

FILED

MAY 08 2025

LIZ CHAPMAN
CLERK COUNTY COURT, PECOS CO., TEXAS
By MG 1:45 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 January 5, 2012, securing a Loan from THE PECOS COUNTY STATE BANK in the sum of \$61,000.00, as executed by ISABEL MENDOZA (*now Deceased*), and wife, ELOISA MENDOZA (the "Mortgagors"), to GEORGE HANSARD, Trustee, for the Benefit of the Lender, the PECOS COUNTY STATE BANK, which Deed of Trust is found of record in Vol. 33, pg.268 [Clerk's File #2012-119426], reference to which Deed of Trust is hereby made for all purposes. By virtue of the referenced DEED OF TRUST, the Mortgagors conveyed unto the Trustee that certain real property (the "Property") and improvements thereon described as follows:

All of Lot Seven (7), and the South Ten Feet of Lot Eight (S/10' of Lot 8), in Block One Hundred Eighteen (118), ORIENT ADDITION to the City of Fort Stockton, Pecos County, Texas, according to the map or plat of record in the Office of the County Clerk of Pecos County, Texas. Including all fixtures, accessions, furnishings, appliances, equipment and personal property found on and within the boundaries of said real property,

to secure payment of certain indebtedness therein described in the original principal sum of \$61,000.00 (in the original "Note" and Deed of Trust), together with other and future indebtedness, executed by 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 Deed of Trust as renewed, modified and extended. The Beneficiary Bank's address is: 500 N. Main, Fort Stockton, Texas 79735; and,

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 Bank has given due notice to Mortgagors its intention to have the power of sale as set forth in the Deed of Trust enforced; and

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I, **GEORGE HANSARD**, having been duly appointed by the Beneficiary as the **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 debtors according to the records of 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 town of Fort Stockton, Pecos County, Texas,

FORECLOSURE DATE: ON THE FIRST TUESDAY IN JUNE, 2025, THE SAME BEING JUNE 3, 2025:

The Trustee's 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 12:00 o'clock p.m. (noon), and not later than 3:00 o'clock p.m., on June 3, 2025.

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 Grantors' (Mortgagors') warranties specifically authorized by the Grantors (Mortgagors) in the above 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 accession 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, heirs, or assigns (if any) have in the Property, subject to ad valorem taxes due (if any), 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. This 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 Substitute Trustee cannot, and will not, provide legal advice or other advice or assistance to any prospective bidder or purchaser at, or prior to, the foreclosure sale.

**The Trustee's mailing address is: P. O. Box 1527, Fort Stockton, TX 79735; the Bank's Physical Address is: 500 N. Main, Fort Stockton, TX 79735.
The Bank's (& the Trustee's) phone number is: (432) 336-3331.**

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 in multiple originals on this 8 day of May, 2025.



GEORGE HANSARD, Trustee