

## NOTICE OF TRUSTEE'S SALE

WHEREAS, by Deed of Trust dated October 6, 2016, Martina Lopez conveyed to the undersigned Aurora Pedraza, as Trustee, all of the property described in said Deed of Trust, as follows, to-wit:

Lots Number Twenty-nine (29) and Thirty (30), Block Number One (1), Geo. R. Lochrie Resubdivision of Blocks Numbers 1, 2, 3, and 4 of Outlot "O", City of Raymondville, Willacy County, Texas (herein the "Property"), to secure the payment of the indebtedness and performance of the obligations therein described or referenced including, but not limited to, the payment of that one certain Real Estate Lien Note therein described in the original principal amount of Twelve Thousand Dollars (\$12,000.00) (herein the "Note"), executed by Martina Lopez and made payable to Marsha Ann Pickard Rankin as Co-Trustee and Robert Marshall Pickard as Co-Trustee of the Family Trust established under Trust Agreement Establishing the Pickard Revocable Trust dated June 29, 1998 and Marsha Ann Pickard Rankin as Independent Executor of the Estate of Billie Conley Pickard, Deceased and as Independent Executor of the Estate of Albert Marshall Pickard, Deceased with said Deed of Trust (herein the "Deed of Trust") being recorded in Volume 626, Page 5434, Official Records, Willacy County, Texas, reference to which is here made for all purposes; and,

WHEREAS, the current owner and holder of said Note and Beneficiary under said Deed of Trust is Marsha Ann Pickard Rankin as Co-Trustee and Robert Marshall Pickard as Co-Trustee of the Family Trust established under Trust Agreement Establishing the Pickard Revocable Trust dated June 29, 1998 and Marsha Ann Pickard Rankin as Independent Executor of the Estate of Billie Conley Pickard, Deceased and as Independent Executor of the Estate of Albert Marshall Pickard, Deceased (herein the "Beneficiary"); and,

WHEREAS, default has occurred under the terms of the Note and in the performance of the obligations of the Deed of Trust, and the indebtedness evidenced therein is now wholly due, the owner and the holder and Beneficiary of said indebtedness has requested the undersigned to conduct this sale and to foreclose the lien of the Deed of Trust;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 2nd day of February 2021, between the hours of 10:00 a.m. and 4:00 p.m., I will sell the Property at public auction to the highest bidder for cash, "AS IS", without any expressed or implied warranties except for warranties (if any) provided under the Deed of Trust, at the following designated area, to-wit: at the front door of the Courthouse facing south on West Hidalgo Avenue in Raymondville, Texas with said Courthouse being the Willacy County Courthouse located on West Hidalgo Avenue in Raymondville, Willacy County, Texas, the area designated for foreclosures by the Commissioners Court of Willacy County, Texas. The sale will begin at 10:15 a.m. or within three hours after that time on February 2, 2021.

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. Pursuant to section 51.0075(a) of the Texas Property Code, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee.

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.

“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.”

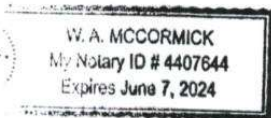
Executed this 18<sup>th</sup> day of December, 2020.

Aurora Pedraza  
Aurora Pedraza, Trustee  
15510 Business 77 / PO Box 657  
Raymondville, Texas 78580

STATE OF TEXAS  
COUNTY OF WILLACY

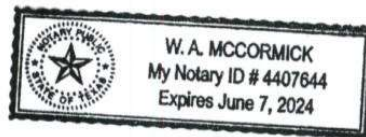
BEFORE ME, the undersigned authority, on this day personally appeared Aurora Pedraza, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same in the capacity stated and for the purposes and consideration therein expressed.

WITNESS MY HAND this 18<sup>th</sup> day of December, 2020.



W. A. McCormick  
Notary Public, State of Texas.

After recording return to:  
Aurora Pedraza  
P O Box 657  
Raymondville, TX 78580



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posted +  
**FILED**  
**COUNTY COURT**  
DEC 23 2020 9:16 am  
SUSANA R. GARZA CLERK  
WILLACY COUNTY TEXAS  
BY: [Signature] DEPUTY