

**NOTICE OF TRUSTEE'S SALE**

STATE OF TEXAS           §  
COUNTY OF PECOS       §           KNOW ALL MEN BY THESE PRESENTS:

**WHEREAS**, by that certain DEED OF TRUST (the "Deed of Trust"), dated March 28, 2014, executed by BLAS LUCERO, JR., (the "Mortgagor") to GEORGE HANSARD, Trustee, filed for record in the Official Public Records of Pecos County, Texas, Vol. 105, Pg. 680 [Instr. #2014-130230], reference to which document is hereby made for all purposes, Mortgagor conveyed to the Trustee that certain real property (the "Property") and personal property and improvements thereon described as:

**All of Lots Eleven (11) through Twenty (20), inclusive, in Block Twenty-eight (28), Town of Imperial, Pecos County, Texas, according to the map or plat in the Office of the County Clerk of Pecos County, Texas. Property address: 101 Prairie, Imperial, TX 79743.**

to secure payment of certain purchase-money indebtedness therein described in the original principal sum of \$36,000.00 (the "Note"), executed by Mortgagor and made payable to the order of THE PECOS COUNTY STATE BANK, herein called "Beneficiary"; and which said Beneficiary is the current owner and holder of the referenced Note and Deed of Trust. The Beneficiary's address is: P. O. Box 1527, Fort Stockton, Texas 79735; and,

**WHEREAS**, the Note is in default and the entire unpaid balance thereof is due and payable, and Beneficiary has demanded payment of the Mortgagor, and Beneficiary has given due notice to Mortgagor of its intention to have the power of sale set forth in the Deed of Trust enforced; and

**NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

That I, **GEORGE HANSARD, TRUSTEE**, hereby give notice that I will, accordingly, after due publication of this Notice, and after having given written notice at least twenty-one (21) days preceding the date of such sale by certified mail to each debtor obligated to pay the Note and indebtedness secured by the Deed of Trust at the address of each such debtor according to the records of Beneficiary as required by the Deed of Trust and the laws of the State of Texas, sell the Property at public auction to the highest bidder or bidders for cash at the Courthouse door of the Pecos County Courthouse, in the city of Fort Stockton, Pecos County, Texas, **ON THE FIRST TUESDAY IN FEBRUARY, 2019, THE SAME BEING FEBRUARY 5, 2019.** The sale will be held at the Pecos County Courthouse at the place previously designated for such sales by the Pecos County Commissioners Court. Sale will commence not earlier than 10:00 o'clock a.m. and not later than 1:00 o'clock p.m.

**DISCLAIMER OF WARRANTIES**

Pursuant to Sec. 51.009, Texas Property Code, Foreclosed property is sold "AS IS". No warranties, express or implied [including but not limited to the implied warranties of merchantability and fitness for general or particular purpose] shall be conveyed by the Trustee, save and except the Grantor's (Mortgagor's) warranties specifically authorized by the Grantor (Mortgagor) in the referenced Deed of Trust. The real property, personal property, and all improvements shall be offered for sale, and sold, "AS IS and WITH ALL FAULTS" and no representation is made by the Trustee concerning the quality or nature of any land or accession to said land, nor as to the quality of title to be acquired. Any purchaser at the foreclosure sale will receive whatever interest Mortgagor and Mortgagor's assigns (if any) have in the Property, subject to ad valorem taxes due (if any), and subject to any liens, encumbrances, or security interests that may survive the sale (if any), or that may be superior or prior to the Deed of Trust described on page one (1) hereof. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or otherwise appearing of record, to the extent that same are still in effect. Interested persons and prospective purchasers are encouraged to consult independent legal counsel of their choice prior to participating in the foreclosure sale of the property. The undersigned Trustee cannot, and will not, provide legal advice or other advice or assistance to any prospective bidder or purchaser at, or prior to, the foreclosure sale.

The Trustee's street address is: 500 N. Main Street, Fort Stockton, Texas 79735. The Trustee's mailing address is: P. O. Box 1527, Fort Stockton, Texas. 79735. The Trustee's office telephone number is: (432) 336-3331.

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.

EXECUTED in multiple originals on this 12 day of January, 2019.

  
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GEORGE HANSARD, Trustee

**FILED**  
JAN 08 2019

LIZ CH... NOTICE OF TRUSTEE'S SALE  
CLERK COUNTY COURT, PECOS CO. TEXAS

By: **MG** 11:30A Deputy