

FILED
DEC 12 2023 @ 11:35

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

NOTICE OF TRUSTEE'S SALE

WHEREAS, on September 18, 2020, OSCAR MANUEL GALINDO AND SAMUEL HERMOSILLO ROMAN ("Obligor"), executed a Deed of Trust to Mac A. Starnes, Trustee for the benefit of IVYWOOD LLC ("Beneficiary"), and filed of record under Document No. 2020-172343 Official Records of Winkler County, Texas.

WHEREAS, default occurred under said Deed of Trust due to the failure of Obligor to pay ad valorem taxes and payments when due. In accordance therefore with the terms of said Deed of Trust, Beneficiary has declared indebtedness immediately due and hereby posts the property for foreclosure.

NOW THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, January 2, 2024 between 10:00 o'clock a.m. and 1:00 o'clock p.m., I as Trustee will sell said real estate at the County Courthouse in Pecos County, Texas, at the place designated by the commissioners of said county for conducting foreclosures, to the highest bidder for cash.

Said real estate is described as:

A TRACT OF LAND CONTAINING 34.49 ACRES MORE OR LESS NORTH OF THE OLD ALPINE HIGHWAY OUR OT TRACT 3, SURVEY 1, BLOCK 165, JAMES CAMPBELL SURVEY, CERTIFICATE 597, ABSTRACT 5609, PECOS COUNTY, TEXAS FURTHER DESCRIBED BY METES AND BOUNDS AS TRACT 4, ON EXHIBIT "A"

WITNESS MY HAND on December 11, 2023



Mac A. Starnes, Trustee

EXHIBIT "A"

TRACT FOUR: All the lands North of the Old Alpine Highway Right of Way, being approximately 34.49 acres out of Tract 3, Survey 1, Block 165, James Campbell Survey, described by metes and bounds as follows:

BEGINNING at a concrete section corner, which is the Northeast corner of Section 34, Block 24, University Lands, marking an inside corner of this survey;

THENCE West 865.6 varas to a 1/2 inch pipe for the lower Northwest corner;

THENCE North 0 degrees 15' minutes, 30 seconds East, 39.4 varas to an iron sucker rod for the Northwest corner;

THENCE South 89 degrees, 44 minutes, 30 seconds East, 1089.1 varas to a 1/2 inch galvanized iron pipe marking the Northeast corner of this survey;

THENCE South 627.7 varas to a point along the Right of Way line of the Old Alpine Highway marking the Southeast corner of this survey;

THENCE South 49 degrees 41 minutes West, 293.4 varas to a 1/2 inch iron pipe marking the Southwest corner of this survey;

THENCE North 783.2 varas to the Place of Beginning.

SAVE AND EXCEPT from said Tract Four a tract of land containing 0.251 acres, conveyed to Pecos County, Texas, for right of way purposes, and described by metes and bounds as follows:

BEGINNING at Engr's Sta. 60 -/ 95.96, this being a point on the South line of a 160 acre tract and the North line of Tract 3, Survey 1, Block 165, James Campbell, Original Grantee, Pecos County, Texas, and being 1749' East of SW corner of the 160 acres tract and 1749' East of the NW corner of Tract 3, Survey 1, Block 165;

THENCE S 1 degree - 33' E to Engr's Sta. 62 -/ 07.07, this being a point on an upper South line of Tract 3, Survey 1, Block 165, and the North line of Section 34, Block 27, State University Land, and being 653.6' West of an inside corner of Tract 3, Survey 1, Block 165, and 653.6' West of the NE corner of Section 34, Block 27, State University Land, and being the end of this ROW.

The above described strip of land being 109.4' long and 100' wide and containing 0.251 acres.