

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WILLACY County

Deed of Trust Dated: November 13, 2023

Amount: \$123,500.00

Grantor(s): JEFFREY SANTANA

Original Mortgagee: VETERANS LAND BOARD OF THE STATE OF TEXAS

Current Mortgagee: Veterans Land Board of the State of Texas

Mortgagee Address: Veterans Land Board of the State of Texas, 1 Corporate Drive, Suite 360, Lake Zurich, IL 60047

Recording Information: Document No. 20230001966

Legal Description: BEING 12.65 ACRES OF LAND OUT OF LOT 17, BLOCK 1, RAYMOND TOWN & IMPROVEMENT COMPANY SUBDIVISION, IN WILLACY COUNTY, TEXAS, SAN JUAN DE CARRICITOS GRANT, ABSTRACT 8, RECORDED IN VOLUME 1, PAGE 575, TRANSCRIBED RECORDS FROM CAMERON COUNTY TO WILLACY COUNTY, TEXAS, SAID 12.65 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES

Date of Sale: November 5, 2024 between the hours of 1:00 PM and 4:00 PM.

Earliest Time Sale Will Begin: 1:00 PM


Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the WILLACY County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.


W.D. LAREW OR ARNOLD MENDOZA, SANDRA MENDOZA, ALEXIS MENDOZA, CONNIE MEDLEY, CONNIE COBB, MONTGOMERY MEDLEY, CONSTANCE LEWIS, CLYDE COBB, SARAH CHAMPINE-GARCIA, LUIS GARCIA, JULIE MARTIN, BOB FRISCH, JODI STEEN, MARCIA CHAPA, ERICA DUARTE GUEST OR ALEENA LITTON have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. **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.**

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICES.


Anthony Adam Garcia, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2024-004006


Printed Name: Connie Cobb
c/o Tejas Trustee Services
14800 Landmark Blvd, Suite 850
Addison, TX 75254

8:59 AM
FILED + POSTED
COUNTY COURT
SEP 05 2024


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

EXHIBIT "A"

12.65 ACRES OF LAND out of Lot 17, Block 1, Raymond Town & Improvement Company Subdivision, Willacy County, Texas, recorded in Volume 1, Page 575, Transcribed Records from Cameron County to Willacy County, Texas; said 12.65 acres of land being more particularly described by metes and bounds as follows:

COMMENCING an iron rod with plastic cap stamped "MOORE 6370" set for the Southeast corner of Lot 17, Block 1, being on the North right of way of Emma Ross Road (having 40 feet of right of way);

THENCE, along the South boundary of Lot 17 and the North right of way of Emma Ross Road, South 89 degrees 09 minutes 00 seconds West a distance of 417.40 feet to an iron rod with plastic cap stamped "MOORE 6370" set, for the Southeast corner and POINT OF BEGINNING of the tract herein described;

THENCE, continuing along the South boundary of Lot 17 and the North right of way of Emma Ross Road, South 89 degrees 09 minutes 00 seconds West a distance of 373.52 feet to an iron rod found, for the Southwest corner of the tract herein described;

THENCE, leaving the South boundary of Lot 17 and the North right of way of Emma Ross Road, North 00 degrees 48 minutes 28 seconds West a distance of 219.77 feet to an iron rod with plastic cap stamped "MOORE 6370" set, for a corner of the tract herein described;

THENCE, South 89 degrees 11 minutes 32 seconds West, a distance of 30.08 feet to an iron rod with plastic cap stamped "MOORE 6370" set, for a corner of the tract herein described;

THENCE, North 00 degrees 48 minutes 28 seconds West a distance of 250.00 feet to an iron rod with plastic cap stamped "MOORE 6370" set, for a corner of the tract herein described;

THENCE, South 89 degrees 11 minutes 32 seconds West a distance of 29.00 feet to an iron rod with plastic cap stamped "MOORE 6370" set, for a corner of the tract herein described;

THENCE, North 00 degrees 48 minutes 28 seconds West a distance of 851.00 feet to an iron rod with plastic caps stamped "MOORE 6370" set, on the North boundary of Lot 17, for the Northwest corner of the tract herein described;

THENCE, along the North boundary of Lot 17, North 89 degrees 11 minutes 32 seconds East a distance of 432.60 feet to an iron rod with plastic cap stamped "MOORE 6370" set, for the Northeast corner of the tract herein described;

THENCE, leaving the North boundary of Lot 17, South 00 degrees 48 minutes 28 seconds East a distance of 1320.50 feet to the POINT OF BEGINNING; Containing 12.65 acres of land within these and bounds.