

NOTICE OF TRUSTEE'S SALE

Date: May 15, 2023

Trustee: E. Dwain Psencik

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

Mortgagee: Stanley Howard

Mortgagee's Address: 1118 Koberlin, San Angelo, Texas 76903.

Note:

Real Estate Lien Note dated December 17, 2016, executed by Vic Eric Ponce payable to the order of Stanley Howard in the original principal sum of \$9,500.00.

Deed of Trust

Date: December 17, 2016

Grantor: Vic Eric Ponce

Mortgagee: Stanley Howard

Recording Information: Volume 276, Page 292, Official Public Records, Concho County, Texas.

Property:

Lots 1, 2, 3, & 4, Block 1, JW PETTY SUBDIVISION of the South one-half of Block 11 of the BARNETT ADDITION to the City of Eden, Concho County, Texas, as described in Volume 106, Page 32, Deed Records, Concho County, Texas.

County: Concho County, Texas

Date of Sale: June 6, 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.

E. Dwain Psencik is Trustee under the Deed of Trust. Mortgagee has instructed Trustee 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 Trustee's Deed with a general warranty binding the Grantor in the Deed of Trust. The sale will begin at the Time of Sale or not later than three hours thereafter. This sale will be conducted subject to the right of rescission contained in Section 51.016 of the Texas Property Code.



E. Dwain Psencik
Trustee
P. O. Box 111
Eden, TX 76837
(325) 869-8204
dwain@wcc.net

FILED #2
The 15 Day of May
2023 at 3:46 O'clock P M
Auburn Hall
County Clerk, Concho Co. TX
By Auburn Hall