

FILED
11:25 AM
FEB 5 2018

NOTICE OF TRUSTEE'S SALE

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

THE STATE OF TEXAS §
 §
COUNTY OF PECOS §

Reynaldo Chapa is hereby notified that on Tuesday, March 6, 2018 between the hours of 10:00 a.m and 1:00 p.m. on the East steps of the Pecos County Courthouse located at 103 West Callaghan, Fort Stockton, Texas 79735 in the City of Fort Stockton, County of Pecos, State of Texas, I, the undersigned, will sell at public auction to the highest bidder for cash the real property described on Exhibit A to this Notice of Trustee's Sale. The earliest time that the sale will begin is 10:00 a.m. on February 6, 2018.

This sale will be made to satisfy the debt evidenced by the following loan documents (the "Loan Documents"):

1. Promissory Note dated August 21, 2009 in the original principal amount of \$44,625.00, executed by Reynaldo Chapa and payable to the order of First National Bank of Fort Stockton; and
2. Deed of Trust dated August 21, 2009, executed by Reynaldo Chapa, as grantor, for the benefit of First National Bank of Fort Stockton, and recorded as document 109537 in the Official Public Records of Pecos County, Texas.

Payment of the obligations evidenced by the Loan Documents is secured by and pursuant to the power of sale conferred in the Deed of Trust, (the "The Deed of Trust") dated August 21, 2009. The Deed of Trust was executed by Reynaldo Chapa, as Grantor, to Douglas E. Burns, as Trustee, for the benefit of First National Bank of Fort Stockton, and was recorded on August 21, 2009 as Document No.109537 in the Official Public Records of Pecos County, Texas. First National Bank fo Fort Stockton has requested me, the undersigned, to enforce this trust by selling the real property because Reynaldo Chapa is in default in payment of the obligations described in the Deed of Trust.

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 MILITARY DUTY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

The maturity of Reynaldo Chapa's indebtedness to First National Bank of Fort Stockton has been accelerated and the entire unpaid principal and accrued but unpaid interest due under the Loan Documents is now due and payable. As of January 9, 2018, Reynaldo Chapa owes First National Bank of Fort Stockton the sum of \$11,525.51, consisting of unpaid principal and accrued but unpaid interest. First National Bank of Fort Stockton, as the beneficiary of the Deed of Trust, appointed and substituted me, the undersigned, as trustee under the Deed of Trust by a substitution dated January 12, 2018. As Substitute trustee, I am invested with and succeed to all the powers and duties give to the original trustee.

Dated: January 12, 2018.



Dan C. Frank, III, Substitute Trustee
First National Bank of Fort Stockton
P.O. Box 1329
Fort Stockton, Texas 79736
Telephone: (432) 262-1743

STATE OF TEXAS

COUNTY OF PECOS

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BEFORE ME, the undersigned authority, on this day personally appeared Dan C. Frank, III, in his capacity as Substitute Trustee, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND and seal of office this the 11 day of January, 2018.



NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

CERTIFICATE OF SERVICE

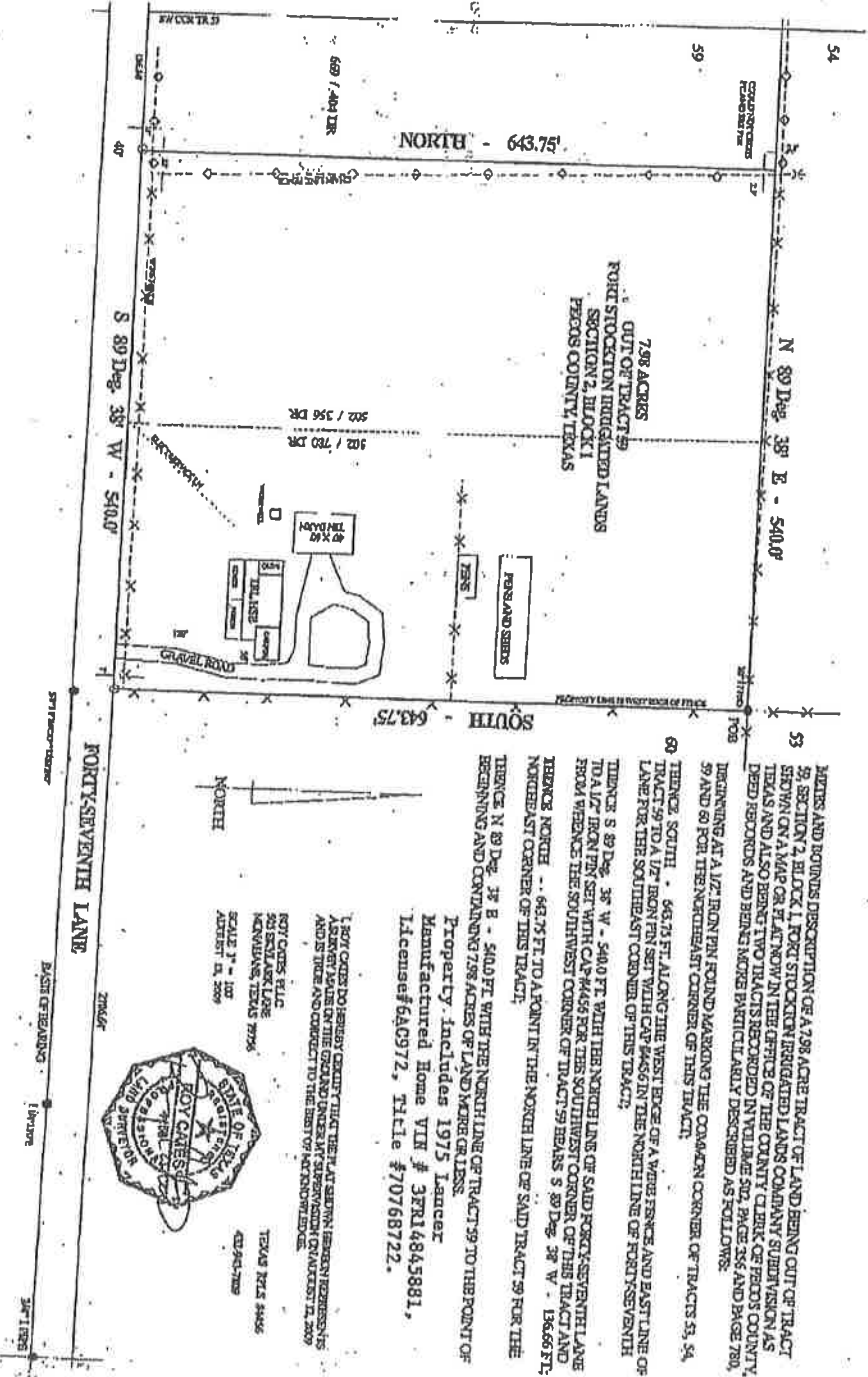
THIS IS TO CERTIFY that a true and correct copy of the above and foregoing *Notice of Trustee's Sale* was, on this the 31st day January, 2018, mailed via Certified Mail - Return Receipt Requested, postage pre-paid, to the following parties:

Reynaldo Chapa
600 E. Dickinson Blvd
Fort Stockton, TX 79735



MICHAEL G. KELLY

EXHIBIT "A"



NOTES AND REBUND DESCRIPTION OF A 7.98 ACRE TRACT OF LAND BEING OUT OF TRACT 59, SECTION 2, BLOCK 1, PORT STOCKTON IRRIGATED LANDS COMPANY SUBDIVISION AS SHOWN ON A MAP OR PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF HECKS COUNTY, TEXAS AND ALSO BEING TWO TRACTS RECORDED IN VOLUME 512, PAGE 38; AND PAGE 700, DEED RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A 1/2 IRON PIN FOUND MARKING THE CORNER CORNER OF TRACTS 55, 54, 59 AND 60 FOR THE NORTHEAST CORNER OF THIS TRACT;
THENCE SOUTH - 643.75 FT. ALONG THE WEST EDGE OF A WIRE FENCE AND EAST LINE OF TRACT 59 TO A 1/2 IRON PIN SET WITH CAP #4465 IN THE NORTH LINE OF PORT SEVENTH LANE FOR THE SOUTHEAST CORNER OF THIS TRACT;
THENCE S 89 Deg. 38' W - 540.0 FT. WITH THE NORTH LINE OF SAID PORT SEVENTH LANE FROM WHENCE THE SOUTHWEST CORNER OF TRACT 59 BEARS S 89 Deg. 38' W - 186.66 FT.; THENCE NORTH - 643.75 FT. TO A KONIT IN THE NORTH LINE OF SAID TRACT 59 FOR THE NORTHEAST CORNER OF THIS TRACT;
THENCE N 89 Deg. 38' E - 540.0 FT. WITH THE NORTH LINE OF TRACT 59 TO THE POINT OF BEGINNING AND CONTAINING 7.98 ACRES OF LAND MORE OR LESS.

PROPERTY includes 1975 Lancer
Manufactured Home VIN # 3FR14845881,
License # 6A0972, Title # 70768722.

NOT CURE TO HECKS COUNTY THAT THE PLAT SIGNED, SEVEN REPRESENTS AS AN INSTRUMENT IN THE OFFICE OF THE COUNTY CLERK OF HECKS COUNTY, TEXAS AND IS THERE AND CORRECT TO THE BEST OF HIS KNOWLEDGE.
NOT CEAS FILE
20 SENLARK LANE
KENNEDYVILLE, TEXAS 79056
SCALE 1" = 100'
AUGUST 11, 2009



THE FOREGOING INSTRUMENT OF WRITING WAS FILED FOR RECORD IN THIS OFFICE ON
THE 21ST DAY OF AUGUST 2009 AT 3:45 O'CLOCK P M AND RECORDED
THE 24TH DAY OF AUGUST 2009.
BY Micdelle Gonzalez DEPUTY FILE NUMBER 109537
JUDY DEERFIELD, COUNTY CLERK