

ATTENTION SERVICE MEMBERS: ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING IN ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR 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.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, ALEJANDRO GARCIA AND ERIN GARCIA, HUSBAND AND WIFE delivered that one certain Deed of Trust dated APRIL 8, 2022, which is recorded in INSTRUMENT NO. 20220000686 of the real property records of WILLACY County, Texas, conveying to the Trustee(s) therein named the real property therein described, to secure the payment of a Promissory Note in the principal amount of \$303,000.00 payable to the order of ACADEMY MORTGAGE CORPORATION, to which reference is hereby made for a description of the Promissory Note, the terms and covenants of the Deed of Trust, and the property therein conveyed; and

WHEREAS, default, as same is defined in the Promissory Note and/or the Deed of Trust, has occurred and the outstanding indebtedness on same is now wholly due; and

WHEREAS, the undersigned has been appointed Substitute Trustee in place of the original Trustee, upon the contingency and the manner authorized by the Deed of Trust; and

WHEREAS, VETERANS LAND BOARD OF THE STATE OF TEXAS, the Mortgagee, or the Mortgage Servicer, has instructed a Substitute Trustee(s) to sell real property described in the Deed of Trust in order to satisfy the indebtedness secured thereby.


NOTICE IS HEREBY GIVEN that on NOVEMBER 7, 2023, beginning at 12:00 NOON, or not later than three (3) hours after that time, a Substitute Trustee(s) will sell, to the highest bidder submitting cashier's check, certified check or money order, the following described real property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY THIS REFERENCE.

The sale will occur at that area designated by the Commissioners Court of WILLACY County, Texas, for such sales (OR AT FRONT DOOR OF THE COURTHOUSE FACING SOUTH ON WEST HIDALGO AVENUE).

NOTICE IS FURTHER GIVEN that the address of GATEWAY MORTGAGE, the Mortgagee or Mortgage Servicer, is P.O. BOX 1560, JENKS, OK 74037. Pursuant to the Texas Property Code, the Mortgagee or Mortgage Servicer is authorized to administer a foreclosure sale. The name and address of a substitute trustee is Michael J. Schroeder, 3610 North Josey Lane, Suite 206, Carrollton, Texas 75007. A Substitute Trustee is authorized by the Texas Property Code to set reasonable conditions for the foreclosure sale. If the sale is set aside, the Purchaser will be entitled only to a return of the purchase price, less any applicable fees and costs, and shall have no other recourse against the mortgagor, the mortgagee, or the substitute trustee.

Dated: SEPTEMBER 21, 2023.



SUBSTITUTE TRUSTEE(S)
MICHAEL J. SCHROEDER OR W.D. LAREW OR JULIE
MARTIN OR ARNOLD MENDOZA OR SANDRA
MENDOZA OR ALEXIS MENDOZA OF CONNIE COBB
OR CONSTANCE LEWIS OR CLYDE COBB

FILE NO.: GMG-2860
PROPERTY: 19202 STATE HIGHWAY 186E
RAYMONDVILLE, TEXAS 78580

ALEJANDRO GARCIA

NOTICE SENT BY:
MICHAEL J. SCHROEDER
3610 NORTH JOSEY LANE, SUITE 206
CARROLLTON, TEXAS 75007
Tele: (972) 394-3086
Fax: (972) 394-1263

EXHIBIT "A"

Being a tract containing 3.90 acres of land situated out of Lot Number Thirteen (13), Section Fifty-One (51) of the GULF COAST IRRIGATION COMPANY SUBDIVISION, according to the map or plat thereof recorded in Volume 1, Page 489, Transcribed Records from Cameron County, Texas to Willacy County, Texas; Said 3.90 acres being more particularly described as follows:

Beginning at the Southeast corner of said Lot 13 and being in the centerline of State Highway 186 for the Southeast corner of the herein described tract;

Thence, West, along the South line of said Lot 13 and the centerline of said State Highway 186, a distance of 302.13 feet to a point for the Southwest corner of the herein described tract;

Thence, departing the South line of said Lot 13 and the centerline of said State Highway 186, North, along a line parallel to the East line of said Lot 13, at a distance of 40.00 feet passing a 1/2 inch iron rod set for reference on the North right of way line of said State Highway 186, and continuing in all a total distance of 562.25 feet to a 1/2 inch iron rod set for the Northwest corner of the herein described tract;

Thence, East, along a line parallel to the South line of said Lot 13, a distance of 302.13 feet to a 1/2 inch iron rod set for the Northeast corner of the herein described tract and being in the East line of said Lot 13;

Thence, South, along the East line of said Lot 13, at a distance of 522.25 feet passing a 1/2 inch iron rod found for reference on the North right of way line of said Lot 13 and continuing in all a total distance of 562.25 feet to the point of beginning and containing 3.90 acres of land, of which 0.28 acre are within the State Highway 186 right of way, leaving a net area of 3.62 acres of land.

FILE NO.: GMG-2860
ALEJANDRO GARCIA

FILED + posted
COUNTY COURT

SEP 21 2023 @ 9:49am

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

Alma Mireles