

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

JUN 16 2020

STATE OF TEXAS                    §  
  §  
COUNTY OF BROOKS               §

Elvaray B. Silvas  
County Clerk, Brooks County, Texas  
By \_\_\_\_\_, Deputy

WHEREAS, by certain Deed of Trust dated February 28, 2008, executed by ARNULFO CORVERA and spouse, CONSUELO R. CORVERA, ("Grantor, whether one or more") to Calvin C. Mann, Jr., ("Trustee") recorded in VOLUME 285 PAGE 497 and DOCUMENT #86242, Official Records, Brooks County, Texas, reference to which is hereby made for all purposes (the "Deed of Trust"), Grantor conveyed to Trustee certain property (the "Property") situated in Brooks County, Texas, which Property includes the real property more particularly described as follows:

**SEE ATTACHED EXHIBIT "A" ATTACHED HERE TO AND MADE A PART OF.**

together with all improvements located thereon to secure the payment of a certain Balloon Note (the "Note") dated of even date, executed by ARNULFO CORVERA and spouse, CONSUELO R. CORVERA, in the original principal sum of \$30,000.00, and made payable to the order of Greater South Texas Bank n/k/a Greater State Bank, (the "Noteholder"), 3300 N. 10<sup>th</sup> Street, McAllen, Texas 78501 (956) 687-4782;

WHEREAS, default has occurred in the payments of said 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 said Note;

WHEREAS, the undersigned has been duly appointed Substitute Trustee, by instrument dated **March 12, 2020** and filed of record under **Document Number 99786** in the Official Records of Brooks County, Texas.

WHEREAS, the Substitute Trustee may be replaced with a Substitute 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 Trustee, the undersigned is who should be contacted by any interested party in regard to the sale:

Mr. Scott A. Walsh	Ms. Deborah L. Cordova	Mr. Weldon "Beau" Nixon
4900 N. 10 <sup>th</sup> Street Ste. B	4900 N. 10 <sup>th</sup> St. Ste B	4900 N. 10 <sup>th</sup> St. Ste. B
McAllen, Texas 78504	McAllen, Texas 78504	McAllen, Texas 78504

NOW, THEREFORE, Notice Is Hereby Given That on Tuesday, the **7th day of JULY, 2020, at 10:00 a.m., or within three (3) hours thereafter**, I will sell said property at the East side of the County Courthouse located at 100 E. Miller Street, Falfurrias, Brooks County, Texas, 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, Brooks 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.

**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.**  
**THE NAME AND ADDRESS OF THE SENDER OF THIS NOTICE IS SCOTT A. WALSH, 4900-B N. 10<sup>TH</sup>, MCALLEN, TX 78504.**

WITNESS my hand this 12th day of June, 2020

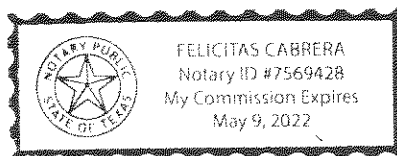


SCOTT A. WALSH, SUBSTITUTE TRUSTEE  
 4900-B N. 10<sup>TH</sup> ST.  
 MCALLEN, TEXAS 78504  
 (956) 632-5013

**(Acknowledgment)**

**State of TEXAS**  
**County of HIDALGO**

This instrument was acknowledged before me on June 12, 2020, by Scott A. Walsh, Substitute Trustee.




Notary Public, State of Texas

Saw/mps/2374-352  
 Note xxxx755

EXHIBIT "A"

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Being a 1.58 acre tract of land out of the Subdivision "C" and the Southeast corner of Lot Three (3) Block Four (4), FALFURRIAS FARM AND GARDEN TRACTS, recorded in Volume 7, Page 361, Transcribed Deed Records of Brooks County, Texas, same being out of the Arnulfo Ramirez two-acre tract, recorded in Volume 103, Page 391, Deed Records of Brooks County, Texas and being more particularly described as follows:

COMMENCING in quest of the point of beginning at an iron rod found for the Southeast corner of Lot 3, Block 4;

THENCE N 82° 58' West along the North Right of Way line of East Travis Street a distance of 91.73 feet to an iron pipe found for the Southeast corner of this tract and point of beginning;

THENCE N 10° 05' East a distance of 212.90 feet to an iron pipe set for another corner of this tract;

THENCE S 82° 58' East a distance of 80.40 feet to an iron pipe set for another corner of this tract;

THENCE N 07° 02' East a distance of 204.80 feet to an iron pipe set for the Northeast corner of this tract;

THENCE N 82° 58' West a distance of 208.73 feet to an iron pipe set for the Northwest corner of this tract;

THENCE S 07° 02' West a distance of 417.40 feet to an iron pipe found for the Southwest corner of this tract;

THENCE S 82° 58' East along the North Right of Way line of East Travis Street a distance of 117.0 feet to an iron pipe for the Southeast corner and point of beginning of this description, containing 1.58 acres of land, more or less.