

NOTICE OF TRUSTEE SALE

STATE OF TEXAS §
COUNTY OF CULBERSON §

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by that certain DEED OF TRUST (the "Deed of Trust"), dated May 2, 2017, executed by **BOBBY DE LA O** (the "Mortgagor") to **STEPHEN L. MITCHELL**, Trustee, filed for record as **Vol. 28, Pg. 163**, Official Public Records of Culberson County, Texas, reference to which document is hereby made for all purposes, Mortgagor conveyed to the Trustee that certain real property (the "Property") and improvements thereon described as:

Lot Four (4), Block Twenty-four (24), RIVAS SUBDIVISION, an addition to the City of Van Horn, Culberson County, Texas, as described in Volume 86, Page 145, Deed Records, Culberson County, Texas.

to secure payment of certain indebtedness therein described in the original principal sum of \$31,450.00 (in the original "Note" and Deed of Trust), executed by the Mortgagor and made payable to the order of **CARINA SANCHEZ VILLANUEVA**, herein called "Beneficiary", and which said Beneficiary is the current owner and holder of the referenced Note and Deed of Trust. The Beneficiary's address is: P. O. Box 4661, Odessa, Texas 70706.

WHEREAS, the Note is in default and the entire unpaid balance thereof is due and payable, and Beneficiary has demanded payment of the Mortgagor, and Beneficiary has given due notice to Mortgagor its intention to have the power of sale set forth in the Deed of Trust enforced; and

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I, **STEPHEN L. MITCHELL**, having been duly appointed by the Beneficiary as **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 debtor obligated to pay the Note and indebtedness secured by the Deed of Trust, at the address of such debtor 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 Culberson County Courthouse, in the town of Van Horn, Culberson County, Texas, **ON THE FIRST TUESDAY IN JUNE, 2021, THE SAME BEING JUNE 1, 2021.**

The sale will be held at the Culberson County Courthouse at the place previously designated for such sales by the Culberson County Commissioners Court. Sale will commence not earlier than 10:00 o'clock a.m., and not later than 1:00 o'clock p.m., on June 1, 2021.

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 Grantor's (Mortgagor's) warranties specifically authorized by the Grantor (Mortgagor) in the 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 Mortgagor and Mortgagor's successors or assigns (if any) have in the Property, subject to ad valorem taxes due (if any), and subject to any

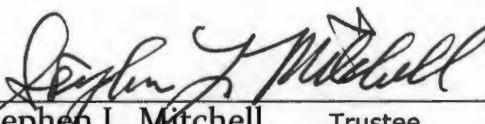
Filed this 3 day of May A.D. 2021
at 11:00 o'clock A..M.
Linda McDonald
County Clerk
By [Signature] Deputy

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 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 276, Van Horn, Tx. 79855
Physical address is: 1800 W. Broadway, Suite 317, Van Horn, Tx. 79855
The Trustee's office phone number is: (432) 283-2714.
Email is: steve@mitchelltx.com

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 3rd day of May, 2021.



Stephen L. Mitchell, Trustee