

NOTICE OF FORECLOSURE SALE

Effective as of June 23, 2004, Guillermo Delgadillo and Mary Jane Delgadillo, f/k/a Mary Jane Silva (collectively, "**Grantor**"), executed a Deed of Trust (the "**Deed of Trust**"), conveying to Terry D. Key, as trustee, and granting a deed of trust lien and a security interest in favor of Lender (as hereinafter defined) on the real property and personal property hereinafter described (the "**Collateral**"), said Deed of Trust originally filed for record at County Clerk Document No. 296559, in the Official Records of Willacy County, Texas, to secure Lidia Lemarroy ("**Lender**"), as transferee of Simple Homes, Inc., in the payment of the indebtedness ("**Indebtedness**") represented by a promissory note of even date, in the original principal sum of \$36,000.00, executed by Grantor, payable to Lender.

Pursuant to the terms of the Deed of Trust, the undersigned has been appointed substitute trustee ("**Substitute Trustee**").

Lender has advised Substitute Trustee that: (i) default has occurred in the payment of the Indebtedness and in the performance of the Indebtedness of the Deed of Trust; (ii) the Indebtedness is now wholly due; and (iii) the Indebtedness remains unpaid.

Lender, as the owner and holder of the Indebtedness, has instructed Substitute Trustee to sell the Collateral, Lender having elected to proceed against and sell the Collateral in accordance with the authority granted to the Lender by an order in the Lawsuit and in accordance with Lender's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

NOTICE IS HEREBY GIVEN that on Tuesday, **July 2, 2019**, at 10:00 a.m., or not later than three hours after that time, I will, as Substitute Trustee under the Deed of Trust, begin the sale of the Collateral, at public auction, to the highest bidder for cash, except that Lender's bid may be by credit against the Indebtedness, **at the Front-door steps of courthouse, facing Willacy Avenue , said area being the area designated for conducting foreclosure sales.**

The Collateral is described as follows:

Lots 25 & 26, Block 58, TOWNSITE OF RAYMONDVILLE, Willacy County, Texas, According to the Official map or plat thereof ("**Real Property**")

Together with the following:

1. All sums payable to or received by Grantor from condemnation of all or part of the Real Property, from private sale in lieu of condemnation, and from damages caused by public works or construction on or near the Real Property.
2. All present and future rent and other income and receipts from the Real Property.

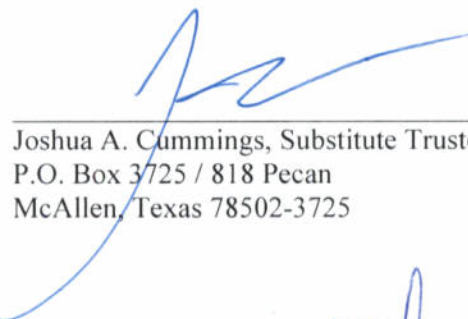
The Collateral will be sold subject to any prior liens, outstanding ad valorem taxes, other matters of record in **Willacy** County, Texas, and by instruments filed with the Texas Secretary of State's office, to the extent such matters are still effective and are superior to the liens and security interests on the Collateral granted in the Deed of Trust, and other exceptions to conveyance and warranty in the Deed of Trust.

Any real or personal property described in the Deed of Trust not to be sold as part of the Collateral in the sale may be noticed, at Lender's election, for sale at a subsequent date and time noticed in accordance with Lender's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

The following disclosure is provided in order to comply with Section 51.002(i) of the Texas Property Code:

Assert and protect your rights as a member of the armed forces of the United States. If you 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.

Executed effective as of June 11, 2019.




Joshua A. Cummings, Substitute Trustee
P.O. Box 3725 / 818 Pecan
McAllen, Texas 78502-3725

Sender's Mailing Address:

Joshua A. Cummings
P.O. Box 3725 / 818 Pecan
McAllen, Texas 78502-3725

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COUNTY COURT pm
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SUSANA R. GARZA, CLERK
WILLACY COUNTY, TEXAS
BY:  DEPUTY