

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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

Matter No.: 139973-TX

Date: October 10, 2025

County where Real Property is Located: Pecos

FILED
OCT 14 2025

ORIGINAL MORTGAGOR: JESSE ZEPEDA BARRON

LIZ CHAPMAN
CLERK COUNTY COURT, PECOS CO., TEXAS
By RL 10:15 AM Deputy

ORIGINAL MORTGAGEE: THE UNITED STATES OF AMERICA ACTING THROUGH THE
RURAL HOUSING SERVICE
OR SUCCESSOR AGENCY, UNITED STATES DEPARTMENT OF
AGRICULTURE

CURRENT MORTGAGEE: United States of America acting through the Rural Housing Service or
successor agency, United States Department of Agriculture

MORTGAGE SERVICER: Dawson's Management - USDA

DEED OF TRUST DATED 9/2/2020, RECORDING INFORMATION: Recorded on 9/3/2020, as Instrument No.
2020-172088

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): THE SOUTH SIXTY-TWO FEET OF LOT
TWENTY-NINE (S/62' OR 29), BLOCK E, RULE ADDITION TO THE CITY OF FORT STOCKTON,
PECOS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN THE
OFFICE OF THE COUNTY CLERK OF PECOS COUNTY, TEXAS.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 12/2/2025, the foreclosure sale will be conducted in
Pecos County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property
Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court,
sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted
no earlier than 1:00 PM, or not later than three (3) hours after that time, by one of the Substitute Trustees who will
sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to
the Deed of Trust.

Dawson's Management - USDA is acting as the Mortgage Servicer for United States of America acting through the
Rural Housing Service or successor agency, United States Department of Agriculture who is the Mortgagee of the
Note and Deed of Trust associated with the above referenced loan. Dawson's Management - USDA, as Mortgage
Servicer, is representing the Mortgagee, whose address is:

United States of America acting through the Rural Housing Service or successor agency, United States Department
of Agriculture
c/o Dawson's Management - USDA
1455 Pleasant Hill Rd, Ste 206, Mailbox 209
Lawrenceville, GA 30044



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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 §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE AGENCY SALES AND POSTING, LLC, ALDRIDGE PITE, LLP** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Aldridge Pite, LLP, 3333 Camino Del Rio South, Suite 225, San Diego, CA 92108-0935, Phone: (866) 931-0036.

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.

By: Hollis Hamilton
Hollis Rose Hamilton, Attorney
Aldridge Pite, LLP
3333 Camino Del Rio South, Suite 225
San Diego, California 92108

*posted By
JN
10/14/25*

Return to:
ALDRIDGE PITE, LLP
3333 Camino Del Rio South, Suite 225
P.O. BOX 17935
SAN DIEGO, CA 92108-0935
FAX #: 619-590-1385
Phone: (866) 931-0036