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NOTICE OF FORECLOSURE SALE

THE STATE OF TEXAS
COUNTY OF GAINES

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KNOW ALL MEN BY THESE PRESENTS:

Pursuant to the authority conferred upon me by that certain Deed of Trust executed by JUAN GARCIA to Jeannie N. Marrow, Trustee, dated March 9, 2020, for the benefit of the Beneficiary therein identified, duly recorded under Clerk's File No. 2020-02106, Official Public Records of Gaines County, Texas, securing the payment of that one certain promissory note in the original principal amount of \$80,000.00, with said note and lien having been assumed by MARGARET ACOSTA in Assumption Warranty Deed dated October 13, 2020, recorded as Instr. No. 2021-01407, Official Public Records of Gaines County, Texas, I will, as Trustee under said Deed of Trust, in order to satisfy the indebtedness secured thereby, default having been made in the payment thereof, sell on Tuesday, July 2, 2024, (that being the first Tuesday of said month), at public auction to the highest bidder for cash in the area designated by the County Commissioners Court at the hour of 10:00 o'clock, a.m. or within three hours thereafter of that day, the property described as follows:

The East 160 feet of Block 15, in the East part of Section 194, Block G, W.T.Ry.Co. Survey, Gaines County, Texas, as per plat recorded in Vol. 51, Page 527, Deed Records of Gaines County, Texas; BUT LESS the oil, gas, and other minerals.

Assert and protect your rights as a member of the Armed Forces of the United States. If you are, or your spouse is serving in active military duty, including active military duty as a 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 this 29th day of May, 2024.

Jeannie N. Marrow, Trustee

(Acknowledgment)

FILED
5/29/2024 9:25A. m
Terri Berry, County Clerk
Gaines County, Texas
BY Aissa Rodriguez
Deputy

STATE OF TEXAS
COUNTY OF GAINES

This instrument was acknowledged before me on the 29 day of May, 2024, by
JEANNIE N. MARROW.

Notary Public, State of Texas

