

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**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 April 6, 2011, Julie Yvette Lopez, 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 Document No. 2011-115882, Volume 8, Page 160, 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

**FILED**  
10:15AM  
APR 5 2018

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

March 5<sup>th</sup>, 2018, 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 10:00 a.m., or within three hours thereafter, on the first Tuesday of May, being the 1st day of May 2018, the following land located in said county and more particularly described as follows:

All of the East One-Half of Lot Three (E/2 of 3), Block "C", JAMES ADDITION to the City of Fort Stockton, Pecos County, Texas, according to the map or plat of said addition on file in the Plat Records of the Office of the County Clerk of Pecos County, Texas.

SUBJECT, HOWEVER, TO THE FOLLOWING:

1. Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements.
2. Any and all easements upon or across or in any of the above described lands for any way, road, pipeline, electric power transmission line, telephone line or utility (public or private) which easements are visible, apparent and existing, the existence of which does not appear of record.

3. Unpaid ad valorem taxes.

EXECUTED this 4<sup>th</sup> day of April, 2018.

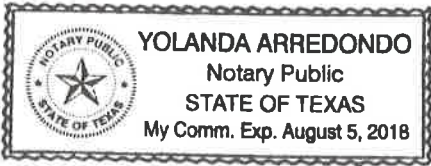
Sylvia Morales  
Sylvia Morales  
Substitute Trustee  
2306 West Dickinson Blvd., Suite 2  
Fort Stockton, Texas 79735  
(432) 336-7585 ext. 4

ACKNOWLEDGMENT

THE STATE OF TEXAS )

COUNTY OF PECOS )

This instrument was acknowledged before me on April 04,  
2018, by Sylvia Morales, as Substitute Trustee.



(SEAL)

Yolanda Arredondo  
Notary Public, State of Texas