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.**

THE STATE OF TEXAS   )

COUNTY OF TERRY   )

Notice is hereby given that whereas, on August 28, 2012, Sonia S. Garcia, executed a deed of trust to the State Director for Rural Development for the State of Texas and his successors in office as State Director or Acting State Director, Trustee, for the benefit of the United States of America, Beneficiary, as more fully shown by instrument recorded in Book 841, Page 678, Official Public Records, Terry County, Texas, reference to which is hereby made for a more complete description of the property covered thereby and the terms and effects of such instrument; and

WHEREAS, said deed of trust specifically authorized the appointment of a substitute trustee by the Beneficiary of said deed of trust; and

WHEREAS, by authority of the said deed of trust, the United States of America, Beneficiary thereunder, acting by and through the duly authorized representative of the Secretary of Agriculture, pursuant to the delegations of authority contained in the Federal Register, the contents of which publication are to be judicially

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noticed pursuant to Section 1507, Title 44, United States Code, did on

_____September 29_____, 20_15_, appoint the undersigned as

Substitute Trustee; and

WHEREAS, default has occurred in the payment of the promissory note described in said deed of trust and in the covenants contained in said deed of trust; and

WHEREAS, the Beneficiary, the United States of America, acting by and through the duly authorized representative of the Secretary of Agriculture, as aforesaid, has requested me to enforce this deed of trust;

NOW, THEREFORE, I hereby give notice that after the due publication of this notice as required by said deed of trust and the law, I will sell at public vendue to the highest bidder or bidders, for cash, at the north door of the courthouse in Brownfield, Terry County, Texas, in which county such property is situated, at 1:00 p.m., or within three hours thereafter, on the first Tuesday of November, being the 3rd day of November 2015, the following land located in said county and more particularly described as follows:

Lot Ten (10) in Block Fourteen (14) of the Gillham Powell Addition to the City of Brownfield, Terry County, Texas, according to map, plat and/or dedication deed recorded in Volume 226, Page 206, Deed Records, Terry County, Texas.

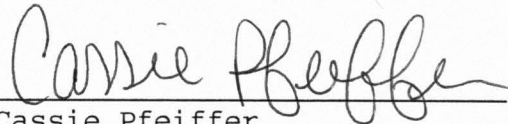SUBJECT, HOWEVER TO THE FOLLOWING:
1. Terms, provisions, covenants, conditions, and restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions, and Restrictions recorded in Volume 226, Page 206, Deed Records, Terry County, Texas.

2. Shortages in area.

3. Reservation and/or conveyance of all oil gas and other minerals by predecessors in title.

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4. Visible and apparent easements and all underground easements, the existence of which may arise by virtue of use or unrecorded grant.

5. All easements or rights-of-way owned or held by any lease or mineral owner, on, over or across the said lands for the purpose of producing or transporting any of said minerals together with the right of ingress or egress.

6. Unpaid ad valorem taxes.

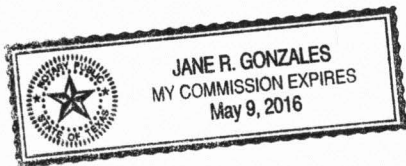EXECUTED this 7th day of October , 20 15 .

Cassie Pfeiffer
Substitute Trustee
6113 43rd Street, Suite B
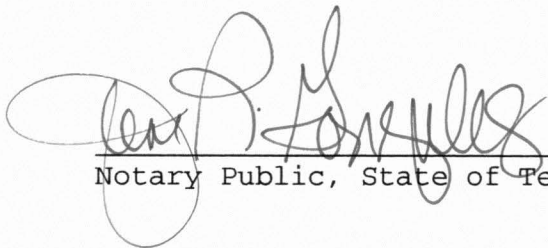Lubbock, Texas 79407
(806) 785-5644 ext. 4

ACKNOWLEDGMENT

THE STATE OF TEXAS   )

COUNTY OF TERRY   )

This instrument was acknowledged before me on October 7 ,

20 15 , by Cassie Pfeiffer, as Substitute Trustee.

Notary Public, State of Texas

(SEAL)

FILED FOR RECORD
BY PS

1:18 O'CLOCK   OCT 08 2015   P M

COUNTY CLERK-TERRY COUNTY, TEXAS

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