

NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public nonjudicial foreclosure sale.

1. Property to Be Sold. The property to be sold is described as follows:

All the real property described in the below described recorded Deed of Trust, including but not necessarily limited to:

Tract(s) 7, Mesquite Hills Subdivision, Unit 1 as shown by map or plat of said subdivision duly recorded in the Office of the County Clerk of Frio County, Texas in Volume 0015, Page 073 of Map and Plat records of Frio County, Texas, reference to which is hereby made.

2. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

Date: July 6, 2021

Time: The sale shall begin no earlier than 10:00 am or no later than three hours thereafter.

Place: The sale will be held in the north door of the Courthouse and its steps as the exact location at the Courthouse (which office bears the address of 500 East San Antonio Street, Pearsall, Texas 78061) or in such other location as may be designated by the County Commissioners' Court: if no area is designated by the Commissioners' Court, the Sale will be conducted in the area immediately adjacent (next) to the location where this notice was 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. Such reposting or refiling may be after the date originally scheduled for this sale.

3. 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 cash on the day the property is sold.

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. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

FILED
At 10:00 o'clock A M
This 22 day of 6/2021
AYRON T. IBARRA
Clerk County Court FRIO COUNTY, TX
BY: [Signature] DEPUTY

4. Type of Sale. The sale is a nonjudicial 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 Maykoll C. Garrido and Carmen E. Rocha. The deed of trust is dated July 6, 2016, and is recorded as Document No. 0146862 at Volume 0206, Page 769 of the Official Public Records of Frio County, Texas.

5. Obligations Secured. The deeds of trust provide that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to the promissory note in the original principal amount of \$17,900.00, executed by Maykoll C. Garrido and Carmen E. Rocha, and payable to the order of Nations Woodlands, LLC., formerly known as Nations Woodlands, Ltd., a Texas Limited Company, and all other sums of indebtedness permitted by the deed of trust. Nations Woodlands, LLC., is the current owner and holder of the Obligations and the beneficiary under the deed of trust.

6. Default and Request to Act. Default has occurred under the deed of trust, and the beneficiary has requested me, as one of the Substitute Trustees, to conduct this 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.

DATED June 11th, 2021.

Yvonne M. Paez

Yvonne M. Paez
Substitute Trustee
Nations Woodlands, LLC.
15315 San Pedro
San Antonio, Texas 78232

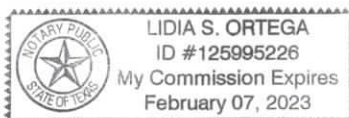
STATE OF TEXAS §

COUNTY OF BEXAR §

Before me, the undersigned Notary Public, on this day personally appeared Yvonne M. Paez, Substitute Trustee, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 11th day of June, 2021 .

AFTER RECORDING RETURN TO:
Nations Woodlands, LLC.
15315 San Pedro
San Antonio, TX. 78232



Lidia S. Ortega
Notary Public, State of Texas