

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**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.**

**Willacy County Texas Home Equity Security Instrument**

Date of Security Instrument:	February 23, 2000
Amount:	\$44,141.99
Grantor(s):	RAUL REYNA AND MARIA T. REYNA
Original Mortgagee:	ASSOCIATES FINANCIAL SERVICES COMPANY OF TEXAS, INC.
Current Mortgagee:	U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS INDENTURE TRUSTEE OF CIM TRUST 2021-NR4
Original Trustee:	CLIFFORD D. HARMON
Mortgage Servicer and Address:	FAY SERVICING, LLC 1601 LBJ Freeway, Suite 150 Farmers Branch, TX 75234
Recording Information:	Recorded on 2/25/2000, as Instrument No. 280924 in Book 140 Page 188 Willacy County, Texas
Legal Description:	TRACT I: LOT 17 IN BLOCK 40, TOWNSITE OF SEBASTIAN, WILLACY COUNTY, TEXAS AND BEING MORE FULLY DESCRIBED BY THAT DEED DATED 11/4/68 AND RECORDED 1/27/71 IN DEED BOOK 98, AT PAGE 885 OF THE PROPERTY RECORDS OF WILLACY COUNTY, TEXAS, TRACT II: ALL OF LOT NUMBER EIGHTEEN (18), IN BLOCK NUMBER FORTY (40), IN THE ORIGINAL TOWNSITE OF SEBASTIAN, AND BEING MORE FULLY DESCRIBED BY THAT DEED DATED 2/8/71 RECORDED 2/10/71 IN DEED BOOK 95, AT PAGE 5 OF THE PROPERTY RECORDS OF WILLACY COUNTY, TEXAS.
Date of Sale:	1/7/2025
Earliest Time Sale Will Begin:	12:00 PM

Place of Sale: The foreclosure sale will be conducted in the area designated by the **Willacy** County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosures sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.



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WHEREAS, an FINAL JUDGMENT was entered on 2/16/2023, under Cause No. 2022-CV-0157-A, in the 197TH JUDICIAL DISTRICT Judicial District Court of Willacy County, Texas and a FINAL JUDGMENT was entered on 6/27/2024, under Cause No. 2023-CV-0189-A, in the 197TH JUDICIAL DISTRICT Judicial District Court of Willacy County, Texas;

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, CASPER RANKIN, LAUREL HANDLEY, HOLLIS HAMILTON** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Aldridge Pite, LLP, 3333 Camino Del Rio South, Suite 225, San Diego, California 92108, (713) 293-3618.

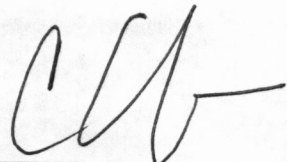
The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time state above or within three (3) hours after that time.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Texas Home Equity Security Instrument, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's Attorney.

**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 the notice immediately.**

EXECUTED in multiple originals on 11/14/2024.

By: Hollis Hamilton  
Hollis Rose Hamilton, Attorney  
Aldridge Pite, LLP  
3333 Camino Del Rio South, Suite 225  
San Diego, California 92108

  
Connie Cobb

**Return to:**  
ALDRIDGE PITE, LLP  
3333 Camino Del Rio South, Suite 225  
P.O. BOX 17935  
SAN DIEGO, CA 92108-0935  
FAX #: 619-590-1385  
866-931-0036

COMPLAINTS REGARDING THE SERVICING OF YOUR MORTGAGE SHOULD BE SENT TO THE DEPARTMENT OF SAVINGS AND MORTGAGE LENDING, 2601 NORTH LAMAR, SUITE 201, AUSTIN, TX 78705. A TOLL-FREE CONSUMER HOTLINE IS AVAILABLE AT 877-276-5550

**FILED** + POSTED.  
**COUNTY COURT**  
NOV 22 2024 @ 11:09 AM

TS Number: 096509-TX

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