

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: April 8, 2025

Deed of Trust:

Posted
This 8th day of April, 2025
at 1:47 pm

Date: November 14, 2007

Grantor: Lorenzo Rosalez and wife, Yessenia Rosalez

Original Trustee: R.C. Hoelscher

Current Trustee: PLA Services, Inc.

Beneficiary: Joe Zepeda, Jr., a single man

County Where Property Is Located: Deaf Smith County, Texas

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

Property Description: The real property described in Exhibit "A" attached hereto.

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 (first Tuesday of month): Tuesday, May 6, 2025

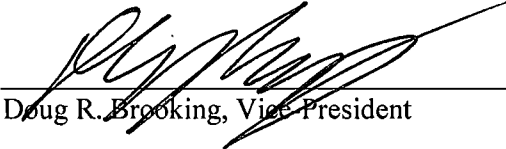
Time of Sale of Property: The sale will take place between the hours of 10:00 a.m. and 4:00 p.m. local time; the earliest time at which the sale will begin is 10:00 a.m.

Place of Sale of Property: The area designated by the Deaf Smith County Commissioners Court as the official location for real property foreclosure sales.

Default has occurred in the payment of the Notes and in performance of the obligations of the Deed of Trust. Because of that default, the owner and Holder of the Note and Beneficiary under the Deed of Trust has requested Substitute Trustee to sell the Property.

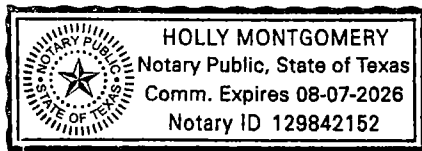
Therefore, notice is given that on and at the Date, Time, and Place of Sale described above, Substitute Trustee will sell the Property "AS IS" by public sale to the highest bidder for cash in accordance with the Deed of Trust.

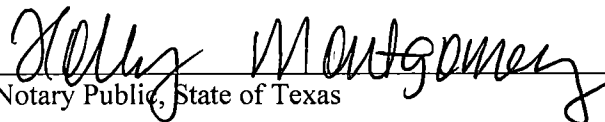
PLA SERVICES, INC., Substitute Trustee

By: 
Doug R. Brooking, Vice President

STATE OF TEXAS §
 §
COUNTY OF POTTER §

This instrument was acknowledged before me on the 8th day of April, 2025, by Doug R. Brooking, Vice-President of PLA SERVICES, INC., a Texas corporation, as Substitute Trustee, on behalf of the corporation.




Notary Public, State of Texas

105950.02
Notice of Substitute Trustee's Sale - Rosalez(2182255.1)

After recording, return to:

Doug Brooking
Sprouse Shrader Smith PLLC
P.O. Box 15008
Amarillo, Texas 79105

EXHIBIT "A"

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.