

Notice of Trustee's Sale

Date: June 03, 2019

Trustee/Substitute Trustee: Graham McCullough or Gene McCullough, either acting solely

Trustee/Substitute Trustee's Address: 323 E Jackson, Harlingen, TX 78550

Mortgagee: Frost Bank Custodian of Anne McCullough SDIRA

Note: Note dated March 13, 2012 in the amount of \$45,687.99

Deed of Trust

Date: March 13, 2012

Grantor: Michael Gutierrez and Velma Reyes Gutierrez

Mortgagee: Frost Bank Custodian of Anne McCullough SDIRA

Recording information: Recorded May 14, 2012, under Document Number
201220000763, Official Records of Willacy County Texas.

Property: 0.686 acres of land, more or less out of Outlot "B", Townsite of Raymondville, Willacy County Texas and this 0.686 acre tract being ore particularly described in the attached Exhibit "A", including all personal property secured by the security agreement included in the Deed of Trust.

County: Willacy County Texas

Date of Sale (first Tuesday of month unless the 1st Tuesday is January 1 or July 4 then it will be next Wednesday): July 02, 2019

Time of Sale: The sale shall begin no earlier than 10:00 a.m. or no later than three hours thereafter.

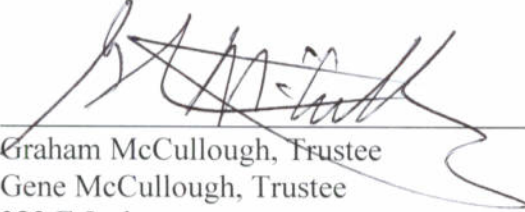
Place of Sale: Willacy County Courthouse in Raymondville, Texas, at the following location: the area in front of the entrance to the Judicial Section of the Willacy County Courthouse located in the 500 Block of West Hidalgo Street, Raymondville, Willacy County, Texas.

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.

Graham McCullough is Trustee under the Deed of Trust. Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The sale will begin at the Time of Sale or not later than three hours thereafter. This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.

TRUSTEE:



Graham McCullough, Trustee
Gene McCullough, Trustee
323 E Jackson
Harlingen, TX 78550
(956)423-1234

Posted +
FILED 2:30 pm
COUNTY COURT
MAY 31 2019

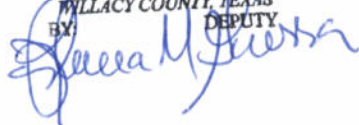
SUSANA R. GARZA, CLERK
WILLACY COUNTY, TEXAS
BY:  DEPUTY

EXHIBIT "A"

Being 0.686 acres of land, more or less, out of Outlot "B", TOWNSITE OF RAYMONDVILLE, Willacy County, Texas, and this 0.686 acre tract being more particularly described by metes and bounds as follows:

Beginning at a set 5/8-inch iron rod for the Southeast corner of this tract, said corner bearing North 227.00 feet, from a found 5/8-inch iron rod at the Southeast corner of said Outlot "B", and this Southeast corner being on the West right-of-way line of North 1st Street and also being the Northeast corner of a tract recorded in Volume 14, Page 54, Deed Records of Willacy County, Texas;

Thence, West with the South boundary of this tract and the North boundary of said tract recorded in Volume 14, Page 54, D.R.W.C. T., 383.00 feet, to a found 1/2-inch iron rod for the Southwest corner of this tract, the same being the Northwest corner of the tract recorded in Volume 14, Page 54, D.R.W.C.T.;

Thence, North with the west boundary of this tract, 78.00 feet, to a found 1/2-inch iron rod for the Northwest corner of this tract;

Thence, East with the North boundary of this tract, 383.00 feet, to a set "X" mark in a concrete driveway for the Northeast corner of this tract, said corner being on the West right-of-way line of North 1st Street and the East boundary line of said Outlot "B";

Thence, South with the East boundary of this tract and said Outlot "B", the same being the West right-of-way line of North 1st Street, 78.00 feet, to the Point of Beginning and containing 0.686 acres of land, more or less. (545 North First Street, Raymondville, Texas 78580)