

**Affidavit of Posting and Filing**

Date: August 7, 2020

Affiant: Marco Hernandez

Deed of Trust (with Security Agreement)

Dated: May 10, 2018

Grantor: WC Alamo Industrial Center LP

Beneficiary: Amplify Credit Union

File No: File No. 20180090843, filed and recorded on May 11, 2018, in the Official Public Records of Real Property of Bexar County, Texas.

Property:

**PROPERTY DESCRIPTION**

**Lots 10 and 11, New City Block 12180, City of San Antonio, Bexar County, Texas, according to plat thereof recorded in Volume 4305, Page 117, Deed and Plat Records of Bexar County, Texas.**

Property in the public sale includes, but not limited to, all equipment, inventory, fixtures, chattel paper, documents, instruments, accounts, contract rights, consumer goods, farm products, money, as well as all general intangibles, goods and any and all other personal property secured by the security agreement included in the Deed of Trust.

Affiant on oath swears that the following statements are true and are within the personal knowledge of Affiant:

1. This affidavit is made with respect to the foreclosure of the Deed of Trust that is to occur on September 1, 2020.
2. Attached to this affidavit is a copy of the Notice of Substitute Trustee's Sale, file—stamped by the county clerk's office.
3. Affiant posted a copy of the Notice of Substitute Trustee's sale on August 7, 2020 at the West side of the Bexar County Courthouse located at 100 Dolorosa, San Antonio, Texas

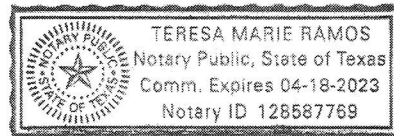
{01471/0007/00254510.1}

78205, and filed the Notice of Substitute Trustee's Sale in the office of the county clerk for Bexar County in which the property is located.

Mario Hernandez  
[NAME OF AFFIANT]

SUBSCRIBED AND SWORN TO before me on this 7 day of August, 2020  
by Teresa M. Ramos.

Teresa M. Ramos  
Notary Public for the State of Texas



{01471/0007/00254510.1}

HBOM00015857

**PROPERTY DESCRIPTION**

**Lots 10 and 11, New City Block 12180, City of San Antonio, Bexar County, Texas, according to plat thereof recorded in Volume 4305, Page 117, Deed and Plat Records of Bexar County, Texas.**

{01471/0007/00254510.1}

**HBOM00015858**



\*UG-88-2020-20200900077\*

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

Date: August 7, 2020

Deed of Trust (with Security Agreement)

Dated: May 10, 2018

Grantor: WC Alamo Industrial Center LP

Beneficiary: Amplify Credit Union

File No: File No. 20180090843, filed and recorded on May 11, 2018, in the Official Public Records of Real Property of Bexar County, Texas.

Secures: Promissory Note in the original principal amount of \$2,730,000.00, dated May 10, 2018, executed by WC Alamo Industrial Center LP and payable to Beneficiary.

Property:

**PROPERTY DESCRIPTION**

Lots 10 and 11, New City Block 12180, City of San Antonio, Bexar County, Texas, according to plat thereof recorded in Volume 4305, Page 117, Deed and Plat Records of Bexar County, Texas.

Property in the public sale includes, but not limited to, all equipment, inventory, fixtures, chattel paper, documents, instruments, accounts, contract rights, consumer goods, farm products, money, as well as all general intangibles, goods and any and all other personal property secured by the security agreement included in the Deed of Trust.

Trustee: Scott Humphreys  
Amplify Credit Union  
3600 W. Parmer Lane  
Austin, TX 78727

Substitute Trustee: Shirley Sheffield  
Amplify Credit Union  
3600 W. Parmer Lane  
Austin, TX 78727

{01471/0007/00254509.1}

**Foreclosure Sale:**

**County:** Bexar

**Date of Sale:** Tuesday, September 1, 2020

**Time of Sale:** The earliest time at which the sale of the Property ("Foreclosure Sale") will begin is 10:00 a.m. and the sale shall begin no later than three (3) hours after that time. The Foreclosure Sale shall be completed by no later than 4:00 p.m. that same day.

**Place of Sale:** The West side of the Bexar County Courthouse located at 100 Dolorosa, San Antonio, Texas 78205, or as designated by the Commissioner's Court.

**Terms of Sale:** The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that the Beneficiary may bid credit up to the amount of the unpaid indebtedness secured by the lien of the Deed of Trust. Persons desiring to bid on the Property should be prepared to demonstrate to the Trustee conducting the sale their ability to pay cash on the day of the sale of the Property.

**\*\*The health and safety of all attendees is a priority for Amplify Credit Union. Amplify Credit Union encourages all attendees at the Foreclosure Sale to follow and abide by all COVID-19 safety measures and requirements implemented by the state, local, and federal authorities including, but not limited to, Executive Order GA-29, Executive Order GA-26, and Executive Order NW-13.**

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEES 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 BENEFICIARY.**

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Beneficiary, the owner and holder of the Notes, has requested that the Substitute Trustee sell the Property.

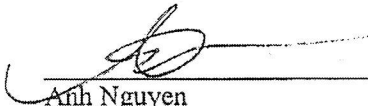
Notice is given that on the Date of Sale, pursuant to Texas Property Code § 51.009, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS, WHERE IS". THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. Prospective bidders are advised to conduct an independent investigation of the nature and status of the title and physical condition of the Property.

Pursuant to Texas Property Code § 51.0075, the Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale.

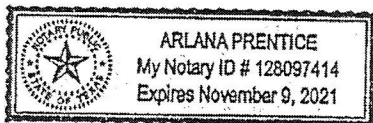
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The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Beneficiary's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Beneficiary's rights and remedies under the Deed of Trust and Texas Business and Commerce Code § 9.604(a).

**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.**

  
\_\_\_\_\_  
Anh Nguyen

SUBSCRIBED AND SWORN TO before me on this 7th day of August, 2020 to which I place my signature and official seal.



  
\_\_\_\_\_  
Notary Public for the State of Texas

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**PROPERTY DESCRIPTION**

Lots 10 and 11, New City Block 12180, City of San Antonio, Bexar County, Texas, according to plat thereof recorded in Volume 4305, Page 117, Deed and Plat Records of Bexar County, Texas.

**FILE INFORMATION**

**Document Number: 20200900077**

**Date/Time: 8/7/2020 2:56:10 PM**

**Total Pages: 4**

**FILED IN THE OFFICIAL PUBLIC  
RECORDS OF BEXAR COUNTY**

**LUCY ADAME - CLARK  
BEXAR COUNTY CLERK**

**Total Fees: \$2.00**

{01471/0007/00254509.1}



**LUCY ADAME-CLARK**

BEXAR COUNTY CLERK

100 Dolorosa, Suite 104  
San Antonio, TX 78205

(210) 335-2216

Mon - Fri 8am - 5pm

Visit our website at:

[www.Bexar.org](http://www.Bexar.org)

**Receipt Number:** 20200807000975

**Status:** ORIGINAL COPY

Description	Document Type	Document #	Book/Vol/Page	# Pages	CF/Serial #	Amount
Notice of Foreclosure	NOF	20200900077		4		\$2.00
Copies - General				1		\$1.00

**Total Documents : 2**

**Total: \$3.00**

Payment Method	Payment ID	Authorization	Amount
Cash		WALK IN	\$3.00

**Tender Subtotal:**

**Total Payments: \$3.00**

Cash: \$3.00

Change Due: \$0.00

Client Name: EMPIRE COURIER

Date: 08/07/2020 | 02:56PM  
Clerk: Adam B

*Posted @*

HBOM00015863