

FILED

APR 7 2022

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

LIZ CHAPMAN
CLERK COUNTY COURT, PECOS CO., TEXAS
By MG 1:00 P Deputy

STATE OF TEXAS)
)
COUNTY OF PECOS)

WHEREAS, by Deed of Trust dated August 13, 2009 and recorded at Volume 370, Pages 302 *et seq.*, Official Records of Pecos County, Texas, **Dionicio Ramos** and **Maria D. Ramos** (the "*Grantors*") as grantors conveyed to Lawson Allen as Trustee certain real property situated in Pecos County, Texas, to secure **Fort Davis State Bank** (the "*Lender*") as beneficiary in the payment of a Promissory Note (the "*Note*") dated August 13, 2009 in the original principal amount of \$74,000.00 payable by Grantors to Lender; and

WHEREAS, Lender is the owner and holder of the Note and is beneficiary under the Deed of Trust; and

WHEREAS, the maturity date of the Note was accelerated after default and failure to cure and the balance due on the Note is and remains due and owing and unpaid, which constitutes a default under the Deed of Trust; and

WHEREAS, the Lender appointed **James W. Brewer and/or J. Edward Moreno** to act as Substitute Trustees in place of the original trustee; the appointment being made in the manner authorized by the Deed of Trust. Mr. Brewer and Mr. Moreno's contact information is 221 N. Kansas, Suite 1700, El Paso, Texas 79901, (915) 533-4424, (915) 546-5360 (facsimile), james.brewer@kempsmith.com, eddie.moreno@kempsmith.com; and

WHEREAS, Lender has requested that James W. Brewer and/or J. Edward Moreno sell the property described in the Deed of Trust.

NOW, THEREFORE, notice is hereby given that on **May 3, 2022**, beginning between **10:00 a.m. and 1:00 p.m. Central Standard Time** of that day, and in any event concluding not later than

1:00 p.m. of that day, James W. Brewer or J. Edward Moreno will sell the following real property including improvements (the "Property") at public auction:

The East One-half of Lot Five (E/2 of 5) and all of Lot Six (6), Re-subdivision of the South Part of Lot Five (5), Block Six (6), WEST END ADDITION to the City of Fort Stockton, Pecos County, Texas, according to the map or plat recorded in Map Cabinet 1, Page 17A, Plat Records of Pecos County, Texas, and as shown on the Survey Plat attached hereto as Exhibit "A", which Exhibit is made a part of this Notice by reference and incorporated herein for all purposes.

The sale will be held at the outside area of the east side doors of the Pecos County Courthouse located at 103 West Callaghan, Fort Stockton, Texas 79735, or such other area as may be designated by the Pecos County Commissioners Court. The sale will be to the highest bidder for cash.

Lender has reserved the right to credit bid all or any portion of the indebtedness owing on the Note.

Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold "AS IS", without any expressed or implied warranties, except as to the warranties of title, and at the purchaser's own risk.

Pursuant to Section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the foreclosure sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the Substitute Trustee.

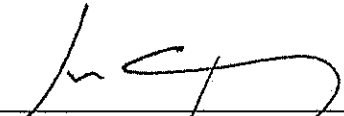
The sale will be "AS IS" and with no warranties or representations. Lender reserves the right to credit bid all or any portion of the indebtedness on the Note.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE, THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

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.

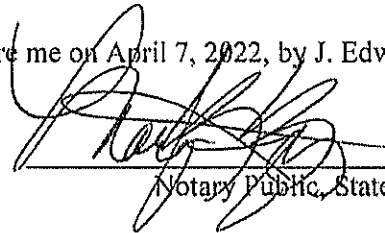
EXECUTED on April 7, 2022.

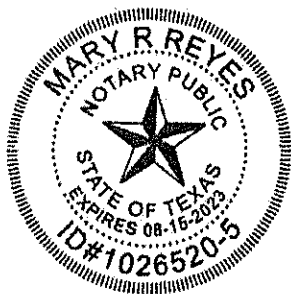


JAMES W. BREWER
J. EDWARD MORENO
Substitute Trustees
221 N. Kansas, Suite 1700
El Paso, Texas 79901
(915) 533-4424
(915) 546-5360 (FAX)

STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument was acknowledged before me on April 7, 2022, by J. Edward Moreno.

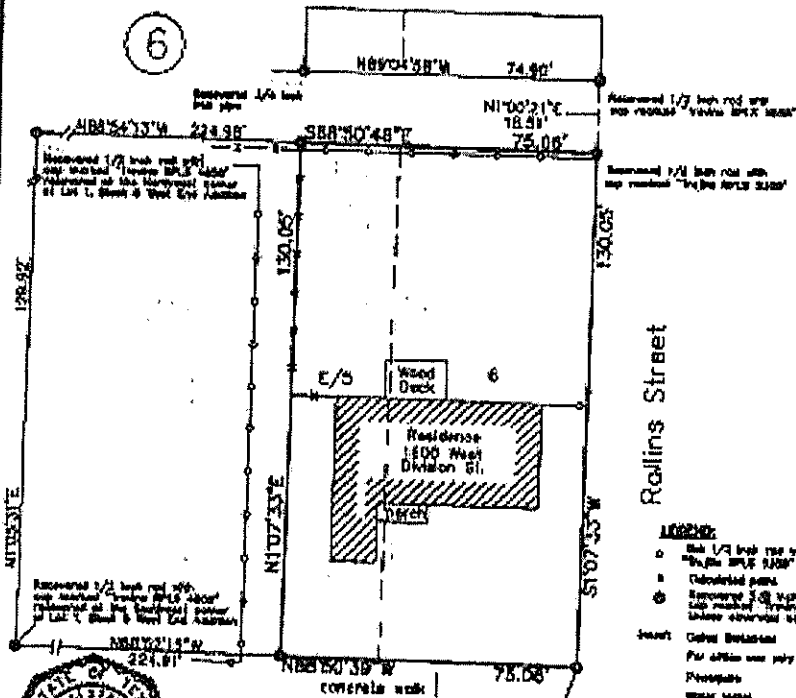


Notary Public, State of Texas

SUBDIVISION
OF THE SOUTH PART OF
LOTS 5 AND 8, BLOCK 6
WEST END ADDITION
TO THE CITY OF FORT STOCKTON,
PECOS COUNTY, TEXAS.
Map Cabinet 1, Page 174
Pecos County, Texas P&M Records

Readings are 1/2" TDS/PCS
TSC, MAG 25, in contact to true
magnetic by $-110^{\circ}35'40''$, declination
and errors are 0.00 to amount
to ground. (Scale by a scale)
factor of 0.999999177
Survey Date: 7/3/2004

6



- LEGEND:**
- 1/2 inch red iron pipe marked "1/2" 100" 200"
 - Calculated point
 - ⊙ Recovered 1/2 inch red iron pipe marked "100" 200" 400" where observed vital
- Notes:**
- Other Distances
 - For other use only
 - Perimeter
 - Water Meter
 - Graded Power Line
 - Checkered Fence
 - Wooden Picket Fence



I HEREBY CERTIFY THAT THIS PLAT WAS BASED ON AN
ACTUAL SURVEY MADE ON THE GROUND BY ME OR UNDER
MY CLOSE SUPERVISION AND IS TRUE AND CORRECT TO
THE BEST OF MY KNOWLEDGE AND BELIEF

Tomp Trujillo 7/3/04

TOMP TRUJILLO, REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6338 - STATE OF TEXAS
1008 BELLAIR LANE SUITE 200
DALLAS, TEXAS 75246
PH: 972-342-1111
FAX: 972-342-1111

SURVEY PLAT OF
THE E/2 OF LOT 5, ALL OF LOT 6,
OF THE SUBDIVISION OF THE S/2
OF LOTS 5 AND 8, BLOCK 6,
WEST END ADDITION
TO THE CITY OF FORT STOCKTON,
PECOS COUNTY, TEXAS.



SCALE 1" = 30'

DATE BY 7/3/04

TDS/PCS

Exhibit A