

NOTICE OF TRUSTEE'S SALE

#15 OCT 18 2023 10:40 AM

Ana Ortiz
DAWSON COUNTY CLERK

WHEREAS, on the 11th day of April, Joe Espino ("Grantor"), executed a Deed of Trust to Analee Ortiz, Trustee for the benefit of Davie Matthew Jones ("Beneficiary"), conveying the real estate described herein, to secure Borrower's promise to pay according to its face and tenor that certain promissory note of even date therewith in the original principal sum of \$134,900.00 ("the Obligations"); and

WHEREAS, default occurred under said Deed of Trust due to the failure of Grantor to pay principal and interest installments on the Obligation when due. In accordance therefore, with the terms of said Deed of Trust, Beneficiary has declared indebtedness immediately due and hereby posts the property for foreclosure.

NOW THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 7th day of November, 2023, between 10:00 a.m. and 3:00 p.m., I will sell said real estate on the steps of the entrance and foyer to the County Courthouse in Lamesa, Dawson County, Texas, at the place designated by the commissioners of said county for conducting foreclosures, to the highest bidder for cash.

Said real estate is described as:

THE WEST 10 FEET OF LOT 2 AND ALL OF LOT 3, BLOCK 20, OF THE AMENDED PLAT OF OAKLAND PLACE ADDITION TO THE TOWN OF LAMESA, DAWSON COUNTY, TEXAS, AS PER PLAT RECORDED IN VOLUME 2, PAGE 5, OF THE PLAT RECORDS, DAWSON COUNTY, TEXAS;

NOTWITHSTANDING ANYTHING TO THE CONTRARY HEREIN CONTAINED, DAVIE MATTHEW JONES DOES HEREBY RESERVE ALL WIND/MINERALS, INCLUDING BUT NOT LIMITED TO ALL OIL AND GAS MINERALS, THAT MAY BE PRODUCED AND/OR SOLD FROM SAID LAND, UNTO SAID DAVIE MATTHEW JONES AND TO HIS HEIRS, SUCCESSORS AND ASSIGNS FOREVER, SAID LANDS BEING MORE COMPLETELY AND FULLY DESCRIBED IN THIS INSTRUMENT.

Known as 104 N 18th St. Lamesa, TX 79331.

WITNESS MY HAND this 15th day of October, 2023.

Analee Ortiz

Analee Ortiz, Trustee

Address:
1401 Holloway Ave.
Midland, Texas 79701
Phone: (432)260-6009

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.