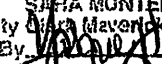


OCT 21 2020

NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public nonjudicial foreclosure sale.

SARAI MONTEMAYOR
County Clerk, Maverick County, Texas
By:  Deputy

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

SITUATED IN MAVERICK COUNTY, TEXAS TO-WIT:

Lot Fifteen (15), Tract Six (6), Block Two (2), Las Quintas Fronterizas Subdivision, Unit 7, Tract 6, Block 2, in Maverick County, Texas, according to the map or plat thereof recorded in Envelope 198, Side B, Map/Plat Records, Maverick County, Texas.

2. **Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place: at the steps at the front of the Maverick County Courthouse, 500 Quarry Street, Eagle Pass, Maverick County, Texas 78852.

Date: **DECEMBER 1st, 2020**

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: Maverick County Courthouse in Eagle Pass, Texas, at the following location: at the steps at the front of the Maverick County Courthouse, 500 Quarry Street, Eagle Pass, Maverick County, Texas 78852.

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 refiled 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 and security interest foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by Jorge Cervera DBA Cervera Investments in favor of Elmer F. Simpson. The deed of trust is dated April 1, 2020, and is recorded in/under Document No. 213375, Volume 1825, Pages 279-289, of the Official Public Records of Maverick County, Texas.

5. Obligations Secured. The deed of trust provides that it secures the payment of the indebtedness and obligation therein described ("Obligation"), the promissory note in the original principal amount of \$8,000.00, executed by Jorge Cervera DBA Cervera Investments, and payable to the order of Elmer F. Simpson, who is the current owner and holder of the Obligation and is the beneficiary under the deed of trust.

As of October 21, 2020, there was owed \$9,835.16 on the note, being principal and interest in the following amounts: \$8,000.00 of principal, \$335.16 of interest, and \$1,500.00 in legal fees expended in connection with the collection of the Note. The note is bearing interest at the rate of \$2.72 per day thereafter.

Questions concerning the sale may be directed to the undersigned or to the beneficiary:

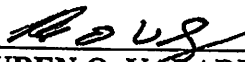
Elmer F. Simpson, 3898 Cherokee Blvd., New Braunfels, Texas 78132.

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

Because of a federal tax lien filed on the property and recorded in/under Document No. 191609, Book 1577, Pages 181-182, in the Official Public Records of Maverick County, Texas, notice of the sale has also been sent to the Internal Revenue Service.

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: October 21, 2020.



RUBEN O. VALADEZ, Substitute Trustee
Langley & Banack, Inc.
Attorneys and Counselors at Law
401 Quarry Street
Eagle Pass, Texas 78852
Telephone No.: (830) 773-6700
Fax No.: (830) 757-4045

ATTORNEYS FOR BENEFICAIRY