

925 NOVEMBER 1984

NOTICE OF SUBSTITUTIONS MADE

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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.

- | Date, Time, and Place of Sale. | |
|--------------------------------|---|
| Date: | June 04, 2019 |
| Time: | The sale will begin at 12:00 PM or not later than three hours after that time. |
| Place: | FRONT DOOR OF THE COURTHOUSE FACING SOUTH ON WEST HIDALGO AVENUE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners. |

Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust or Contract Lien dated January 22, 2008 recorded in Document VOLUME 543, PAGE 140 real property records of WILLACY County, Texas, with ADELINA DE FON, trustee, and APENY MORTGAGE COMPANY, nonresi-

4. Obligations Secured. Deed of Trust or Contract Lien executed by ADELINE DE LEON, securing the payment of the indebtedness in the original principal amount of \$2,400.00, and obligations therein described but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. APEX MORTGAGE CORP. A SECRETARY OF STATE OF CALIFORNIA is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.

6. Mortgage Service Information. The Mortgage Servicer is authorized to represent the Mortgagor by virtue of a servicing agreement with the Mortgagor. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. APEX MORTGAGE CORP., as Mortgage Servicer, is representing the current mortgagor whose address is:

60 APEX MORTGAGE CORP.
1 WALNUT GROVE DRIVE, SUITE 300
DOUGLASSVILLE, PA 19435

~~JULIE MARTIN, WILLIAM D. LARREW, DAVID KABLE, JESUS MENDOZA OR ARNOLD MENDOZA
Sakowitz Trosman
c/o BARRETT DAPPEN PRAPPER TURNER & ENGEL, LLP
4054 Bell Line Road, Suite 100
Austin, Texas 78709~~

Declarant Name _____
Date _____



Certificate of Training
My attorney is a licensed attorney in the State of [Redacted] and is a member in good standing of the [Redacted] County Bar Association.

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HOMOLOGIES

EXHIBIT "A"

A. 0.471 ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 4, SECTION 46, GULF COAST IRRIGATION COMPANY'S SUBDIVISION, RAYMUNDVILLE, WILLACY COUNTY, TEXAS, SAID 0.471 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: TO-WIT:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT & SAID CORNER BEING AT THE INTERSECTION OF THE CENTERLINE OF SAN FRANCISCO AVENUE (60 FEET IN WIDTH) AND CONTIGUOUS EAST EIGHT-OF-WAY LINE OF THE SOUTHERN PACIFIC RAILROAD (100 FEET IN WIDTH) AND WEST EIGHT-OF-WAY LINE OF LS. HIGHWAY BUSINESS 77 (100 FEET IN WIDTH).

THENCE EAST, WITH AND ALONG THE CONTIGUOUS SOUTH LINE OF SAID LOT 4 AND CENTERLINE OF SAID SAN FRANCISCO AVENUE, A DISTANCE OF 100.90 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY BUSINESS 71.

THENCE, NORTH, ON THE GROSS, 40 MINUTES EAST, WITH AND ALONG THE EAST RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY "BUSINESS 77," A DISTANCE OF 290.48 FEET TO A 12 INCH STEEL ROD SET FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED;

THENCE, NORTH, 47 DEGREES 40 MINUTES EAST, WITH AND ALONG THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY "BUSINESS 77", A DISTANCE OF 160.90 FEET TO A 1/2 INCH STEEL ROD SET FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE, EAST PARALLEL TO THE SOUTH LINE OF SAID LOT 4, A DISTANCE OF 168.5 FEET TO A 1/2 INCH STEEL ROD FOUND FOR THE NORTHEAST CORNER OF THIS TRACT.

THE SOUTHEAST CORNER OF THIS TRACT;
THENCE WEST, PARALLEL TO THE SOUTH LINE OF SAID LOT 4 AND CENTERLINE OF SAID SAN FRANCISCO AVENUE A
DISTANCE OF ONE HUNDRED EIGHTY-FIVE FEET, THENCE SOUTHEAST, ROAD 4E, FOR

BOOKS RECEIVED ON JULY 20, 1963
JOHN E. O'LEARY, LIBRARIAN, LIBRARY OF THE AMERICAN POLITICAL SCIENCE ASSOCIATION, SOURCE: JPN. LENS.

928 NORTH 7TH STREET

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

A secret and protect your rights as a member of the armed forces of the United States. If you are or ever were 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.

4. Obligations Secured. Deed of Trust or Contract Lien executed by ADELINA DE LEON, securing the payment of the indebtedness in the original principal amount of \$2,400.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. APEX MORTGAGE CORP. A corporation doing business as APEX MORTGAGE CORP., is the current holder of the note and Deed of Trust or Contract Lien.



U.S. PATENTS

6. Mortgage Servicer Information. The Mortgage Servicer is authorized to represent the Mortgagor by virtue of a servicing agreement with the Mortgagor. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. APEX MORTGAGE CORP., as Mortgage Servicer, is representing the current mortgagor, whose address is:

c/o APEX MORTGAGE CORP
1 WALNUT GROVE DRIVE, SUITE 300
HORSHAM, PA 19044

WILLIAM D. MARTIN, DAVID LEE, ALONIS MENDEZA OR ARNOLD MENDOZA

Solicitors Trustee

c/o ROBERT DAWSON BRAFFER TURNER & ENGEI, LLP
4020 Bell Line Road, Suite 110
Austin, Texas 78705

Certificate of Filing:
My name is _____ and my address is c/o 4020 Bell Line Road, Suite 110, Addison, Texas 75001. I declare under
penalty of perjury that on _____ I filed at the office of the WILLACY County Clerk and caused to be posted at the WILLACY County
courthouse this matter of record.

Declarant's Name: _____

Date: _____

4:14 pm
FILED + posted
FILED
COUNTY COURT

MAY 13 2019

SUSANA R. GARZA, CLERK
WILLACY COUNTY, TEXAS
RECEIVED
CLERK'S DEPUTY



NOS00000008245292

EXHIBIT "A"

A 0.471 ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 4, SECTION 46, GULF COAST IRRIGATION COMPANY'S SUBDIVISION, RAYMONDVILLE, WILLACY COUNTY, TEXAS, SAID 0.471 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 4, SAID CORNER BEING AT THE INTERSECTION OF THE CENTERLINE OF SAN FRANCISCO AVENUE (40 FEET IN WIDTH) AND CONTIGUOUS EAST RIGHT-OF-WAY LINE OF THE SOUTHERN PACIFIC RAILROAD (100 FEET IN WIDTH) AND WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY "BUSINESS 77" (100 FEET IN WIDTH);

THENCE, EAST, WITH AND ALONG THE CONTIGUOUS SOUTH LINE OF SAID LOT 4, AND CENTERLINE OF SAID SAN FRANCISCO AVENUE, A DISTANCE OF 106.90 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY "BUSINESS 77";

THENCE, NORTH, 01 DEGREES 40 MINUTES EAST, WITH AND ALONG THE EAST RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY "BUSINESS 77", A DISTANCE OF 200.48 FEET TO A 1/2 INCH STEEL ROD SET FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED;

THENCE, NORTH, 01 DEGREES 40 MINUTES EAST, WITH AND ALONG THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY "BUSINESS 77", A DISTANCE OF 100.30 FEET TO A 1/2 INCH STEEL ROD SET FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE, EAST PARALLEL TO THE SOUTH LINE OF SAID LOT 4, A DISTANCE OF 108.5 FEET TO A 1/2 INCH STEEL ROD FOUND FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, SOUTH PARALLEL TO THE EAST LINE OF SAID LOT 4, A DISTANCE OF 100.0 FEET TO A 1/2 INCH STEEL ROD SET FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, WEST, PARALLEL, TO THE SOUTH LINE OF SAID LOT 4, AND CENTERLINE OF SAID SAN FRANCISCO AVENUE, A DISTANCE OF 211.96 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.471 ACRES OF LAND, MORE OR LESS.

