

#6023

FILED FOR RECORD

1:38

CLERK OF COUNTY OF LAMB TEXAS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**Asset 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 LAMB )

Notice is hereby given that whereas, on March 15, 2000, Abel Valdez and wife, April Valdez, 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 as Clerk's File No. 1206 in Volume 512, Page 653, Official Public Records of Lamb 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, Mary Elizabeth Sierra did assume the payment of the promissory note described in the said deed of trust; 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 noticed pursuant to Section 1507, Title 44, United States Code, did on November 9, 2016, 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 front doors on the north side of the courthouse in Littlefield, Lamb County, Texas, in which county such property is situated, at 10:00 a.m., or within three hours thereafter, on the first Tuesday of February, being the 7th day of February 2017, the following land located in said county and more particularly described as follows:

W/8.5' Lot 1 + Lot 2, Block 4, Lupton Subdivision of Block 18, Westside Addition to the City of Littlefield, Lamb County, Texas, s shown by Plat recorded in Volume 144, Page 325, Deed Records of Lamb County, Texas.

SUBJECT, HOWEVER, TO THE FOLLOWING:

1. Shortages in area.
2. Reservation and or conveyance of all oil gas and other minerals by predecessors in title.
3. All rules & regulations as promulgated by High Plains Underground Water Conservation District No. 1.

4. Unpaid ad valorem taxes.

EXECUTED this 5th day of January, 2017.

*Cassie Pfeiffer*

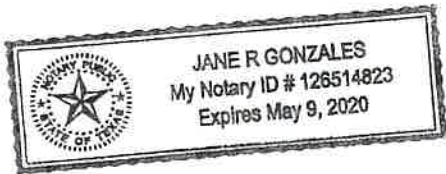
Cassie Pfeiffer  
Substitute Trustee  
6113 43rd Street, Suite B  
Lubbock, TX 79407  
(806) 785-5644 ext. 4

ACKNOWLEDGMENT

THE STATE OF TEXAS )

COUNTY OF LAMB )

This instrument was acknowledged before me on January 5,  
2017, by Cassie Pfeiffer, as Substitute Trustee.



(SEAL)

*Jane R. Gonzales*  
Notary Public, State of Texas