

## 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:

**Location known as 1013 S. 7<sup>th</sup> Street, Raymondville, Willacy County, Texas, more particularly described as follows:**

**A tract of land out of Lot No. Twenty-two (22), Holloway Subdivision , City of Raymondville, Willacy County, Texas, according to Map thereof recorded in Volume 1, Page 16 of the Map Records, Willacy County, Texas and being described by Metes and Bounds as follows:**

**BEGINNING at a point of intersection of the South Right of Way line of U. S. Highway 77;**

**THENCE, due East a distance of 133.0 feet to a point;**

**THENCE, due South with the East line of said Lot Twenty-two (22), a distance of 150 feet to a point;**

**THENCE, due West with the South line of said Lot Twenty-two (22), a distance of 152.9 feet to a point;**

**THENCE, North 7 degrees 34minutes East 151.3 feet to the place of beginning and containing 0.49 acres of land, more or less.**

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

Date: January 5, 2021

Time: The sale shall begin no earlier than 1:00 P.M. or no later than three hours thereafter. The sale shall be completed by no later than 4:00 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 refiled 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 Sattar Manganhar. The deed of trust is dated November 16, 2007, of record in the office of the County Clerk of Willacy County, Texas, under Document Number 308504, Volume 536, Page 205, 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 \$100,000.00 executed by Sattar Manganhar, and payable to the order of Homero F. Rodriguez; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of Sattar Manganhar.

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.

7. **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 immediately.**

DATED: December 3, 2020.

*Tested*  
**FILED**  
**COUNTY COURT**  
DEC 04 2020  
9:27 am  
SUSANA R. GARZA, CLERK  
WILLACY COUNTY, TEXAS  
*[Signature]*

*[Signature]*  
Graham McCullough, Trustee  
Gene McCullough, Trustee  
323 E. Jackson  
P.O. Box 2244  
Harlingen, Texas 78550  
Telephone: (956) 423-1234  
FAX: (956) 423-4976