

**NOTICE OF TRUSTEE'S SALE**

**FILED**

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2023 JAN -9 A 11:05

PHYLLIS F. LOVELL  
C/O DIST. CLERK  
CONCHO COUNTY, TEXAS  
BY *[Signature]* DEPUTY

Date: January 9, 2023

Substitute Trustee: E. Dwain Psencik

Substitute Trustee's Address: P. O. Box 111, 101 Main Street, Eden, Texas 76837.

Mortgagee: iRock Loans, LLC.

Mortgagee's Address: 3309 NE 33<sup>rd</sup> Street, Ft. Lauderdale, FL 33308.

**Note:**

Promissory note dated July 2, 2021 executed by Ranchero RV Park, LLC payable to the order of iRockLoans, LLC in the original principal sum of \$224,000.00.

**Deed of Trust**

Date: July 2, 2021

Grantor: Ranchero RV Park, LLC

Mortgagee: iRock Loans, LLC

Recording Information: Document 506928, Official Public Records, Concho County, Texas.

**Property:**

Being the South Sixty Feet (S/60') of Lot No. Two (2), in Block No. Two (2) in the Ballard First Addition to the City of Eden, Concho County, Texas, said lot being sixty feet (60') North and South by two hundred feet (200') East and West, according to the map or plat of said Addition filed for record in Volume 1, Page 3, of the Map Records of Concho County, Texas, and said map and the record thereof are both here referred to and incorporated herein for all purposes.

County: Concho County, Texas

Date of Sale: February 7, 2023

Time of Sale: 10:00 a.m.

Place of Sale: In Paint Rock, Concho County, Texas, at the place designated by the County Commissioners Court of Concho County, Texas, for such sales.

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 FOCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Mortgagee has appointed E. Dwain Psencik as Substitute Trustee under the Deed of Trust and instructed him to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Substitute Trustee(s) will offer the Property for sale at public auction at the Place of Sale to the highest bidder for cash, "AS IS"; provided, however, the Property will be conveyed by Substitute Trustee's Deed conveying indefeasible title to the Property with covenant of general warranty. The sale will begin at the Time of Sale or not later than three hours thereafter.



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E. Dwain Psencik  
Trustee/Substitute Trustee