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NOTICE OF TRUSTEE'S SALE

LIZ CHAPMAN
CLERK COUNTY COURT, PECOS CO., TEXAS
By *Ernie* Deputy

STATE OF TEXAS §
COUNTY OF PECOS §

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by that certain DEED OF TRUST (the "Deed of Trust"), dated October 29, 2018, executed by **FRANCIS M. MACOMBER and wife, GUADALUPE RODRIGUEZ RAMIREZ** (the "Mortgagors") to **GEORGE H. HANSARD, Trustee**, filed for record as County Clerks's **File #2018-160699 DT**, in the Official Public Records, of Pecos County, Texas, reference to which document is hereby made for all purposes, Mortgagors conveyed to the Trustee that certain real property (the "Property") and improvements thereon described as:

BEING a 1.886 acre tract of land, being the residual of a tract of land conveyed to Ruben and Ramona Saavedra by Deed recorded in Volume 481, Page 855, and in Volume 22, Page 598, Deed Records of Pecos County, Texas, situated in Lot 1, Block 12, Mesa View Subdivision, Pecos County, Texas, and more particularly described as follows:

BEGINNING at a 5/8 inch rebar with a cap marked "TREVINO RPLS 4858" set for the northwest corner of the herein described tract, at the northwest corner of Lot 1, Block 12, Mesa View Subdivision Pecos County, Texas, subdivision plat recorded in Map Cabinet 1, Plat Slide 59A, B, Plat Records of Pecos County (PRPC);

THENCE East with the north Line of said Lot 1, and the south line of Oriole lane, a distance of 193.0 feet to a 5/8 inch rebar with cap marked "TREVINO RPLS 4358" found for the most northerly northeast corner of the herein described tract, at the northwest corner of a tract of land said to contain 0.613 acres, described in Volume 717, Page 657 Deed Records of Pecos County (DPRC), whence a 3/4 inch pipe found at the northeast corner of said Lot 1 bears East a distance of 137.0 feet;

THENCE South 00°09' 38" East with the west line of said 0.613 acre tract, a distance of 195.0 feet to a 5/8 inch rebar with a cap marked "TREVINO RPLS 4858" set for an interior corner of the herein described tract, at the southwest corner of said 0.613 acre tract;

THENCE East with the south line of said 0.613 acre tract, a distance of 137.0 feet to a 5/8 inch rebar with a cap marked "TREVINO RPLS 4858" set for the most northerly southeast corner of the herein described tract, at the southeast corner of said 0.613 acre tract, and in the east line of said Lot 1, whence said 3/4 inch iron pipe found, at the northeast corner of Lot 1 bears North 00°09' 38" West a distance of 195.0 feet;

THENCE South 00°09' 38" East with the east line of said Lot 1, a distance of 134.93 feet to a 1/2 inch iron pipe found for the southeast corner of the herein described tract, at the southeast corner of said Lot 1;

THENCE West with the south line of said Lot 1, a distance of 330.0 feet to a six inch corner post for the southwest corner of the herein described tract, at the southwest corner of said Lot 1, and in the east line of Cardinal Street;

THENCE North 00°09' 38" West, with the west line of said Lot 1 and the east line of Cardinal Street, a distance of 329.93 feet to the "Point of Beginning", and containing 1.886 acres of land, more or less,

to secure payment of certain indebtedness therein described in the original principal sum of \$20,000.00 (in the original "Note" and Deed of Trust), executed by the Mortgagors 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.

WHEREAS, the Note is in default and the entire unpaid balance thereof is due and payable, and Beneficiary has demanded payment of the Mortgagors, and Beneficiary has given due notice to Mortgagors 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 H. HANSARD**, acting as **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 the debtors obligated to pay the Note and indebtedness secured by the Deed of Trust, at the address of 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 town of Fort Stockton , Pecos County, Texas, **ON THE FIRST TUESDAY IN DECEMBER, 2021, THE SAME BEING DECEMBER 7, 2021.**

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 12:00 o'clock p.m. (noon), and not later than 3:00 o'clock p.m., on Tuesday, December 7, 2021.

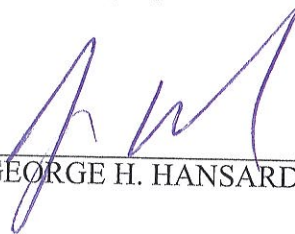
DISCLAIMER OF WARRANTIES

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 Grantors' (Mortgagors') warranties specifically authorized by the Grantors (Mortgagors) in the referenced Deed of Trust. The real property and all affixed improvements thereon 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 any fixtures or accessions to said land, nor as to the quality of title to be acquired. Any purchaser at the foreclosure sale will receive whatever interest Mortgagors and Mortgagors' successors or assigns (if any) have in the Property, subject to delinquent ad valorem taxes, court costs and related indebtedness due, 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 above. 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 mailing address is: P. O. Box 1527, Fort Stockton, Tx. 79735;
Physical address is: 500 N. Main, Fort Stockton, Tx. 79735
The Trustee's office phone number is: (432) 336-3331
Trustee's Email is: ghansard@pcsbank.net

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 1st day of November, 2021.



GEORGE H. HANSARD Trustee