

Notice of Foreclosure Sale

July 7, 2023

FILED
On: Jul 07, 2023 at 03:05P

Receipt# - 178057

Teresa Esther Chapoy
County Clerk, Val Verde County, TX

By Crystal Cedillo Deputy

Deed of Trust ("Deed of Trust"):

Dated: April 13, 2018

Grantor: MARTHA A. MARTINEZ and OSCAR ARREDONDO, III

Trustee: C. PAT ELLIS

Lender: MARICELA R. DE LA ROSA

Recorded in: Document No. 00307415 of the Official Public Records of Val Verde County, Texas

Legal Description: Being Lot Eight (8), in Block One (1), of the Kings Court Subdivision to the City of Del Rio, Texas, according to the plat thereof recorded in Volume 4, Page 50, of the Map Records of Val Verde County, Texas, and being the same property conveyed to Rogelio Flores Guerrero in Warranty Deed dated March 22, 2011 in Document No. 00263574 of the Official Public Records of Val Verde County, Texas.

Secures: Promissory Note ("Note") in the original principal amount of \$90,000.00, executed by MARTHA A. MARTINEZ and OSCAR ARREDONDO, III ("Borrower") and payable to the order of Lender.

Foreclosure Sale:

Substitute Trustee: EMILY KING

Date: Tuesday, August 1, 2023

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: Val Verde County Courthouse
Pecan Street Entrance
400 Pecan Street
Del Rio, Texas 78840

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 Maricela R. De La Rosa'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 in the performance of the obligations of the Deed of Trust. Because of that default, Maricela R. De La Rosa, 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 Maricela R. De La Rosa's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Maricela R. De La Rosa'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 Maricela R. De La Rosa 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 Maricela R. De La Rosa. 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.



EMILY KING, Substitute Trustee
304 E. Losoya Street
Del Rio, Texas 78840
Telephone (830) 778-1515
Telecopier (830) 460-3600