

This 4<sup>th</sup> day of Sept. 2019  
Posted  
at 11:24 am

**NOTICE OF TRUSTEE'S SALE**

**Date:** September 3, 2019

**Substitute Trustee:** Dezi Vargas

**Substitute Trustee's Address:** P.O. Box 1390, 2313 Phelps, Littlefield, Texas  
79339

**Mortgagee:** First Federal Bank, Littlefield, Texas ssb

**Note:** November 28, 2017 in the original principal amount of \$230,360.73

**Deed of Trust, Security Agreement, Financing Statement, and Fixture Filing Pursuant to the Texas Business & Commerce Act**

**Date:** November 28, 2017

**Grantor:** RYAN ROCHA and AMANDA ROCHA, formerly known as Amanda Sanchez, husband and wife

**Mortgagee:** First Federal Bank, Littlefield, Texas ssb

**Recording information:** Instrument number 17-1964, Official Public Records of Deaf Smith County, Texas.

**Property:**

**TRACT I:** 2.46 acres, more or less, out of the Southeast part of Section 111, Block M-7, Deaf Smith County, Texas, described as follows:

BEGINNING at a ½ inch iron pipe in the North line of a Public Road whence the Southeast corner of Section 111, Block M-7 bears South 50 feet and East 2293.6 feet;

THENCE North 251 feet to a ¾ inch iron pipe, the Southeast and Beginning

corner of this tract;

THENCE continuing North, 436.17 feet to a ¾ inch iron pipe;

THENCE West 165.72 feet to a ¾" iron pipe in the East line of Raymond Street as extended Southward from Finlan Subdivision;

THENCE South 20 degrees 08 minutes West along said extended line of said Street, 464.55 feet to a 2 inch iron pipe;

THENCE East at 275.63 feet pass a ¾ inch iron pipe and at 325.63 feet to the place of beginning.

**TRACT II (Ingress/Egress Easement Tract):** 0.29 acre, more or less, out of the

Southeast part of Section 111, Block M-7, Deaf Smith County, Texas, described as follows:

BEGINNING at a ½ inch iron rod, found in the North line of a Public Road whence the Southeast corner of Section 111, Block, M-7 bears South 50 feet and East 2293.6 feet;

THENCE West, a distance of 50.00 feet to a 3/8 inch iron rod with cap stamped "HBD" set;

THENCE North 00 degrees 04 minutes 02 seconds West, a distance of 250.93 feet to a ½ inch iron rod with cap stamped "RPLS 1848" found;

THENCE East, a distance of 50.00 feet to a ½ inch iron rod with cap stamped "RPLS 1848" found;

THENCE South 00 degrees 04 minutes 02 seconds East, a distance of 250.93 feet to the PLACE OF BEGINNING.

**County:** Deaf Smith

**Date of Sale (first Tuesday of month):** October 1, 2019

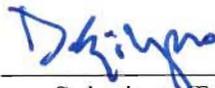
**Time of Sale:** 10:00 a.m. or not later than three (3) hours thereafter

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

**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 FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**

Mortgagee has appointed Dezi Vargas as 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, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". The sale will begin at the Time of Sale or not later than three hours thereafter.



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Dezi Vargas, Substitute Trustee

STATE OF TEXAS

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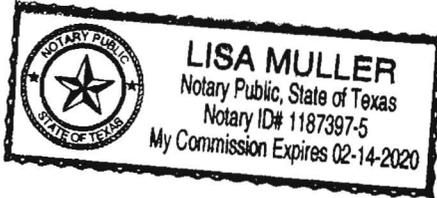
COUNTY OF LAMB

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This instrument was acknowledged before me on the 3<sup>rd</sup> day of September, 2019, by Dezi Vargas, Substitute Trustee.

*Lisa Muller*

Notary Public, State of Texas



*Immediately returned to: First Federal Bank*

FILED and certified as RECORDED in the Official Public Records of Deaf Smith County on the date and time stamped. Rachel Garman, County Clerk,

Deaf Smith County, Texas.

By: *Rachel Garman* Deputy September 4, 2019 (11:00am)

19-1291