

Our File Number: 17-09202
Name: MIKE CONTRERAS, A SINGLE MAN

NOTICE OF TRUSTEE'S SALE

WHEREAS, on December 17, 2012, MIKE CONTRERAS, A SINGLE MAN, executed a Deed of Trust/Security Instrument conveying to CHRIS PEIRSON, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS A NOMINEE FOR GUILD MORTGAGE COMPANY, A CALIFORNIA CORPORATION, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 2012-123982, in Book 063, at Page 083, in the DEED OF TRUST OR REAL PROPERTY records of PECOS COUNTY, TEXAS; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust/Security Instrument; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, NOVEMBER 7, 2017**, between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, I will sell said Real Estate at the County Courthouse in PECOS COUNTY, TEXAS to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

Said Real Estate is described as follows:

A TRACT OF LAND OUT OF TRACT 49, ALAMO RANCHETTES, A SUBDIVISION LYING IN SECTION 3, BLOCK 117, GC&SF RY. CO. SURVEYS, PECOS COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ON ADDED PAGES ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES.

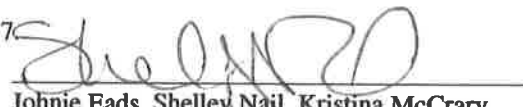
Property Address: 1966 SOUTH CROCKETT DRIVE
FORT STOCKTON, TX 79735
Mortgage Servicer: U.S. BANK NATIONAL ASSOCIATION
Noteholder: U.S. BANK NATIONAL ASSOCIATION
4801 FREDERICA STREET
OWENSBORO, KY 42301

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

ACTIVE MILITARY SERVICE NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you 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.

WITNESS MY HAND this 16 day of October, 2017.



Johnie Eads, Shelley Nail, Kristina McCrary,
Frederick Britton, Matt Hansen, Faith Flores,
Donna Trout, Robert Gomez, Aleena Litton,
Substitute Trustees

c/o Marinosci Law Group, P.C.
14643 Dallas Parkway, Suite 750
Dallas, Texas 75254
(972) 331-2300

FILED
4 PM
OCT 16 2017

LIZ CHAPMAN
CLERK COUNTY COURT, PECOS CO., TEXAS
By: Mary Sanders Deputy

EXHIBIT "A"

THE SURFACE ESTATE ONLY IN AND TO:

A tract of land out of Tract 49, ALAMO RANCHETTES, a subdivision lying in Section 3, Block 117, GC&SF Ry. Co. Surveys, Pecos County, Texas, being more particularly described by metes and bounds on added pages attached hereto and incorporated herein for all purposes.

BEGINNING AT A 2/4 INCH GALVANIZED IRON PIPE FOUND FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, OF THE SOUTHEAST CORNER OF A TRACT OF LAND COILED TO BE THE NORTH HALF (N/2) OF TRACT 49 ALAMO RANCHETTES SUBDIVISION, PECOS COUNTY TEXAS. CONVEYED TO HENRY F. OWENS BY DEED RECORDED IN VOLUME 439, PAGE 226, DEED RECORDS OF PECOS COUNTY (DRPC), ALSO BEING THE SOUTHEAST CORNER OF THE SOUTH HALF (S/2) OF SAID TRACT 49, RECORDS OF PECOS COUNTY (PRPC). A FOUND 1 1/2 INCH IRON ROD BEARS SOUTH 83 DEGREES 04 MINUTES 11 SECONDS EAST A DISTANCE OF 1.9 FEET;

THENCE SOUTH 01 DEGREES 15 MINUTES 10 SECONDS WEST WITH THE EAST LINE OF SAID TRACT 49, A DISTANCE OF 154.61 FEET TO A POINT FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, AT THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO ARNOLD LOZANO BY DEED RECORDED IN VOLUME 706, PAGE 683, DRPC, WHENCE A ONE INCH IRON PIPE FOUND AT THE SOUTHEAST CORNER OF SAID TRACT 49 BEARS SOUTH 01 DEGREES 15 MINUTES 10 SECONDS WEST A DISTANCE OF 149.32 FEET AND FROM SAID POINT A 1/2 INCH IRON ROD BEARS SOUTH 64 DEGREES 38 MINUTES 03 SECONDS EAST 0.9 FEET;

THENCE NORTH 88 DEGREES 42 MINUTES 30 SECONDS WEST WITH THE NORTH LINE OF SAID ARNOLD LOZANO TRACT, PASSING THE EAST LINE OF A CALLED 20.0 FOOT WIDE ALLEY, AS SHOWN ON SAID PLAT OF ALAMO RANCHETTES SUBDIVISION A TOTAL DISTANCE OF 689.93 FEET TO A 1/2 INCH REBAR FOUND FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, AT THE NORTHWEST CORNER OF SAID ARNOLD LOZANO TRACT AND IN THE WEST LINE OF SAID TRACT 49;

THENCE NORTH 01 DEGREES 15 MINUTES 10 SECONDS EAST WITH SAID WEST LINE OF TRACT 49, A DISTANCE OF 154.61 FEET TO A 1 1/2 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, OF THE SOUTHWEST CORNER OF SAID HENRY F OWENS TRACT;

THENCE SOUTH 88 DEGREES 42 MINUTES 30 SECONDS EAST WITH THE SOUTH LINE OF SAID HENRY F OWENS TRACT, PASSING SAID EAST LINE OF

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