

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

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. Sender is: Codilis & Moody, P.C., 20405 State Highway 249, Suite 170, Houston, TX 77070

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated October 20, 2005 and recorded under Vol. 425, Page 248, or Clerk's File No. 301102, in the real property records of WILLACY County Texas, with Sylvia Gonzalez and Jorge Luis Gonzalez, wife and husband as Grantor(s) and Option One Mortgage Corporation, A California Corporation as Original Mortgagee.

Deed of Trust executed by Sylvia Gonzalez and Jorge Luis Gonzalez, wife and husband securing payment of the indebtedness in the original principal amount of \$84,000.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Sylvia Gonzalez and Jorge Luis Gonzalez. Wells Fargo Bank, National Association as Trustee for Option One Mortgage Loan Trust 2006-1, Asset-Backed Certificates, Series 2006-1 is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. PHH Mortgage Corporation is acting as the Mortgage Servicer for the Mortgagee. PHH Mortgage Corporation, is representing the Mortgagee, whose address is: 1 Mortgage Way, Mount Laurel, NJ 08054.

Legal Description:

THE EAST 50 FT OF THE WEST 100 FT OF A LARGER TRACT OF LAND IN AND OUT OF OUTLOT "I" RAYMONDVILLE TRACT NO. 1, WILLACY COUNTY, TEXAS AND WHICH LARGER TRACT OF LAND AND BEING MORE PARTICULARLY DESCRIBED BY EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES

SALE INFORMATION

Date of Sale: 08/06/2024

Earliest Time Sale Will Begin: 12:00 PM

Location of Sale: The place of the sale shall be: WILLACY County Courthouse, Texas at the following location: At the door of the Willacy County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

TERMS OF SALE

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. Pursuant to the Deed of Trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "AS IS,"



"WHERE IS" condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the Deed of Trust.

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.


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 SERVICER.

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I HEREBY APPOINT AND DESIGNATE Arnold Mendoza, Sandra Mendoza, Alexis Mendoza, Connie Cobb, Constance Lewis, Clyde Cobb, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or ASAP, as Substitute Trustee.

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:
Codilis & Moody, P.C.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Executed on 07/03/2024.

/s/ Danya F. Gladney SBOT No. 24059786, Attorney at Law
Codilis & Moody, P.C.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Posted and filed by:  _____

Printed Name: Connie Cobb

C&M No. 44-23-2944

EXHIBIT 'A'

File No.: **657201-FL66 (MAN)**
Property: **1039 West Hidalgo, Raymondville, TX 78580**

The east 50 ft of the west 100 ft of a larger tract of land in and out of Outlot "I" Raymondville Tract No. 1, Willacy County, Texas and which larger tract of land is described by metes and bounds as follows to wit

COMMENCING at the Northeast corner of said Outlot "I" said corner being at a point in the south line of State Highway No. 186, and in the West line of that certain road running north and south along the Raymondville City Limits as the same now exist

THENCE West with and along the north line of said Outlot "I" a distance of 100 ft to the POINT OF BEGINNING

THENCE South parallel to the east line of said Outlot "I" a distance of 150 ft to a point for the southeast corner of this tract

THENCE West parallel with the north line of said Outlot "I" a distance of 200 ft to a point for the southwest corner of said tract

THENCE North parallel with the east line of said Outlot "I" a distance of 150 ft to a point in the north line of said Outlot "I" for the Northwest corner of this tract

THENCE East with and along the north line of said Outlot "I" a distance of 200 ft to the PLACE OF BEGINNING

A.P.N.

1:22 pm
FILED + POSTED
COUNTY COURT

JUL 11 2024

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

MURANDA CRUZ