

**ORTIZ & ORTIZ, P.C.**

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**Notice of Foreclosure Sale**

FILED  
On: Jun 23, 2023 at 09:35A

Receipt# - 177776

Teresa Esther Chapoy  
County Clerk, Val Verde County, TX

By:  Deputy

**Deed of Trust**

Dated: September 8, 2010

Grantor: Roberto Jasso and Maria Jasso  
66 Mesa Dr.  
Del Rio, Texas 78840

Trustee: C. Pat Ellis, now substituted by Filemon Ortiz, Jr., As Trustee.

Substituted Trustee: As per Appointment of Substituted Trustee, dated June 14, 2023, and recorded under document number 00342083, of the Official Public Records of Val Verde County, Texas, wherein Filemon Ortiz, Jr. was substituted for C. Pat Ellis.

Lender: Bertha Alicia H. Sanchez

Recorded in: Document number 00260085, of the Official Public Records of Val Verde County, Texas

Legal Description: Lot Twenty-Five (25), in Block "C", of the Cienegas Terrace Subdivision, an addition to Val Verde County, Texas, according to the map or plat recorded in Volume 4, Page 44, of the Map Records of Val Verde County, Texas.

Secures: A Deed of Trust and a Promissory Note dated September 8, 2010, in the original principal amount of \$59,000.00 executed by Roberto Jasso and Maria Jasso ("Borrower") and payable to the order of Lender.

Foreclosure Sale:

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 1:30 p.m. and not later than three hours thereafter.

Place: 400 Pecan St., Del Rio, Val Verde Counties, Texas, front steps of the Val Verde County Courthouse.

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 Bertha Alicia H. Sanchez 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, Bertha Alicia H. Sanchez, the owners and holders of the Note, has requested Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Bertha Alicia H. Sanchez's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Bertha Alicia H. Sanchez'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, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Bertha Alicia H. Sanchez 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 Thomas E. Swinson. 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, 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 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.**

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By:   
Filemon Ortiz, Jr.