

FILED
MAY 11 2022

LIZ CHAPMAN
CLERK COUNTY COURT, PECOS CO., TEXAS
By St 2:29 pm 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 July 9, 2018, executed by RYAN DOUGLAS FIERRO and wife, DANIELLE RAE FIERRO (formerly known as Danielle Rae Houston), the "Mortgagors", to GEORGE HANSARD, Trustee, filed for record as File # 2018-158004 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:

Surface Estate Only, of Tract Five (5), Section One (1), Block One (1), FORT STOCKTON IRRIGATED LANDS SURVEY ("FSIL"), Pecos County, Texas, as described in the office of the County Clerk of Pecos County, Texas; and known by Street Address as: 1697 W. 47th Lane, Fort Stockton, Texas 79735,

to secure payment of certain indebtedness therein described in the original principal sum of \$141,654.70 (in the original "Note", as secured by the above-referenced 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 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 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 HANSARD**, acting in my capacity 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 the Noteholder/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 JUNE, 2022, THE SAME BEING JUNE 7, 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, JUNE 7, 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 (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. 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 11 day of May, 2022.



GEORGE HANSARD Trustee