

NOTICE OF FORECLOSURE SALE

Effective as of September 28, 2017, Gene Godin, joined pro forma by his wife, Tina N. Godin ("Grantor"), executed a Deed of Trust (the "Deed of Trust"), conveying to David L. Ricker, as Trustee, the Real Property (as hereinafter defined), said Deed of Trust originally filed for record under Document Number 2017002964, in the Official Public Records of Uvalde County, Texas, to secure Roberto H. Cabrera and Maria I. Cabrera ("Lender"), in the payment of a promissory note of even date, in the original principal sum of \$70,000.00, executed by Grantor, payable to Lender (the "Note"), together with all other debt that Grantor may owe Lender.

The Real Property is hereinafter referred to as the "Collateral."

Under the terms of the Deed of Trust, the undersigned has been appointed substitute trustee ("Substitute Trustee"), pursuant to Texas Property Code Section 51.0075, to succeed to all powers, titles, and duties of the original or successor trustees that are removed herein.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) 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.

Lender has advised Substitute Trustee that: (i) default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust; (ii) the Note is now wholly due; and (iii) the Note remains unpaid.

Lender, as the owner and holder of the Note, has instructed Substitute Trustee to sell the Collateral, Lender having elected to proceed against and sell the Collateral in accordance with Lender's rights and remedies under the Deed of Trust.

NOTICE IS HEREBY GIVEN that on Tuesday, March 5, 2024, at 10:00 a.m., or not later than three hours after that time, I will, as Substitute Trustee under the Deed of Trust, begin the sale of the Collateral, at public auction, to the highest bidder for cash, except that Lender's bid may be by credit against the Note, at the area designated by the Commissioners' Court of Uvalde County, Texas for conducting foreclosure sales, being the steps on the east side of the Courthouse situated at 100 N. Getty Street, Uvalde, Texas 78801.

The Real Property is described as follows:

Tract One: Being 0.948 acres of land, more or less, all out of Watson P Mays Survey No. 663, Abstract No. 336, Uvalde County, Texas and being that same property described in a Warranty Deed with Vendor's Lien recorded in Volume 311, Page 983, Deed Records, Uvalde County, Texas, said 0.948 acres being more particularly described by metes and bounds in Exhibit "A" to Deed of Trust recorded under Document Number 2017002964 in the Official Public Records of Uvalde, County, Texas.

Tract Two: A non-exclusive Access Easement being 0.425 acres of land, more or

FILED
This 12 day of Feb A.D. 2024
at 2:32 o'clock P.M.
DONNA M. WILLIAMS
County Clerk, Uvalde County, Texas
By [Signature]
Deputy

less, out of the Watson P Mays Survey No. 663, Abstract No. 336, in Uvalde County, Texas, and being partially out of the Roberto H. Cabrera, et ux 56.41 acres recorded in Volume 311, Page 986, Deed Records, Uvalde County, Texas and partially being the apparent extension of Ave. H as shown on the map of Knippa recorded in Volume 1, Page 7, Plat Records, Uvalde County, Texas, said 0.425 acres being more particularly described by metes and bounds in Exhibit "A" to Deed of Trust recorded under Document Number 2017002964 in the Official Public Records of Uvalde County, Texas.

The Collateral will be sold subject to any prior liens, outstanding ad valorem taxes, other matters of record in Uvalde County, Texas, and by instruments filed with the Texas Secretary of State's office, to the extent such matters are still effective and are superior to the liens and security interests on the Property granted in the Deed of Trust, and other exceptions to conveyance and warranty in the Deed of Trust.

Any real or personal property described in the Deed of Trust not to be sold as part of the Collateral in the sale may be noticed, at Lender's election, for sale at a subsequent date and time noticed in accordance with Lender's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

Notice is given that the sale of the Property will be "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION.

The following disclosure is provided in order to comply with Section 51.002(i) of the Texas Property Code:

Assert and protect your rights as a member of the armed forces of the United States. If you 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.

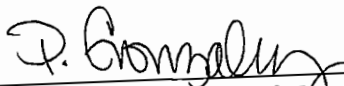
Executed effective as of February 12, 2024.



Charles W. Downing, Substitute Trustee
201 N. Getty St., Suite C
Uvalde, Texas 78801

THE STATE OF TEXAS §
 §
COUNTY OF UVALDE §

This instrument was acknowledged, sworn to, and subscribed before me on February 12, 2024 by Charles W. Downing.



Notary Public, State of Texas

