

This 8<sup>th</sup> day of 08, 2019  
at 11:07 AM Posted

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

Date: 8-8, 2019

**Deed of Trust:**

**Date:** November 14, 2007

**Grantor:** Lorenzo Rosalez and wife, Yessenia Rosalez

**Substitute Trustee:** Audie Sciumbato

**Beneficiary:** Joe Zepeda, Jr., a single man

**Recording Information:** Filed as Document Number 2008-0243 in the Official Public Records of Deaf Smith County, Texas.

**Property:** Real property located in Deaf Smith County, Texas (the "Property"). The Property is more fully described as follows:

A tract out of a part of Lots 11 and 12, Block 18, Whitehead Addition to the Town of Hereford, Deaf Smith County, Texas, as shown by the plat thereof of record in Volume 8, Page 230, Deed Records of Deaf Smith County, Texas, described by metes and bounds as follows:

BEGINNING at a 3/8 inch iron rod set for the Northwest corner of Block 18, Whitehead Addition;

THENCE North 59 degrees 01 minutes 11 seconds East along the North line of said Block, 90.18 feet to a 1/2 inch iron pipe found for the Northeast corner of a tract known as the West 90 feet of Lot 12;

THENCE South 30 degrees 50 minutes 35 seconds East 97.06 feet to a 3/8 inch iron rod set for corner whence the Southeast corner of a tract known as the North 20 feet of the West 90 feet of Lot 10 bears South 30 degrees 50 minutes 35 seconds East 22.84 feet;

THENCE South 57 degrees 48 minutes 50 seconds West 18.12 feet to a 3/8 inch iron rod set for corner;

THENCE North 31 degrees 06 minutes 27 seconds West 12.07 feet to a 3/8 inch iron rod set for corner;

THENCE South 59 degrees 20 minutes 44 seconds West 71.25 feet to a 3/8 inch iron rod set in the West line of said Block whence a 3/4 inch iron pipe found for the Southwest corner of the tract known as the North 20 feet of the West 90 feet of Lot 10 bears South 31 degrees 01 minute 30 seconds East 35.10 feet;

THENCE North 31 degrees 01 minute 30 seconds West along the West line of said Block, 84.96 feet to the place of beginning;

TOGETHER WITH that certain easement covering the East 3 feet of the West 90 feet of the South 30 feet of Lot No. 10, Block No. 18, Whitehead Addition to the Town of Hereford, and made appurtenant to the aforesaid property when created

by deed from J.C. Lance and wife, Lena Lance, to Paul E. Foster, dated April 18, 1934 recorded in Volume 73, Page 6 of the Deed Records of Deaf Smith County, Texas.

**Note:**


**Date:** November 14, 2007  
**Amount:** \$47,000.00  
**Debtor:** Lorenzo Rosalez and wife, Yessenia Rosalez  
**Holder:** Joe Zepeda, Jr., a single man

**Date of Sale of Property:** September 3, 2019

**Earliest Time of Sale of Property:** 10:00 a.m.

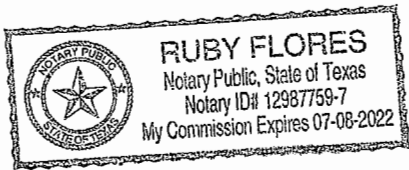
**Place of Sale of Property:** Second floor of the Deaf Smith County Court House, 235 E. 3<sup>rd</sup> Street, Hereford, Texas 79045.

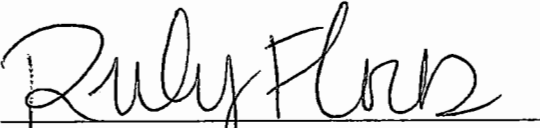
Because of default in performance of Debtor's obligations under the Note and Deed of Trust, Beneficiary has requested that Substitute Trustee sell the Property. Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust. The sale will begin at the time stated above or within three hours after that time. The sale will be completed between the earliest time to begin the sale as specified above and 4:00 p.m.

  
Audie Sciumbato, Substitute Trustee

STATE OF TEXAS                   §  
   §  
COUNTY OF DEAF SMITH       §

This instrument was acknowledged before me on the 8<sup>th</sup> day of August, 2019, by Audie Sciumbato, Substitute Trustee.



  
Notary Public, State of Texas