

A Debtor who is serving on active duty in the military may have special rights or relief related to this notice under federal law, including the SERVICEMEMBERS CIVIL RELIEF ACT (50 U.S.C. app. Section 501, et. seq.) and state law, including Section 51.015 of the TEXAS PROPERTY CODE. 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.

**NOTICE OF TRUSTEE'S SALE**

**DATE:** February 13, 2023

**PROMISSORY NOTE:**

Promissory Note described as:

Date: December 5, 2020  
Maker: Alejandro Ortiz  
Payee: Pay and Save, Inc.  
Principal Amount: \$50,000.00

**DEED OF TRUST:**

Deed of Trust described as:

Date: December 5, 2020  
Grantor: Alejandro Ortiz  
Trustee: Ronnie Rogers  
Beneficiary: Pay and Save, Inc.  
Recording Information: Recorded under Clerk's Document Number 63179 at Volume 171, Page 647 of the Official Public Records of Parmer County, Texas

**LENDER:** Pay and Save, Inc.

**BORROWER:** Alejandro Ortiz

**PROPERTY:** SEE ATTACHED EXHIBIT "A"

Trustee: Ronnie Rogers  
Trustee's Mailing Address: 1804 Hall Avenue, Littlefield, Texas 79339

Substitute Trustee: Hugh Lyle, Brad Odell, or Clay Elliott  
Substitute Trustee's Mailing Address: 1500 Broadway, Suite 700  
Lubbock, Lubbock County, Texas 79401

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

March 7, 2023, being the first Tuesday of the month, to commence at 10:00 a.m., or within three hours thereafter.

**PLACE OF TRUSTEE'S SALE OF PROPERTY:**

The front steps of south door of the Parmer County Courthouse, 401 3<sup>rd</sup> Street, Farwell, Texas 79325 or as designated by the County Commissioner, or other such location as designated by the County Commissioners of Parmer County, Texas.

Default has occurred in the payment of the Promissory Note referenced above and in the performance of the obligations of the Deed of Trust, which secures the Promissory Note. Because of such default, Lender, the owner of the Promissory Note, and the holder of the Promissory Note and the Deed of Trust, has requested the Substitute Trustee to sell the Property in accordance with the terms of the Deed of Trust and applicable law.

Therefore, notice is given that on the Date and Time of Trustee's Sale of Property and at the Place of Trustee's Sale of Property, the Substitute Trustee or such other trustee as Lender may subsequently appoint, will sell the Property by public sale to the highest bidder for cash, in accordance with 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 which are superior to the Deed of Trust. The Substitute Trustee has not made and will not make any covenants, warranties, or representations concerning 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 shall be sold "AS IS, WHERE IS", and WITH ALL FAULTS.



Brad Odell, Substitute Trustee

**ACKNOWLEDGMENT**

STATE OF TEXAS            )  
  )  
COUNTY OF LUBBOCK    )

This instrument was acknowledged before me on February 13<sup>th</sup>, 2023, by Brad Odell, Substitute Trustee.

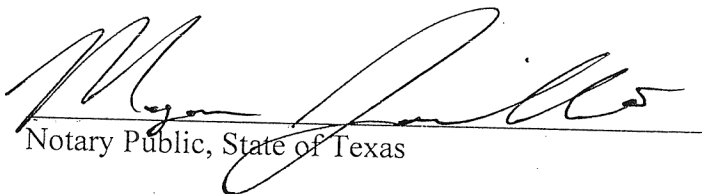
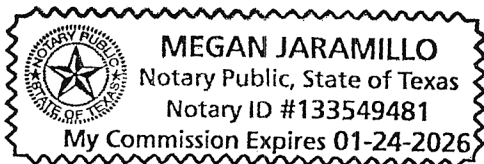
  
Notary Public, State of Texas

EXHIBIT A

Lots 3 and 4, of Block 69, of the Original Town of Bovina, Farmer County, Texas; and

All that portion of Avenue G of the Original Town of Bovina, Farmer County, Texas, lying Southeast of Block 69, said original town, and between said Block 69 and State Highway 86, described as follows:

BEGINNING at the Easterly corner of Lot 4, of said Block 69;  
 THENCE South 39 deg 17 min East, 80 feet to the most Northerly corner of Block 74, said original town;  
 THENCE South 50 deg 43 min West, along the boundary line between Avenue G and Lot 1, of said Block 74, 76.8 feet to the point of intersection of said State Highway 86;  
 THENCE Westerly along the Northern boundary line of the right-of-way of State Highway 86, approximately 230 feet to intersect the Easterly line of Ninth Street of said original town;  
 THENCE North 39 deg 17 min West, along the Easterly line of Ninth Street, approximately 40 feet to the Southwesterly corner of Lot 3, of said Block 69;  
 THENCE North 50 deg 43 min East, along the boundary line between Avenue G and Ninth Street, 300 feet to the place of beginning; and

All of Lot 1, of Block 74, lying on the Northerly side of the right-of-way of State Highway 86, of the Original Town of Bovina, Farmer County, Texas, described as follows:

BEGINNING at the Northerly corner of Lot 1, Block 74;  
 THENCE South 39 deg 17 min East, approximately 66 feet to a point in the North right-of-way line of State Highway 86;  
 THENCE Westerly along the North boundary line of the right-of-way line of State Highway 86, approximately 114 feet to a point where the North boundary line of State Highway 86 intersects with the South boundary line of the now closed portion of Avenue G heretofore conveyed to J. F. Vestal by the City of Bovina by warranty deed recorded in Volume 199, page 337, Deed Records of Farmer County, Texas, together with all improvements thereon.

FILED 14 DAY OF Feb  
 20 23 AT 3:07 P.M.  
 COUNTY CLERK  
 FARMER COUNTY, TEXAS  
 BY Nayra Chacon  
 COUNTY CLERK DEPUTY

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW

STATE OF TEXAS )  
                          ) OFFICIAL PUBLIC RECORDS  
COUNTY OF PARKER )

I hereby certify that this instrument was FILED on the date and at the time stamped hereon by me and was duly RECORDED in the Volume and Page of the RECORDS of Parker County, Texas.

FILED FOR RECORD IN PARKER COUNTY  
Wylie Springs, COUNTY CLERK

Tue Feb 14, 2023 AT 02:57P

Document Number: 66078

Receipt Number - 29337

*Mayra Chavez*  
e-  
Notary Public, State of Texas