

NOTICE OF SUBSTITUTE TRUSTEE SALE

Date: July 16, 2019

Security Agreement

Date: February 22, 2019

Debtors: Helina Carrasco

Lender (Secured Party): Jaime Efrain Cavazos & Yolanda C. Cavazos

Collateral:

Property: TRACT I: BEING 0.85 ACRE OF LAND out of Share 5, Tract 1, being out of Lot 3, Share 9, San Juan de Carricitios Grant, Willacy County, Texas recorded in Volume 2, page 28, Map Records of Willacy County, Texas; said 0.85 Acre of land being more particularly described by metes and bounds as follows:

COMMENCING at the Northeast corner of Share 5, being on the centerline of F.M. 1018 (having 80 feet of right of way), for the Northeast corner and POINT OF BEGINNING of the tract herein described;

- 1) THENCE along the East boundary of Share 5, SOUTH 01 DEG. 03 MIN. 17 SEC. EAST, at a distance of 40.00 feet an iron rod with plastic cap stamped "MOORE 6370" set on the South right of way of F.M. 1018, A TOTAL DISTANCE OF 352.49 FEET to an iron rod found for the Northeast corner of a 0.50 Acre tract of land described in Volume 115, Page 157, Official Records of Willacy County, Texas, for the Southeast corner of the tract herein described;
- 2) THENCE along the North boundary of said 0.50 Acre tract, SOUTH 88 DEG. 52 MIN. 43. SEC. WEST a distance of 105.48 FEET to an iron rod with plastic cap stamped "MOORE 6370" set for the Northwest corner of said 0.50 Acre tract, being on the West boundary of Share 5, for the Southwest corner of the tract herein described;
- 3) THENCE along the West boundary of Share 5, NORTH 01 DEG. 03 MIN. 17 SEC. WEST, at a distance of 312.49 feet pas an iron rod found on the South right of way F.M. 1018, a total distance of 352.49 FEET to the Northwest corner of Share 5, being on the centerline of F.M. 1018, for the Northwest corner of the tract herein described;
- 4) THENCE, along the North boundary of Share 5 and the centerline of F.M. 1018,

NORTH 88 DEG. 52 MIN. 43 SEC. EAST a distance of 105.48 FEET to the POINT OF BEGINNING; Containing 0.85 Acre of land within these metes and bounds.

TRACT II:

BEING 0.58 ACRE OF LAND out of Share 5, Tract 1, being out of Lot 3, Share 9, San Juan de Carricitos Grant, Willacy County, Texas recorded in Volume 2, Page 28, Map Records of Willacy County, Texas; said 0.58 Acre of land being more particularly described by metes and bounds as follows:

COMMENCING at the Northeast corner of Share 5, being on the centerline of F.M. 1018 (having 80 feet of right of way);

THENCE along the East boundary of Share 5, SOUTH 01 DEG. 03 MIN. 17 SEC. EAST a distance of 558.98 FEET to an iron rod found for the Southeast corner of a 0.50 Acre tract of land described in Volume 115, Page 157, Official records of Willacy County, Texas, for the Northeast Corner and POINT OF BEGINNING of the tract herein described;

- 5) THENCE continuing along the East boundary of Share 5, SOUTH 01 DEG. 03 MIN. 17 SEC. EAST a distance of 218.73 FEET to an iron rod found for the Southeast corner of Share 5, for the Southwest corner of Share 5, for the Southwest corner of the tract herein described;
- 6) THENCE along the South boundary of Share 5, SOUTH 68 DEG. 53 MIN. 43 SEC. WEST a distance of 112.29 FEET to an iron rod with a plastic cap stamped "MOORE 6370" set for the Southwest corner of Share 5, for the Southwest corner of the tract herein described;
- 7) THENCE along the West boundary of Share 5, NORTH 01 DEG. 03 MIN. WEST a distance of 257.10 FEET to an iron rod found for the Southwest corner of said 0.50 Acre tract, for the Northwest corner of the tract herein described;
- 8) THENCE along the South boundary of said 0.50 Acre tract, NORTH 88 DEG. 52

MIN. 43 SEC. EAST a distance of 105.48 FEET to the POINT OF BEGINNING; Containing 0.58 Acre of land within these metes and bounds.

Prior Lien: None

Other Exceptions to Conveyance and Warranty:

The exceptions as set out in Warranty Deed with Vendor's Lien and Deed of Trust dated February 22, 2019, from JAIME EFRAIN CAVAZOS joined proforma by his wife, YOLANDA C. CAVAZOS to HELINA CARRASCO, recorded in the Office of the County Clerk of Willacy County Texas under document No: 201900004 Book 0629 page 31, are hereby incorporated by reference as though fully set out herein.

Note

Date: February 22, 2019
Amount: \$40,000.00
Borrowers (Obligors): Helina Carrasco
Lender (Secured Party): Jaime Efrain Cavazos & Yolanda C. Cavazos

Date of Sale: September 3, 2019
Place of Sale: Willacy County Courthouse located at 576 West Main Raymondville, Texas 78580.

Time of Sale: 10:00 a.m.

Terms of Sale: Cash; Bid increments of \$1,000.00

A default exists under the Security Agreement. Secured Party will sell the Collateral at public auction to the highest bidder for cash at the Place of Sale on the Date of Sale to satisfy the debt secured by the Security Agreement. The sale will begin at the Time of Sale.

Noted
FILED +
COUNTY COURT

JUL 16 2019

2:15 pm

Oscar L. Cantu, Jr., Attorney in Fact
1004 S. St. Mary's
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(210)846-0356
Fax: 210-941-0811

SUSANA R. GARZA, CLERK
WILLACY COUNTY TEXAS
BY

[Signature]

[Signature]