

FILED
On: May 22, 2023 at 02:55P

Receipt# - 177166

Teresa Esther Chapoy
County Clerk, Val Verde County, TX

By Myraul Leon, Deputy

NOTICE OF TRUSTEE'S SALE

Date: May 22, 2023

Trustee: Douglas A. Newton, Jr., P. O. Box 6312, San Antonio, Bexar County, Texas 78209

Mortgagee: Property Tax Source, Inc., P. O. Box 6312, San Antonio, Bexar County, Texas 78209

Deed of Trust:

Date: May 6, 2009

Grantor: Raul Morin and Patricia De Leon

Grantor's Mailing Address: 322 Marshall Smith Drive, Del Rio, TX 78840

Trustee: Douglas A. Newton, Jr., 3260 Rustic Oak, San Antonio, TX 78261

Beneficiary: Property Tax Source, Inc., 3260 Rustic Oak, San Antonio, TX 78261

Recording Information: Document #00251568, Official Public Records of Val Verde County, Texas

Deed with Vendor's Lien:

Date: May 6, 2009

Grantor: Property Tax Source, Inc., 3260 Rustic Oak, San Antonio, Bexar County, TX 78209

Grantee: Raul Morin and Patricia De Leon, 322 Marshall Smith Drive, Del Rio, Val Verde County, TX 78840

Recording Information: Document #00251567, Official Public Records of Val Verde County, Texas

Property: Lot Nine (9), Block D, F. A. Hunter Addition to the City of Del Rio, Texas, Val Verde County, Texas, according to the plat of record in Volume 2, Page 19, Map Records, Val Verde County, Texas. (206 Kennedy, Del Rio, TX 78840)

Note:

Date: May 6, 2009

Amount: Fifty Thousand and no/100 (\$50,000.00) Dollars

Maker: Raul Morin and Patricia De Leon

Payee: Property Tax Source, Inc.

Maturity Date: May 18, 2024

Terms of Payment: Monthly installments as provided in note

Date of Sale of Property: August 1, 2023

Earliest Time of Sale of Property: 11:00 a.m. The sale will begin at the earliest time stated or within three hours after that time.

Place of Sale of Property: At the Val Verde County Courthouse at Del Rio, Texas at such place as designated by the Val Verde County, Texas, Commissioners' Court, pursuant to § 51.002 of the Texas Property code as the place where foreclosure sales are to take place (if no such place is so designated, the sale will take place in the area where this Notice of Trustee's Sale is posted.)

The deed of trust permits the Beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiled may be after the date originally scheduled for this sale.

Douglas A. Newton, Jr. is Trustee under the Deed of Trust. Mortgagee has instructed Trustee to offer the property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the property for sale at public action at the Place of Sale, to the highest bidder for cash, "AS IS, WHERE IS," pursuant to section 51.0075 of the Texas Property Code. The trustee reserves the right to set further reasonable conditions for conducting

the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

Terms of Sale: The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the Beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

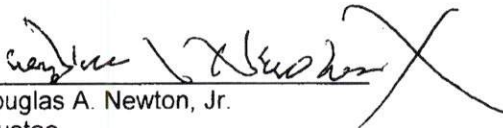
Those desiring to purchase the property will need to demonstrate their ability to pay their bid immediately in cash if their bid accepted.

The 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 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. The sale shall not cover any part of the property that has been released of public record from the lien of the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Type of Sale: The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust executed by Grantors referenced above..

Default and Request to Act: Default has occurred under the deed of trust, and the beneficiary has requested me, as Trustee, to conduct this public sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the 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.


Douglas A. Newton, Jr.
Trustee
P. O. Box 6312
San Antonio, TX 78209
Phone: (210)771-3711