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LIZ CHAPMAN
CLERK COUNTY COURT, PECOS CO., TEXAS
By [Signature] Deputy

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 December 16, 2020, executed by JAY R. GARVIN (the "Mortgagor") to GEORGE HANSARD, Trustee, filed for record as File # 2020-173410 DT, in the Official Public Records, of Pecos County, Texas, reference to which document is hereby made for all purposes, Mortgagor conveyed to the Trustee that certain real property (the "Property") and improvements thereon described as:

SEE EXHIBITS "A" & "B" attached hereto and incorporated herein,

to secure payment of certain indebtedness therein described in the original principal sum of \$216,718.19 (in the original "Note", as secured by the above-referenced Deed of Trust), executed by the 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 lien(s) as described in said 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 Mortgagor, and Beneficiary has given due notice to Mortgagor 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, 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 FEBRUARY, 2022, THE SAME BEING FEBRUARY 1, 2022.**

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., on Tuesday, February 1, 2022.

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 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 Mortgagor and Mortgagor's 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. The foreclosure 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 furnish other advice or assistance to any prospective bidder or purchaser at, or prior to, the foreclosure sale.

INFORMATION: The Trustee's mailing address is: P. O. Box 1527, Fort Stockton, Tx. 79735;
Physical address is: 500 N. Main, Fort Stockton, Texas 79735
The Trustee's office phone number is: (432) 336-3331
The 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 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 6th day of January, 2022.



GEORGE HANSARD Trustee

EXHIBIT A

SURFACE ESTATE ONLY OF A 3.131 ACRE TRACT, MORE OR LESS OUT OF PART OF LOTS ONE THROUGH SIX (1-6), AND LOTS FIFTY-ONE THROUGH FIFTY-FIVE (51-55), AND ALL OF LOTS FIFTY-SIX THROUGH SIXTY (56-60), BLOCK H, LAKE BOULEVARD ESTATES, AN ADDITION TO THE CITY OF FORT STOCKTON, PECOS COUNTY, TEXAS BEING ALL OF LOTS SAVE AND EXCEPT THAT PORTION LYING WITHIN THE HIGHWAY RIGHT OF WAY, BEING MORE PARTICULARLY DESCRIBED BY ATTACHED EXHIBIT B.

ALL OF BLOCK (8), LAKE BOULEVARD ESTATES, AN ADDITION TO THE CITY OF FORT STOCKTON, PECOS COUNTY, TEXAS, INCLUDING THE WEST ONE-HALF (W/2) OF DIXIE WAY AND THE EAST ONE-HALF (E/2) OF EASTERN BOULEVARD CLOSED BY COMMISSIONER COURT, SAVE AND EXCEPT .022 ACRES CONVEYED BY RICHARD E. MORROW ET UX., TO THE STATE OF TEXAS IN VOLUME 378, PAGE 718, DEED RECORDS OF PECOS COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY THE ATTACHED EXHIBIT B.

Exhibit 8

Field Notes for Parcel 33-A

0.022 of one acre of land, more or less, same being out of the Northwest part of Section 27, Block 146, T&St.L. RR Co. Survey, Pecos County, Texas, and out of the East 25 feet of closed Eastern Boulevard, Lake Boulevard Addition to the City of Ft. Stockton, located in the Northeast part of Section 28, Block 146, T&St.L. RR Co. Survey, Pecos County, Texas, and being a part of the same tract described by Deed to Richard E. Morrow from Clayton W. Williams, Jr., dated January 13, 1970 and recorded in Volume 352, Page 361, Deed Records of Pecos County, Texas, said 0.022 of one acre of land being more particularly described by metes and bounds as follows, to-wit:

THENCE North 88 degrees 45' West with and along the said right of way line a distance of 68.26 feet to a point;

THENCE North 0 degree 06' East a distance of 25 feet opposite and parallel to the East line of Section 28, Block 146, T&St.L. RR Co. Survey; a distance of 28.57 feet to a point on a proposed right of way line of Interstate Highway 10;

THENCE South 66 degrees 15' East with the said proposed right of way line a distance of 74.51 feet to the PLACE OF BEGINNING.

SUMMARY

Section 28, Blk. 146, T&St.L. RR Co. Survey - 0.013 of one acre
Section 27, Blk. 146, T&St.L. RR Co. Survey - 0.009 of one acre

TOTAL 0.022 of one acre