR -8 2017

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

(Space above this line for recording purposes only)

STATE OF TEXAS §
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COUNTY OF WILLACY §

NOTICE OF FORECLOSURE SALE

Date: March 8, 2017

Deed of Trust: Deed of Trust and Security Agreement (as modified or amended from time to time, the "Deed of Trust"), dated July 1, 2011, executed by Willacy County Local Government Corporation, a public corporation and instrumentality of Willacy County, Texas ("Grantor"), to Israel Lugo, as trustee, for the benefit of U.S. Bank National Association, as Bond Trustee ("Trustee") under the Trust Indenture (defined below), as beneficiary, recorded as Document No. 20110001582, Book 620, Page 8586 in the Official Public Records of Real Property of Willacy County, Texas, covering the Mortgaged Property (defined below).

Secured Obligations: The Obligations, as defined in the Deed of Trust, as follows: any and all amounts payable with respect to the Bonds, any and all other amounts, sums, or payments payable under the Trust Indenture, the Deed of Trust or any of the other Security Documents; and any and all of the covenants, conditions, warranties, representations and other obligations, indebtedness or liabilities made or undertaken by Grantor or any other person or party to Beneficiary (defined below), Trustee or others as set forth in the Deed of Trust, the Trust Indenture, the Leases and all other documents executed by Grantor or any other person or party in connection with the transactions evidenced by the Trust Indenture. As used herein, the following terms shall have the meaning set forth below:

"Bonds" means Grantor's Taxable Project Revenue Refunding and Improvement Bonds, Series 2011, in the original aggregate principal amount of \$78,505,000.00.

"Leases" means any and all leases, subleases, licenses, concessions or agreements (written or oral, now or hereafter in effect) which grant a possessory interest in and to, or the right to use, all or any part of the Mortgaged Property, and all other agreements ancillary to the Mortgaged Property, such as engineers' contracts, utility contracts, maintenance agreements and service contracts, which in any way relate to the use, occupancy, operation, maintenance, enjoyment or ownership of the Mortgaged Property.

"Security Documents" means the Deed of Trust, the Trust Indenture and any and all other documents executed by Grantor or any other person or party to evidence or secure the payment, performance and discharge of the Obligations, and any amendments, modifications, restatements, and/or replacement thereof.

"Trust Indenture" means the Trust Indenture dated July 1, 2011, between Grantor, as issuer, and Trustee, pursuant to which the Bonds were issued.

Beneficiary: U.S. Bank National Association, as Bond Trustee under the Trust Indenture.

Substitute Trustees: Arthur Cohen and/or D. Brack Bryant and/or Andrew Thurmond

Substitute Trustees' Address: Haynes and Boone, LLP
2323 Victory Ave., Suite 700
Dallas, Texas 75219

Foreclosure Sale:

Date: Tuesday, April 4, 2017

Time: The sale of the Mortgaged Property (such sale is the "Foreclosure Sale") will take place between the hours of 12:00 p.m. and 3:00 p.m. local time.

Place: FRONT DOOR OF THE COURTHOUSE FACING SOUTH ON WEST HIDALGO AVENUE, 540 W. Hidalgo, Raymondville, Texas 78580, or in the area otherwise designated by the County Commissioners Court.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction, and the property secured by the Deed of Trust, including, without limitation, all right, title, interest, and privilege of Grantor to the real property described in the attached Exhibit A ("Land"), together with all of the improvements, appurtenances and other real property rights owned by Grantor as described in the Deed of Trust (collectively with the Land, the "Real Property"), and the interest of Grantor in all Personalty, Fixtures, Plans, Leases and Rents (as those terms are defined in the Deed of Trust) and other property covered by the Deed of Trust (together with the Real Property, the "Mortgaged Property"), will be sold to the highest bidder for cash, except that Beneficiary's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. THE SALE OF THE MORTGAGED PROPERTY IS "AS IS" AND "WHERE IS" AND

WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY SUBSTITUTE TRUSTEE, EXPRESS, IMPLIED, STATUTORY, QUASI STATUTORY, OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. NEITHER BENEFICIARY NOR SUBSTITUTE TRUSTEE MAKES ANY REPRESENTATIONS OR WARRANTIES WITH RESPECT TO COMPLIANCE WITH LAWS, RULES, AGREEMENTS, OR SPECIFICATIONS NOR WITH RESPECT TO CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS, OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE MORTGAGED PROPERTY.


Default has occurred in the payment of the Secured Obligations described above and in the performance of the obligations of the Deed of Trust. Because of that default, Beneficiary, the current trustee under the Trust Indenture and the current owner and holder of the Secured Obligations, has requested Substitute Trustee to sell the Property.

The Deed of Trust encumbers the Mortgaged Property, which is comprised of both real and personal property. Formal notice is hereby given of Beneficiary's election to proceed against and sell all of the Mortgaged Property, including both the real property and any personal property described in the Deed of Trust in accordance with Beneficiary's rights and remedies under the Deed of Trust and Section 9.604(a) (formerly Section 9.501(d)) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time and Place of Sale described above, Substitute Trustee will sell the Mortgaged Property by public sale to the highest bidder for cash in accordance with the Deed of Trust.

[Remainder of page intentionally left blank. Signature page(s) to follow.]

SUBSTITUTE TRUSTEE:

By: 
D. Brack Bryant

STATE OF TEXAS

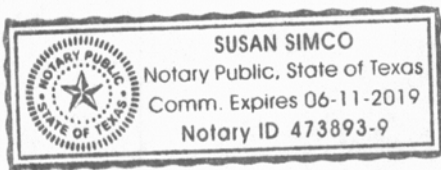
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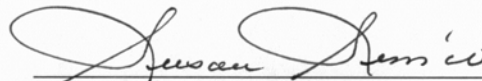
COUNTY OF DALLAS

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This instrument was acknowledged before me on this 6th day of March, 2017, by D. Brack Bryant, as substitute trustee.




Notary Public in and for the State of Texas

My Commission Expires:

(SEAL)

Attachments:

Exhibit A – Property Description

Exhibit A

PROPERTY DESCRIPTION

Being a portion of the E.B. Raymond Subdivision according to the plat recorded in Volume 2, Page 68 and in Volume 3, Page 11 of the Map Records of Willacy County, Texas, and also being a portion of a called 55.17 acre tract of land described by deed to Willacy County Local Government Corporation recorded in Volume 461, Page 69 of the Official Records of Willacy County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with cap stamped "AGH 6046" found at the northwest corner of said 55.17 acre tract, also lying on the south line of Industrial Drive (80' right-of-way) according to the plat of Willacy County Regional Detention Center Addition, an addition to Willacy County according to the plat recorded in Volume 3, Page 94 of the Map Records of Willacy County, Texas;

THENCE EAST along the common line of said 55.17 acre tract and said Industrial Drive, for a distance of 945.89 feet to a set 1/2 inch iron rod with cap stamped "AGH 6046" lying on the west line of an 80 foot wide right-of-way dedication according to the plat of said Willacy County Regional Detention Center Addition from which a 1/2 inch iron rod with cap stamped "AGH 6046" found bears East 40.00 feet;

THENCE SOUTH along the west line of said right-of-way dedication, for a distance of 780.88 feet to a 1/2 inch iron rod with cap stamped "AGH 6046" set at the southwest corner of said dedication;

THENCE EAST along the south line of said 80 foot wide dedication, for a distance of 40.00 feet to a 1/2 inch iron rod with cap stamped "AGH 6046" found at the most southerly southwest corner of said Willacy County Regional Detention Center Addition, also lying on the east line of the aforementioned 55.17 acre tract;

THENCE SOUTH along the east line of said 55.17 acre tract, for a distance of 1160.44 feet to a 1/2 inch iron rod with cap stamped "AGH 6046" found at an angle point in same;

THENCE SOUTH 35 degrees 09 minutes 51 seconds West, for a distance of 788.80 feet to a 1/2 inch iron rod with cap stamped "AGH 6046" found at the southeast corner of said 55.17 acre tract;

THENCE WEST along the south line of said 55.17 acre tract, for a distance of 531.60 feet to a 1/2 inch iron rod with cap stamped "AGH 6040" found at the southwest corner of some;

THENCE NORTH along the west line of said 55.17 acre tract, for a distance of 2586.17 feet to the PLACE OF BEGINNING, and containing 2,371,969 square feet or 54.453 acres of land more or less.