

FILED
AT 1:02 O'CLOCK PM

JUN 14 2021

SARA MONTEMAYOR
County Clerk Maverick County, Texas
By *Sara Montemayor* Deputy

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

MAVERICK County

Deed of Trust Dated: May 7, 2007

Amount: \$31,600.20

Grantor(s): JOSE RODOLFO RETA and OLGA MARIBEL RETA

Original Mortgagee: CITIFINANCIAL, INC.

Current Mortgagee: ARGOLICA, LLC

Mortgagee Servicer and Address: c/o LAND HOME FINANCIAL SERVICES, INC., 139 FULTON STREET, NEW YORK, NY 10038

Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property

Recording Information: Document No. 142680

Legal Description: SEE EXHIBIT "A" ATTACHED HERETO.

Date of Sale: July 6, 2021 between the hours of 10:00 AM and 1:00 PM.

Earliest Time Sale Will Begin: 10:00 AM

Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the MAVERICK County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure 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.

CALVIN SPEER OR MELODY SPEER, WENDY SPEER, RAMON PEREZ, AMY ORTIZ, CHRIS LAFOND, NANCY GOMEZ, VICKY RODRIGUEZ, STACEY SANDERS, GARRETT SANDERS OR LEO GOMEZ have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. 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 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.

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 Deed of Trust, 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.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. 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.

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.

Anthony Adam Garcia
Anthony Adam Garcia, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2017-006406

Nancy Gomez
c/o Texas Trustee Services
14800 Landmark Blvd, Suite 850
Addison, TX 75254

EXHIBIT A

Being 0.23 acres in Survey 27, Abstract 840 and Survey 30-1/3, Abstract 1238, in Maverick County, Texas, said 0.23 acres being known, and hereby designated as Lot Five A (5A), in Tract 5, Block Two (2), of the QUINTAS FRONTERIZAS SUBDIVISION, and being described by metes and bounds as follows:

Starting in quest of a POINT OF BEGINNING at the Southeast corner of that certain 7.86 acre tract (being Tract 5, in Block Two (2), of the QUINTAS FRONTERIZAS SUBDIVISION) conveyed to Jose Jesus Casares by deed from Quintas Fronterizas Inc., dated May 7, 1974, and recorded in Vol. 132, at Page 68, of the Deed Records of Maverick County, Texas, being at the point of an angle turn in the West line of an 80-foot County Road known as Quintas Fronterizas Road;

THENCE North 11 deg. 22 min. East 125.0 feet with the West line of Quintas Fronterizas Road to its intersection with the South line of a 50-foot County Road extending West from the Quintas Fronterizas Road;

THENCE North 77 deg. 27 min. West 320 feet with the South line of said 50-foot road to a point for the Northeast corner of said Lot Five A (5A) hereby conveyed for the POINT OF BEGINNING;

THENCE North 77 deg. 27 min. West 80 feet with the South line of said 50-foot road to a point for the Northwest corner of this Lot Five A (5A);

THENCE South 11 deg. 22 min. West 125.0 feet to a point in the South line of said Tract 5 to a point for the Southeast corner of this Lot Five A (5A);

THENCE South 77 deg. 27 min. East 80.0 feet with the South line of said 7.86 acre Tract 5 to a point for the Southeast corner of this Lot Five A (5A);

THENCE North 11 deg. 22 min. East 125.0 feet to the POINT OF BEGINNING.

And being a part of the above mentioned 7.86 acre tract conveyed to Jose Casares by deed recorded in Vol. 132 at Page 68 of said Deed Records.
