

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**MAY 16 2017**

STATE OF TEXAS           §  
  §  
COUNTY OF BROOKS       §

By Evvaray B. Silvas  
County Clerk of Brooks County, TX  
Deputy

WHEREAS, by certain Deed of Trust (with Security Agreement and Financing Statement and Assignment of Rents and Leases) dated October 6, 2011, executed by SANTOS O. GONZALEZ, ("Grantor, whether one or more") to A. Jabier Rodriguez, ("Trustee") recorded in DOCUMENT #90982, and Volume 318 Page 773, 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:

**Lots Ten (10), Eleven (11), and Twelve (12), and twenty-eight feet (28') evenly off of the South end of Lots One (1), Two (2) and Three (3), Block "L" of RACHAL'S ADDITION, an addition situated in the City of Falfurrias, Brooks County, Texas, according to plat thereof recorded in Volume 1, Page 39, of the Map Records, Brooks County, Texas.**

together with all improvements located thereon to secure the payment of a certain real estate lien note (the "Note") dated of even date, executed by Santos O. Gonzalez d/b/a Fred's Pharmacy, in the original principal sum of \$308,827.00, and made payable to the order of Lone Star National Bank, 520 E. Nolana Ave., McAllen, Texas 78504;

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 **January 11, 2016** and filed under **Document Number 95602 and Volume 00351 Page 00273**, 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	Mrs. Deborah L. Cordova	Mr. Weldon "Beau" Nixon
4900 N. 10 <sup>th</sup> St. 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

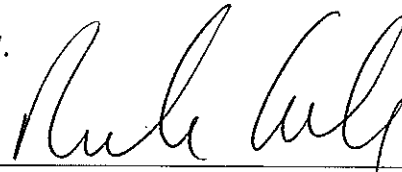
NOW, THEREFORE, Notice Is Hereby Given That on Tuesday, the **6th day of JUNE 2017**, at **1:00 p.m., or within three (3) hours thereafter**, I will sell said property at the East side of the County Courthouse in Brooks County, Texas, said property, along with any improvements located thereon, to be 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.

**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 12<sup>th</sup> day of May, 2017.



RUEBEN COLE, SUBSTITUTE TRUSTEE  
520 E. NOLANA AVE.  
MCALLEN, TEXAS 78504  
(956) 984-2727

(Acknowledgment)

State of TEXAS  
County of HIDALGO

This instrument was acknowledged before me on May 12<sup>th</sup>, 2017, by Rueben Cole, Substitute Trustee.



Notary Public, State of Texas

Saw/mps/1336/1510

