

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.

Notice of Substitute Trustee's Sale

Date: September 9, 2019

Substitute Trustee: LeAnn Hewitt or Alejandro Garcia

Lender: Blue Cactus Properties, LLC

Note: \$45,000.00

Deed of Trust

Date: November 14, 2016

Grantor: Juan Carlos Cepeda Guerrero

Lender: Blue Cactus Properties, LLC

Recording information: Volume 357, Page 452, Official Records, Brooks County, Texas

Property: Lots One (1) and Thirty-Two (32), Block Six (6), Burton & Danforth Subdivision of the Parrita Ranch, Brooks County, Texas, according to map or plat thereof recorded in Volume 2, Page 13, Map Records of Brooks County, Texas.

County: Brooks

Date of Sale (first Tuesday of month): October 1, 2019

Time of Sale: 1:00 P.M., or within three (3) hours thereafter

Place of Sale: at the East side of the Brooks County Courthouse, 100 East Miller St., Falfurrias, Texas, Brooks County, Texas.

LeAnn Hewitt or Alejandro Garcia is hereby appointed as Substitute Trustee. Lender has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

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.



LeAnn Hewitt or Alejandro Garcia, Substitute Trustee
551 N. Williams Rd., Suite C. (P.O. Box 1064)
San Benito, Texas 78586

