

NOTICE OF TRUSTEE'S SALE

STATE OF TEXAS §

COUNTY OF LA SALLE §

WHEREAS, by certain Deed of Trust Security Agreement and Financing Statement dated September 20, 2009, executed by ANTONIETTE MARTINEZ, ("Grantor", whether one or more) to SCOTT A. WALSH, ("Trustee") recorded in **Volume 206 Pages 291-295** and File Number **84025**, Official Records, La Salle County, Texas, reference to which is hereby made for all purposes (the "Deed of Trust"), Grantors conveyed to Trustee certain property (the "Property") situated in La Salle County, Texas, which Property includes the real property more particularly described as follows:

The Surface only in and to Lots One (1), Two (2), Three (3), and Four (4), Block Three (3), FRAZIER ADDITION to the Town of Cotulla, Texas, La Salle County, Texas, according to plat thereof recorded in Volume A, Page 33, Plat Records of La Salle County, Texas.

together with all improvements located thereon to secure the payment of a certain Real Estate Lien Note (the "Note") dated **September 20, 2009**, executed by ANTONIETTE MARTINEZ, in the original principal sum of **\$26,550.00**, and made payable to the order of Reyes M. Aguero and wife, Rosa Velia Aguero, 109 S. Main, Cotulla, Texas 78014 (the "Noteholder"), and;

WHEREAS, default has occurred in the payments of the Note and the same is now wholly due, and the owner and holder of said debt has requested the undersigned to sell the herein described property to satisfy the Note;

The above-named Trustee may be replaced as Trustee at the election of the Noteholder at any time prior to the sale in accordance with the terms of the Deed of Trust. The following is the name and street address of the potential future substitute trustees which hereafter may be appointed by the Noteholder to complete the sale. Until public notice is given of a further change in substitute trustee, the above-named Substitute Trustee is who should be contacted by any interested party in regard to the sale:

Ms. Deborah Cordova
4900 N. Tenth St Ste B
McAllen, Texas 78504

Mr. Weldon "Beau" Nixon
4900 N. Tenth St. Ste B
McAllen, Texas 78504

NOW, THEREFORE, Notice Is Hereby Given That on Tuesday, the **5th day of NOVEMBER, 2019**, at **1:00 p.m.**, or **within three (3) hours thereafter**, I will sell said real estate at the east side of the entrance of the courthouse with a physical address of 101 Courthouse Square, Cotulla, Texas 78014; said property, along with any improvements located thereon, to be sold to the highest bidder for cash.

SUBJECT TO:

- a) Mineral reservations of record.
- b) Oil, Gas and Mineral Leases of record, if any.
- c) Rules, regulations, rights of way and easements in favor of the water district within which property is located.

- d) All easements and restrictions of record and all visible easements.
- e) Ad valorem taxes and other assessments which may be due with respect to the property.
- f) All liens, encumbrances and other matters appearing in the Official Records of the County Clerk, La Salle County, Texas.
- g) Any and all claims pertaining to the legality of the trustee's sale.
- h) The debtor (s) was not in the military service one year prior to the foreclosure, at the time notices were sent or at the time of the foreclosure.

WITNESS my hand October 10, 2019



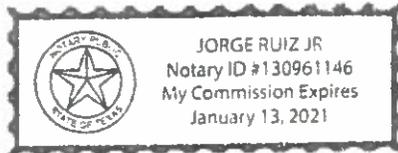
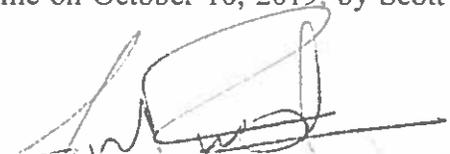
SCOTT A. WALSH, TRUSTEE

(Acknowledgment)

State of TEXAS

County of HIDALGO

This instrument was acknowledged before me on October 10, 2019, by Scott A. Walsh, Trustee.

Notary Public, State of Texas

Mailing address of Trustee:

Mr. Scott A. Walsh
 4900 N. Tenth St. Ste. B
 McAllen, Texas 78504
 (956) 686-8797

After Recording Return to:
 Walsh McGurk Cordova Nixon, PLLC
 Attn: Miriam Santoy
 4900 N. 10th St. Ste. B
 McAllen, Texas 78504
 (956) 632-5031

Saw/mps/3850/2

