

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

NOTICE REGARDING MILITARY SERVICE

Assert and protect your rights as a member of the armed forces for the United States. If you or your spouse is serving on active duty, including military duty as a member of the Texas National Guard or 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.

Whereas, pursuant to that one certain Deed of Trust dated January 1, 2006 executed by Cruz H. Muniz, Sr. and Cruz Muniz, Jr, Individually ("Mortgagor"), Mortgagor conveyed to TransPecos Banks all of their right, title, and interest in and to that one certain parcel of real property situated in Brewster County, Texas, and described as All of Lot Ten (10), Block Fifty-Five (55) of the Hancock 3rd Addition to the City of Alpine, Brewster County, Texas, as the Same Appears in the Map or Plat Records of the City of Alpine, Brewster County, Texas, together with all improvements thereon and including all other property set forth in the Deeds of Trust, to secure the payment of that one certain Promissory Note dated September 20, 2016 but to be effective May 4, 2016, in the original principal amount of \$46,761.47, executed by Mortgagor and payable to the order of TransPecos Banks (Beneficiary) and any and all other indebtedness secured by the Deeds of Trust: and

Whereas the Deeds of Trust were filed in the Official Real Property Public Records of Brewster County, Texas under:

1/10/2006 Deed of Trust: Book 192 Pages 654-662 as Document Number 73630 of the Real Property Records of Brewster County, Texas;

11/21/2006 Deed of Trust: Book 207 Pages 763-771 as Document Number 77180 of the Real Property Records of Brewster County, Texas;

5/4/2011 Modification of Deed of Trust: Book 269 Page 688-689 as Document Number 90167 in the Real Property Records of Brewster County, Texas;

5/4/2016 Deed of Trust: Book 327 Pages 607-628 as Document Number 101132 of the Real Property Records of Brewster County, Texas: and

Whereas the Note and Deeds of Trust are in default and the entire unpaid balance of the Note is due and payable, and Beneficiary intends to enforce the power of sale set forth in the above-referenced Note and Deeds of Trust; and

Whereas the Deeds of Trust grants to the Beneficiary the right to appoint a Substitute Trustee or Successor Trustee to act in the place of the Trustee previously named in the Deeds of Trust without any other formality except the designation in writing of a Substitute Trustee or Successor Trustee; and

Whereas the Beneficiary has duly appointed in writing by an Appointment of Substitute Trustee dated December 12, 2019 Stacy Wood as Substitute Trustee under the Deeds of Trust; and

Whereas the Beneficiary has directed the Substitute Trustee to enforce the power of sale under the Deeds of Trust for the purpose of collecting the indebtedness secured under it, after giving at least 21 consecutive days' notice and recording the Notice in the Brewster County Clerk's Office giving the time, place, and terms of the sale, and a description of the property to be sold, pursuant to the Deeds of Trust and the laws of the State of Texas;

Therefore, I, Stacy Wood, Substitute Trustee, hereby give notice, after due publication as required by the Deeds of Trust and/or security instruments and the Texas Property Code, that I will, after due posting, publication, and filing of this Notice, and after having given written notice of at least 21 consecutive days prior to the date of the sale by certified mail, return receipt requested, to each debtor obligated to pay the Note and indebtedness secured by the Deeds of Trust, at the last-known address of each such debtor, according to the records of Beneficiary, as required by the aforesaid Deeds of Trust and the laws of the State of Texas. sell the Property at public auction at the earliest time of 10:00am Alpine, Texas local time, and no later than 3 hours thereafter on the first Tuesday in January, at the Brewster County Courthouse, the East Door of the Courthouse or as designated by the County Commissioner's Office pursuant to that certain order of the Commissioner's Court of Brewster County, Texas, to the highest bidder or bidders for cash.

Pursuant to § 51.002 of the Texas Property Code, the foreclosure sale will begin no earlier than 10:00am and no later than three hours after that time.

The sale conducted pursuant to this Notice will be made subject to any valid and existing liens or any other title encumbrances affecting title to the property described above or to any part of the property which are proved superior to the liens and other rights of Beneficiary under the security instrument or other recorded instruments.

Notice is further given that prior to the sale. Beneficiary may appoint another person as a Substitute Trustee to conduct the sale.

THIS INSTRUMENT APPOINTS THE TRUSTEE IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

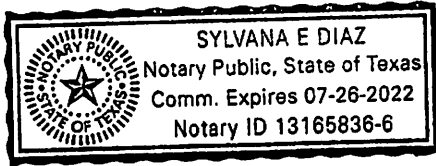
Prospective bidders are advised to make their own examination of title to the Property to determine the existence of any easements, restrictions, liens, or other matter affecting title to the Property. Neither Trustee nor Holder make any representation of warranty (express or implied) regarding title to or the condition of the Property. The Property to be sold at the public sale will be sold in its present "AS IS" condition and subject to all ad valorem taxes then owing with respect to the Property.

Witness my hand on December 11th, 2019.

Stacey Wood - V.P.

Stacey Wood
Alpine Area President
TransPecos Bank
102 W. Avenue E
Alpine, Texas 79831

SUBSCRIBED AND SWORN TO BEFORE ME, the undersigned authority, by the said Stacey Wood on this 12th day of December 2019.



Sylvana E Diaz
NOTARY PUBLIC STATE OF TEXAS

FILED
At 10:20 o'clock A M
Date 12-16-2019

JENIA RIOS-MARTINEZ
County Clerk, Brewster County, TX
By Esther U. Alvarado