

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: August 2, 2023

Substitute Trustee: Joe Orozco
Substitute Trustee's Mailing Address: P.O. Box 720, Bovina, Texas 79009
Substitute Trustee's Physical Address: 205 North Street, Bovina, Texas 79009
Successor Substitute Trustees:¹ Cesar Marquez and/or Lesley Gama
P.O. Box 720
205 North Street, Bovina, Texas 79009

Holder: Bovina Economic Development Corporation

Note:

Date: July 21, 2021
Amount: \$51,500.00
Borrowers: Alejandro Ortiz d/b/a Kevin's Market
Lender: Bovina Economic Development Corporation
Holder: Bovina Economic Development Corporation

Deed of Trust:

Date: July 21, 2021
Grantors: Alejandro Ortiz d/b/a Kevin's Market
Trustee: Bryan J. Guymon
Lender: Bovina Economic Development Corporation
Recording Information: Volume 185, Page 1, Official Public Records of Parmer County, Texas

Secured Obligation: Any and all obligations described in or secured by the Deed of Trust, including but not limited to those obligations evidenced by the Note.

Property (including any improvements):

All of Lot Twelve (12) of Block Sixty-three (63) of the original town of Friona, Parmer County, Texas, as shown by Plat of said Town of Record in Volume 5, Page 421 Et Seq. of the Deed Records of Parmer County, Texas.

County: Parmer County

Date of Sale (first Tuesday of month): September 5, 2023

¹ In this document and any subsequent notice, any reference to "Substitute Trustee" includes any one of the Successor Substitute Trustees identified above

Notice of Substitute Trustee's Sale

FILED 2 DAY OF August
2023 AT 2:04 P.M.
COUNTY CLERK
PARMER COUNTY, TEXAS
BY Nayna Chavez
COUNTY CLERK DEPUTY

Earliest Time of Sale of Property: 10:00 a.m. (Central Time)

Place of Sale of Property: Parmer County Courthouse in Farwell, Parmer County, Texas at the following location: main doors on lower level on the south side of the Courthouse.

Holder is: (a) the mortgagee and the owner and current beneficiary of the liens and Security interest contained within the Deed of Trust; and (b) the owner and holder of the Note and the right to receive payments due under the Secured Obligation pursuant to the Note and Deed of Trust.

Due to default in performance of the Secured Obligation by the Borrowers and/or the Grantors under the Deed of Trust, Substitute Trustee will sell the Property by public auction to the highest bidder on the Date of Sale of Property at the Place of Sale of Property to satisfy the debt secured by the Deed of Trust. The sale will begin at the Earliest Time of Sale of Property (see above) or within three (3) hours thereafter.

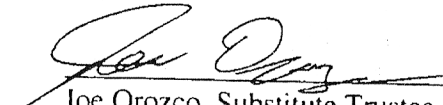
The Holder (or its designee, assignee, or agent, as applicable) will be permitted to "credit bid" against the Secured Obligation; other bidders will need to demonstrate the ability to pay cash on the Date of Sale. Additional conditions for the conduct of the sale may be announced by the Substitute Trustee before the bidding is opened for the first sale of the day to be conducted by the Substitute Trustee.²

The Property will be sold **AS IS, WHERE IS, IN ITS PRESENT PHYSICAL CONDITION**,³ subject to ad valorem tax liens, if any, against the Property, as well as subject to any and all valid existing building and use restrictions, easements and rights-of-way of record, visible or apparent, if any, and valid reservations of oil, gas and other mineral interests, if any, and 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. All prospective purchasers are encouraged to conduct their own independent investigation of the Property, record title to the Property, tax liens, if any, against the Property, and the physical condition of the Property prior to the sale.

² See Texas Property Code § 51.0075. Please review Chapter 51 of the Texas Property Code for provisions generally applicable to Deed of Trust foreclosure

³ See Texas Property Code § 51.009

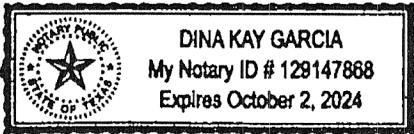
ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.


Joe Orozco, Substitute Trustee

See page 1 above for the street address and mailing address of Substitute Trustee.

STATE OF TEXAS §
 §
COUNTY OF PARMER §

This instrument was acknowledged before me on the 2nd day of August, 2023, by Joe Orozco, Substitute Trustee.




Notary Public, State of Texas

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE
RENTAL OR USE OF THE DESCRIBED REAL PROPERTY
BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE
UNDER FEDERAL LAW

STATE OF TEXAS }
 } OFFICIAL PUBLIC RECORDS
COUNTY OF FARMER }

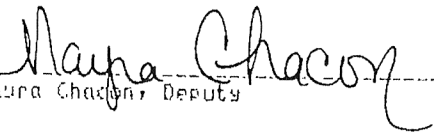
I hereby certify that this instrument was FILED
on the date and at the time stamped hereon by
me and was duly RECORDED in the Volume and Page
of the RECORDS of Farmer County, Texas.

FILED FOR RECORD IN FARMER COUNTY
SWEDE SPRING, COUNTY CLERK

DN: Aug 02, 2023 AT 02:03P

Document Number: 66627

Receipt Number - 29906


Maura Chacon, Deputy