

POSTED
This 14 day of July, 25
At 3:20 o'clock, PM
MICHELLE B. URRABAZO
County Clerk, Zavala County, Texas
By M. Lora

Notice of Trustee's Sale

Date: July 14, 2025

Promissory Note: As referenced in the Deed of Trust

Deed of Trust

Date: April 17, 2020
Grantor: Michael A. Portillo and wife, Soveida Lara
Lender: Cesar Berrones and wife, Guadalupe Berrones
Recording Information: Deed of Trust recorded under Instrument No. 098579, Official Public Records, Zavala County, Texas and subject to that certain Modification Agreement dated February 21, 2025 recorded under Instrument No. 254686, Official Public Records, Zavala County, Texas.

Property:

SITUATED IN ZAVALA COUNTY, TEXAS TO-WIT:

Being the North One-Half (N-1/2) of Lots Six (6) and Seven (7) in Block Forty-Five (45) of the Town of La Pryor, according to the map and plat thereof recorded in Volume K, Page 340-1/2, Plat Records of Zavala County, Texas, reference which is here made.

Trustee: Joe W. Taylor

Substitute Trustee: Tiffany L. Williams and/or Rebecca Lira

Date of Sale (first Tuesday of month): August 5, 2025


Time of Sale: The sale shall begin no earlier than 10:00 A.M. or no later than three hours thereafter. The sale shall be completed by no later than 2:00 P.M.

Place of Sale: The front steps of the Zavala County Courthouse located at 200 East Uvalde St., Crystal City, Texas 78839 or in the area designated by the Commissioner's Court pursuant to Section 51.002 of the Texas Property Code.

Default has occurred in the Deed of Trust. Grantor has failed to cure the default after notice, and the period to cure has expired. Lender, the owner and holder of the Deed of Trust, has designated Substitute Trustee to post, file, and serve notice of the sale and conduct the sale as prescribed by section 51.002 of the Texas Property Code.

Substitute Trustee will sell the Property at public auction to the highest bidder for cash at the Place of Sale on the Date of Sale to satisfy the unpaid balance of the Deed of Trust. The purchase price is payable immediately on acceptance of the bid by the Substitute Trustee. The earliest time the sale will begin is the Time of Sale, and the sale will be conducted no later than three hours after that time.

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.


Tiffany L. Williams