

NOTICE OF TRUSTEE'S 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 August 16, 2019, executed by Mr. Gabriel Zamarripa, and Ms. Stacy L. Perry (the "Mortgagors") to STEPHEN L. MITCHELL, Trustee, filed for record in the real property records of Culberson County, Texas, in Vol. 55, p. 831 of the Official Public Records of Culberson County, Texas, reference to which documents is hereby made for all purposes, the Mortgagors conveyed to the Trustee that certain real property and personal property and improvements thereon (herein called "the Property") described as:

Lot Three (3), Block Seventeen (17), of the RIVAS SUBDIVISION to the Town of Van Horn Culberson County, Texas, as the same is shown on the Official Map or Plat of said RIVAS SUBDIVISION,

to secure payment of certain purchase-money indebtedness therein described in the original principal sum of \$63,900.00 (the "Note"), executed by the Mortgagors and made payable to the order of Mr. and Mrs. Manuel Molinar (as Beneficiary).

WHEREAS, the Note is in default and the entire unpaid balance thereof is due and payable, and the Beneficiary has demanded payment of the Mortgagors, and Beneficiary has given due notice to Mortgagors of 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, 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 each Debtor obligated to pay the Note and indebtedness secured by the Deed of Trust at the address of each 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 Culberson County Courthouse, in the Town of Van Horn, Culberson County, Texas, ON THE FIRST TUESDAY IN SEPTEMBER, 2024, THE SAME BEING SEPTEMBER 3, 2024. The sale will be held at the front door (West facing door) of 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.

DISCLAIMER OF WARRANTIES

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 referenced Deed of Trust.

Filed this 12th day of
AUGUST A.D. 2024
at 11:45 o'clock A.M.
Tina Urias
County Clerk
By [Signature] Deputy

The real property, personal property, and all improvements 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 item sold, nor as to the quality of title to be acquired. Purchaser(s) at the Foreclosure Sale will receive whatever interest the Mortgagors and Mortgagors' 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). 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 sale of the property. The undersigned Trustee cannot provide legal advice or assistance to any prospective bidder or purchaser at, or prior to, the Trustee's foreclosure sale.

The Trustee's mailing address is: P. O. Box 276, Van Horn, Texas 79855.

The Trustee's telephone number is: (915) 474-0912.

The Trustee's email address is: steve@mitchelltx.com

Assert and protect your rights as a member of the armed forces of the United States. If you, or your spouse, if any, 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 12th day of August, 2024.



STEPHEN L. MITCHELL, Trustee