

This 10th day of June, 2024
Posted at 9:14 am

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: June 10, 2024

Substitute Trustee: Joshua B. Riley

Substitute Trustee's Address: 400 13th St.
Canyon, TX 79015

Mortgagee: Miguel Angel Valle and Janette Luna Valle

Note: Note dated August 31, 2023, in the amount of \$1,350,000.00

Deed of Trust

Date: August 31, 2023

Grantor: Miguel Angel Valle and Janette Luna Valle

Mortgagee: BQ Properties II, LLC, Oscar Quintana and Teresa Quintana

Recording

Information: Instrument No. 23-1553, Official Public Records of Deaf Smith County,
Texas

Property: The real property and improvements described on the attached Exhibit A.

County: Deaf Smith County, Texas

Date of Sale: July 2, 2024

Time of Sale: 10:00 a.m., or within three hours thereafter

Place of Sale: The South, second-floor entrance (balcony area) of the Deaf Smith County Courthouse, 235 E. 3rd St., Hereford, TX 79045; in the case of inclement weather, the sale may be moved inside the doors of the entrance hall; or in such other area as designated by the Commissioner's Court of Deaf Smith County, Texas pursuant to Section 51.002 of the Texas Property Code.

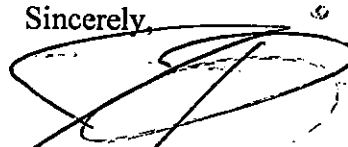
ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE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

Cody L. Simmons is Trustee under the Deed of Trust. Mortgagees have appointed Joshua B. Riley as Substitute Trustee under the Deed of Trust. Mortgagees have instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE 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.

Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS", without any expressed or implied warranties (except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust). THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The sale will begin at the Time of Sale or not later than three hours thereafter. The sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.

Sincerely,

A handwritten signature in black ink, appearing to read "Joshua B. Riley", is written over a faint circular stamp or watermark.

Joshua B. Riley, Substitute Trustee
Simmons Smith Brown, PLLC
Attorney for Mortgagee

EXHIBIT A:

TRACT 1:

The South 112 feet of Lots 1, 2, 3 & 4 in Block No. 1 of Irwin's Subdivision of the West one-half (W/2) of Block No. 4 of Evants Addition to the City of Hereford, Deaf Smith County Texas, together with the West one-half (W/2) of the closed alley adjoining the described property on the East.

TRACT 2:

The North 38 feet of Lots 1, 2, 3 and 4 in Block No. 1 and the South 82.95 feet of Lot Nos. 5, 6, 7 & 8 in Block No. 2, and the closed Narcissus Street between the above mentioned lots of Blocks Nos. 1 & 2, and all in Irwin's Subdivision of the West 1/2 of Block No. 4 of Evants Addition to the City of Hereford, Deaf Smith County, Texas.

TRACT 3:

The West 100 feet of Lots 1, 2, and 3, Megert & Orr, Subdivision of the East 1/2 of Block 20, Evants Addition to the Town of Hereford, Deaf Smith County, Texas.