

FILED
2:00 PM
FEB 28 2025

5426 N Hillin Road, Fort Stockton, TX 79735

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

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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.

1. Date, Time, and Place of Sale.

Date: 04/01/2025

Time: Between 1:00 PM – 4:00 PM and beginning not earlier than 1:00 PM and ending or not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Pecos County, pursuant to §51.002 of the Texas Property Code as amended: if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

2. Terms of Sale. Highest bidder for cash.


3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 3/15/2010 and recorded in the real property records of Pecos County, TX and is recorded under Book 374, Page 771, with Wilfrido S. Vizcaino and Josefina O. Vizcaino (grantor(s)) and United States of America acting through the Rural Housing Service or Successor agency, United States Department of Agriculture mortgagee to which reference is herein made for all purposes.


4. Obligations Secured. Deed of Trust or Contract Lien executed by Wilfrido S. Vizcaino and Josefina O. Vizcaino, securing the payment of the indebtedness in the original amount of \$94,601.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Secretary, United States Department of Agriculture, Rural Development is the current mortgagee of the note and Deed of Trust or Contract Lien.


5. Property to be Sold. SURFACE ESTATE ONLY OF A PARCEL OF LAND MEASURING 344' (FEET) SOUTH TO NORTH AND 270' (FEET) WEST TO EAST, DESCRIPTION TO FOLLOW, OUT OF TRACT #22 OF THE APACHE RANCHETES SUBDIVISION OF PECOS COUNTY, TEXAS, OUT OF A PARTIAL SUB-DIVISION OF THE ORIGINAL SUB-DIVISION KNOWN AS THE LEWIS AND ALEXANDER SURVEY OF SURVEY 1, BLOCK 146, T&ST.L. CO., PECOS COUNTY, TEXAS AND AS SHOWN IN THE PLAT RECORDS IN VOL. 1, PAGE 56 OF THE THE PLAT RECORDS OF PECOS COUNTY, TEXAS. SAID PARCEL DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT 22, 344' DUE NORTH AND PARALLEL TO THE RIGHT OF WAY OF HILLIN ROAD TO A POINT, AND THENCE 270' FEET DUE EAST PARALLEL TO THE LINE OF TRACT 21; THENCE, SOUTH 344' FEET TO A POINT ON THE LINE OF TRACT 21; THENCE, WEST 270' FEET AND PARALLEL TO THE LINE OF TRACT 21 TO THE POINT OF BEGINNING.

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Dawson's Realty & Mortgages, Inc., as Mortgage Servicer, is representing the current Mortgagee whose address is:

Secretary, United States Department of Agriculture, Rural Development
1293 Whisperwood Lane
Lawrenceville, GA 30043


SUBSTITUTE TRUSTEE
Shelley Nail, Donna Trout, Zane Nail, Zoey
Fernandez, Zia Nail OR AUCTION.COM OR Kirk
Schwartz, Esq. or Carson Emmons, Esq. c/o
Albertelli Law
6565 N MacArthur Blvd, Suite 470
Irving, TX 75039


CERTIFICATE OF POSTING
My name is Shelley Nail, and my address is 1320 Greenway Drive, Suite 300, Irving, TX
75038. I declare under penalty of perjury that on 2-28-25 I filed at the office of
the Pecos County Clerk and caused to be posted at the Pecos County courthouse this notice of sale.


Declarant's Name: Shelley Nail
Date: 2-28-25