

FILED  
DEC 12 2023 @ 2:12

NOTICE OF FORECLOSURE SALE

LIZ CHAPMAN  
CLERK COUNTY COURT, PECOS CO., TEXAS  
Deputy

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 OR ANOTHER STATE OR AS A MEMBER OF ANY 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.

1. *Property to Be Sold.* The property to be sold is described as follows: THE PLAT HEREON OF A 9.22 ACRE TRACT, (DESCRIBED BELOW), BEING ALL OF LOT 3, VALLEY GARDENS SUBDIVISION, A SUBDIVISION IN PECOS COUNTY, TEXAS, PLAT OF WHICH IS RECORDED IN BOOK 3, PAGE 50, PLAT RECORDS OF PECOS COUNTY, TEXAS, LOCATED IN SECTION 3, BLOCK 114, GC & SF RR CO, PECOS COUNTY, TEXAS, WAS PREPARED FROM MEASUREMENT MADE ON THE GROUND MAY 17, 2021, AND ALL VISIBLE INTRUSIONS AND PROTRUSIONS ARE SHOWN.

FIELD NOTES OF A 9.22 ACRE TRACT, CALLED 9.60 ACRES IN A PREVIOUS DEED, BEING ALL OF LOT 3, VALLEY GARDENS SUBDIVISION, A SUBDIVISION IN PECOS COUNTY, TEXAS, PLAT OF WHICH IS RECORDED IN BOOK 3, PAGE 50, PLAT RECORDS OF PECOS COUNTY, TEXAS, LOCATED IN SECTION 3, BLOCK 114, GC & SF RR CO, PECOS COUNTY, TEXAS, AND FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EAST BOUNDARY LINE OF SECTION 2, BLOCK 114, GC & SF RR. CO. SURVEY, PECOS COUNTY, TEXAS, THE WEST BOUNDARY LINE OF SECTION 3 OF SAID BLOCK 114 AND THE WEST BOUNDARY LINE OF VALLEY GARDENS SUBDIVISION, PLAT OF WHICH IS RECORDED IN BOOK 3, PAGE 50, PLAT RECORDS OF PECOS COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF LOT 4 OF SAID VALLEY GARDENS SUBDIVISION AND FOR THE SOUTHWEST CORNER OF THIS TRACT FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION 3 BEARS SOUTH, 3580.18 FEET;

THENCE NORTH, WITH THE EAST BOUNDARY LINE OF SAID SECTION 2, THE EAST BOUNDARY LINE OF SAID SECTION 3 AND THE WEST BOUNDARY LINE OF SAID VALLEY GARDENS SUBDIVISION, 550.00 FEET, TO A POINT FOR THE SOUTHWEST CORNER OF LOT 2 OF SAID VALLEY GARDENS SUBDIVISION AND FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE NORTH 89 DEGREES 51 MINUTES 30 SECONDS EAST, WITH THE SOUTH BOUNDARY LINE OF SAID LOT 2, AT 7.1 FEET PASSING THE NORTHWEST CORNER OF A BARBED WIRE FENCE, IN ALL 730.00 FEET, TO A 5/8 INCH IRON ROD WITH ALUMINUM CAP MARKED "2/3" FOUND IN THE WEST RIGHT OF WAY LINE OF VERA ROAD (UNIMPROVED 60 FEET R.O.W.) FOR THE SOUTHEAST CORNER OF SAID LOT 2 AND FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE SOUTH, WITH THE WEST RIGHT OF WAY LINE OF SAID VERA ROAD, 550.00 FEET, TO A 5/8 INCH IRON ROD WITH ALUMINUM CAP MARKED "3/4" FOUND FOR THE NORTHEAST CORNER OF SAID LOT 4 AND FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 89 DEGREES 51 MINUTES 30 SECONDS WEST, WITH THE NORTH BOUNDARY LINE OF SAID LOT 4, AT 717.30 FEET PASSING THE SOUTHWEST CORNER OF A BARBED WIRE FENCE, IN ALL 730.00 FEET, TO THE POINT OF BEGINNING AND CONTAINING 9.22 ACRES OF LAND.

BASIS OF BEARING: THE WEST RIGHT OF WAY LINE OF VERA ROAD PER THE RECORDED PLAT OF VALLEY GARDENS SUBDIVISION IN BOOK 3, PAGE 50, PLAT RECORDS OF PECOS COUNTY, TEXAS.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 07/16/2021 and recorded in Document 2021-175800 real property records of Pecos County, Texas.

3. *Date, Time, and Place of Sale.* The sale is scheduled to be held at the following date, time, and place:

Date: 01/02/2024

Time: 01:00 PM

Place: Pecos County, Texas at the following location: EAST STEPS OF THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.

5. *Obligations Secured.* The Deed of Trust executed by CONAN SHANE RIVERS AND BETHANY RIVERS, provides that it secures the payment of the indebtedness in the original principal amount of \$33,100.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. VETERANS LAND BOARD OF THE STATE OF TEXAS is the current mortgagee of the note and deed of trust and VETERANS LAND BOARD OF THE STATE OF TEXAS is mortgage servicer. A servicing agreement between the mortgagee, whose address is VETERANS LAND BOARD OF THE STATE OF TEXAS c/o VETERANS LAND BOARD OF THE STATE OF TEXAS, 1 Corporate Dr., Ste 360, Lake Zurich, IL 60047 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. *Substitute Trustee(s) Appointed to Conduct Sale.* In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

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





Mackie Wolf Zientz & Mann, P.C.  
Brandon Wolf, Attorney at Law  
L. Keller Mackie, Attorney at Law  
Michael Zientz, Attorney at Law  
Lori Liane Long, Attorney at Law  
Chelsea Schneider, Attorney at Law  
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Parkway Office Center, Suite 900  
14160 Dallas Parkway  
Dallas, TX 75254

For additional sale information visit: [www.mwzmlaw.com/tx-investors](http://www.mwzmlaw.com/tx-investors)

Certificate of Posting

I am Zia Nail whose address is c/o AWT Title Services, L.L.C. 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on 12-12-22 I filed this Notice of Foreclosure Sale at the office of the Pecos County Clerk and caused it to be posted at the location directed by the Pecos County Commissioners Court.