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:

08/05/2025

Time:

Between 1:00 PM – 4:00 PM and beginning not earlier than 1:00 PM and ending or not

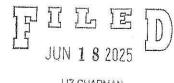
later than three hours thereafter.

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. Vizcano (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. Vizcano, 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 SUBDIVISION 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.



CLERK COUNTY GOURT PECOS CO., TEXAS

By _____ Deputy

4:03pm



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	$M_{\rm c}/M_{\rm c}/M_{\rm c}$
	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
STATE OF THEGS	2 12 E
COUNTY OF Midlas	Talla 1/21
Before me, the undersigned authority, on this day personally a	ppeared BICI WITH las Substitute
Trustee, known to me to be the person and officer whose na	
acknowledged to me that he/she executed the same for the p	surposes and consideration therein expressed and in the
capacity therein stated.	
	16. Mul
GIVEN UNDER MY HAND AND SEAL OF OFFICE this _	day of
The state of the s	Cholist Line
ELIZABETH LOPEZ	NOTARY PUBLIC in and for
My Notary ID # 128506829	
Expires January 31, 2027	Midland COUNTY
AND	My commission expires: $0/31/2027$
	Print Name of Notary:
	Elizabeth Lopez
	V
CERTIFICATE O	<u>F POSTING</u>
Munama in the level to 1 and must do	and in 1220 Community Driver Strike 200 Impire TV
My name is, and my addr 75038. I declare under penalty of perjury that on	ess is 1320 Greenway Drive, Suite 300, Irving, TX I filed at the office of
the Pecos County Clerk and caused to be posted at the Pecos	TOWN THE PROPERTY OF THE PROPE
$\mathcal{L}_{\mathcal{L}}}}}}}}}}$	
	g g
Declarants Name: Onland	
Date: 6-25	