

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

#12

DATE: May 15, 2023

NOTE: Warranty Deed with Vendor's Lien

Date: August 4, 2021

Maker: Pedro Peters a/k/a Peter R. Peters and Elizabeth Peters

Payee: Franco Horacio Lopez and Lizeth Mendoza Lopez

Original Principal Amount: \$40,000.00

DEED OF TRUST: Deed of Trust

Date: August 4, 2021

Grantor: Franco Horacio Lopez and Lizeth Mendoza Lopez

Trustee: Paul E. Mansur

Beneficiary: Pedro Peters a/k/a Peter R. Peters and Elizabeth Peters

Recorded: Instrument No. 2021-05415 in the real property records of Gaines , Texas

LENDER: Pedro Peters a/k/a Peter R. Peters and Elizabeth Peters

BORROWER: Franco Horacio Lopez and Lizeth Mendoza Lopez

PROPERTY: The real property described as follows:

A 2.05 acre tract out of the Southwest corner of that certain 20.52 acre tract of land described in deed recorded in Instrument No. 2013-3729, Official Public Records, Gaines County, Texas, located in the N/2 of Section 303, Block G, C.C.S.D. & R.G.N.G. Ry. Co Survey, Gaines County, Texas, said 2.05 acre tract being more particularly described as follows:

BEGINNING at a 3/8" iron rod found for the Southwest corner of said 20.52 acre tract, and for the Southwest corner of this tract, from which the Northwest corner of said Section 303 bears N.85°03'20"W. 2891.3 feet and N.02°16'55"E. 1069.4 feet (bearings compared to the Texas Coordinate System of 1983, North Central Zone, distances and area are surface);

THENCE N.02°39'05"W., along the West line of said 20.52 acre tract, a distance of 233.80 feet to the Northwest corner of th15 tract;

THENCE S.85°03'20"E., at 20.18 feet pass a set 1/2" iron rod with cap marked "NEWTON SURVEYING", in all 385.44 feet to a 1/2" iron rod with cap marked "NEWTON SURVEYING" set for the Northeast corner of this tract;

THENCE S.02°37'05"E. 238.78 feet to a 1/2" iron rod with cap marked "NEWTON SURVEYING" set in the South line of said 20.52 acre tract, for the Southeast corner of this tract;

THENCE N.85°03'20"W., along the South line of said 20.52 acre tract, at 365.12 feet pass a set 1/2" iron rod with cap marked "NEWTON SURVEYING", in all 385.30 feet to the PLACE OF BEGINNING.

Together with all improvements, easements, personal property, intangibles, rents, revenues, contracts, and rights appurtenant to the real property, as described in the Deed of Trust.

SUBSTITUTE TRUSTEE: Paul E. Mansur

Substitute Trustee's Mailing Address:

114 South Main St,

Seminole, Texas 79360

DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

June 6, 2023, the first Tuesday of the month, to commence at 1:00 p.m., or within three (3) hours after that time.

5/15/23 FILED 2:00 p.m

Terri Berry, County Clerk
Gaines County, Texas

BY *[Signature]*
Deputy

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

In the area bounded by the west edge of the west porch of the Gaines County Courthouse and on the east by the middle landing of the inside stairs leading into the courthouse from the west door, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you 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. { See Tex. Prop. Code § 51.002(i).}

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER. { Tex. Prop. Code § 51.0076.}

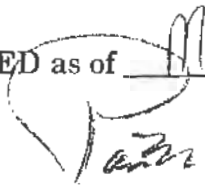
RECITALS

Default has occurred in the payment of the Note and in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law.

The Deed of Trust may encumber both real and personal property. Formal notice is now given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and Texas Business and Commerce Code section 9.604(a).

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed

to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

EXECUTED as of May 15, 2023


PAUL E. MANSUR
114 South Main Street
Seminole, Texas 79360
(432) 847-4649
(432) 847-4649 (facsimile)

After recording, please return original to:

Paul E. Mansur
114 South Main Street
Seminole, Texas 79360
(432) 847-4649