

NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public nonjudicial foreclosure sale.

1. Property To Be Sold. The property to be sold is described as follows:

LOT TWENTY EIGHT (28), AND TWENTY NINE (29), BLOCK FORTY ORIGINAL TOWNSITE OF RAYMONDVILLE, WILLACY COUNTY, TEXAS ACCORDING TO THE OFFICIAL MAP OR PLAT THEREOF AND THE PORTION OF LOT THIRTY (30) BLOCK FORTY (40) ORIGINAL TOWNSITE OF RAYMONDVILLE, WILLACY COUNTY, TEXAS AFFECTED BY THE AGREEMENT BETWEEN CARL R. MILLER AND HERBERT KOEPKE DATED NOVEMBER 15, 1945 RECORDED IN VOLUME 28 PAGE 350 MISCELLANEOUS DEED RECORDS WILLACY COUNTY, TEXAS.

Except: LOT TWENTY NINE (29), BLOCK FORTY (40) ORIGINAL TOWNSITE OF RAYMONDVILLE, WILLACY COUNTY, TEXAS ACCORDING TO THE MAP OF RAYMONDVILLE, RECORDED IN VOLUME 1 PAGE 71 MAP RECORDS WILLACY COUNTY, TEXAS AND THAT PORTION OF LOT THIRTY (30) BLOCK FORTY (40) ORIGINAL TOWNSITE OF RAYMONDVILLE, WILLACY COUNTY, TEXAS AFFECTED BY THE AGREEMENT BETWEEN CARL R. MILLER AND HERBERT KOEPKE DATED NOVEMBER 15, 1945 IN VOLUME 28 PAGE 350 MISCELLANEOUS DEED RECORDS WILLACY COUNTY, TEXAS.

Also known as: 382 W. Kimball Ave., Raymondville, Texas 78580

2. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

Date: December 3, 2024

Time: The sale shall begin no earlier than 10:00 A.M. or no later than three hours thereafter.
The sale shall be completed by no later than 1:00 P.M.

Place: 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.

The deed of trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or

refiling may be after the date originally scheduled for this sale.

3. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

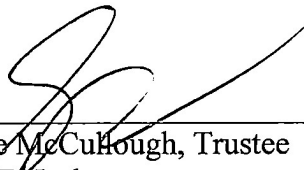
4. Type of Sale. The sale is a nonjudicial deed of trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust and security agreement-financing statement executed FEDERICO VERA RIVERA. The deed of trust is dated June 4, 2021, of record in the office of the County Clerk of Willacy County, Texas, under Document Number 20210001214, Book 0632, Page 2549 of the Official Records of Willacy County, Texas; ***The note and lien were subsequently transferred to STEPHEN S. HOWELL and TERESA A. HOWELL on or about October 29, 2021 under document number 20210002252, Book 0632, Page 8166, Official Records of Willacy County, Texas.***

5. Obligations Secured. The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the Buy and Sell Agreement in the original principal amount of \$32,200.00 executed by FEDERICO VERA RIVERA and payable to the order of AMG RGV, LLC, a Texas Limited Liability Company; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of FEDERICO VERA RIVERA to AMG RGV, LLC. ***STEPHEN S. HOWELL AND TERESA A. HOWELL are the current owners and holders of the Obligations and are the beneficiaries under the Transfer of Lien dated October 29, 2021.***

6. Default and Request To Act. Default has occurred under the deed of trust, and the beneficiary has requested me, as Trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

7. 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.

DATED: 10/07, 2024.



Gene McCullough, Trustee
323 E. Jackson
Harlingen, Texas 78550
Telephone: (956) 423-1234
FAX: (956) 423-4976

8:18 AM
FILED + posted
COUNTY COURT
NOV 12 2024

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