

Notice of Foreclosure Sale

February 2, 2022

FILED
AT 12:01 O'CLOCK PM

FEB 02 2022

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

Deed of Trust:

Dated: June 14, 2017

Grantor: Yecenia Olivares and Leonel Olivares, III, a married couple

Trustee: Edgar H. Juarez

Substitute Trustee: Ricardo E. Calderon

Lender: Jose N. Rodriguez and Oralia Rodriguez, a married couple

Recorded in: Book 1651, Page 337 of the real property records of Maverick County, Texas

Legal Description: Being all that certain tract or parcel of land together with all improvements thereon and being a 15.3 acre tract more or less out of Tract 1 L in Block 2 Quemado Valley G Bedell Moore Lands, in Maverick County, Texas and said land being the same as that described by metes and bounds in deed dated May 21, 1998, from Donald L. Roberts and wife, Maria S. Roberts to Jose N. Rodriguez and wife, Oralia Rodriguez, recorded in Vol. 496, Page 367, Official Public Records of Maverick County, Texas, SAVE AND EXCEPT 1.0 acre tract of land conveyed to A.L. Campbell in deed dated January 9, 1976, recorded in Vol. 140, Page 40, Deed Records of Maverick County, Texas.

Secures: Promissory Note ("Note") in the original principal amount of \$166,000.00, executed by Yecenia Olivares and Leonel Olivares, III, a married couple, ("Borrower") and payable to the order of Lender and all other indebtedness of Borrower to Lender.

Substitute Trustee: Ricardo E. Calderon

Substitute Trustee's Address: 438 N. Monroe Street, P.O. Drawer 2160, Eagle Pass, Texas 78853-2160

Foreclosure Sale:

Date: March 1, 2022

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 A.M. and not later than three hours thereafter.

Place: 500 Quarry Street, Eagle Pass, Maverick County, Texas 78852

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Lender/Beneficiary's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and/or in the performance of the obligations of the Deed of Trust. Because of that default, Lender/Beneficiary, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Lender/Beneficiary's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Lender/Beneficiary's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law. If Lender/Beneficiary passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code. The Foreclosure 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 Foreclosure 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. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Lender/Beneficiary. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by 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.

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.

Ricardo E. Calderón

Ricardo E. Calderon, Substitute Trustee
Attorney/Authorized agent for mortgagee
Jose N. Rodriguez and Oralia Rodriguez, a married couple

Acknowledgment

STATE OF TEXAS §
COUNTY OF MAVERICK §

This instrument was acknowledged before me on February 2nd, 2022, by Ricardo E. Calderon.

Mayra I. Maldonado
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: 06-14-2025

