

FILED
9:15 AM
SEP 8 2017

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

LIZ CHAPMAN
CLERK COUNTY COURT, PECOS CO., TEXAS

By: *Mary Sanchez* Deputy

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.

THE STATE OF TEXAS)
COUNTY OF PECOS)

Notice is hereby given that whereas, on July 20, 2011, Linda L. Sloan, executed a deed of trust to the State Director for Rural Development for the State of Texas and his successors in office as State Director or Acting State Director, Trustee, for the benefit of the United States of America, Beneficiary, as more fully shown by instrument recorded in Volume 16, Page 792, Official Public Records, Pecos County, Texas, reference to which is hereby made for a more complete description of the property covered thereby and the terms and effects of such instrument; and

WHEREAS, said deed of trust specifically authorized the appointment of a substitute trustee by the Beneficiary of said deed of trust; and

WHEREAS, by authority of the said deed of trust, the United States of America, Beneficiary thereunder, acting by and through the duly authorized representative of the Secretary of Agriculture, pursuant to the delegations of authority contained in the Federal Register, the contents of which publication are to be judicially noticed pursuant to Section 1507, Title 44, United States Code, did on MARCH 14th ~~July 18~~, 2017, appoint the undersigned as Substitute Trustee; and



WHEREAS, default has occurred in the payment of the promissory note described in said deed of trust and in the covenants contained in said deed of trust; and

WHEREAS, the Beneficiary, the United States of America, acting by and through the duly authorized representative of the Secretary of Agriculture, as aforesaid, has requested me to enforce this deed of trust;

NOW, THEREFORE, I hereby give notice that after the due publication of this notice as required by said deed of trust and the law, I will sell at public vendue to the highest bidder or bidders, for cash, at the east entrance to the courthouse in Fort Stockton, Pecos County, Texas, in which county such property is situated, at 1:00 p.m., or within three hours thereafter, on the first Tuesday of October, being the 3rd day of October 2017, the following land located in said county and more particularly described as follows:

All of Lots Five and Six (5 & 6), Block Twelve (12), ORIENT ADDITION to the City of Fort Stockton, Pecos County, Texas, according to a map or plat now of record in Cabinet 1, Plat Records in the office of the County Clerk of Pecos County, Texas.

SUBJECT, HOWEVER TO THE FOLLOWING:

1. Shortages in area.
2. Any and all easements upon or across or in any of above described lands for any way, road, pipeline, electric power transmission line, telephone line, telegraph line or utility (public or private) which easements are visible, apparent and existing, the existence of which does not appear of record.

3. The right to set aside any foreclosure sale under said deed of trust if an administration of the estate of Linda Lee Sloan is opened within four years of the date of death.

4. Unpaid ad valorem taxes.

EXECUTED this 8th day of September, 20 17.

Sylvia G. Morales
Sylvia G. Morales
Substitute Trustee
2306 W. Dickinson Blvd., Suite 2
Fort Stockton, Texas 79735
(432) 336-7585 ext. 4

ACKNOWLEDGMENT

THE STATE OF TEXAS)

COUNTY OF PECOS)

This instrument was acknowledged before me on September 8th,
20 17, by Sylvia G. Morales, as Substitute Trustee.

Yolanda Arredondo
Notary Public, State of Texas

(SEAL)

