

" NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER."

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: April 23, 2025

Note: Vendor's Lien Note: described as follows:

Date: April 24, 2020

Maker: Irvin Alan Olivas and wife Monica Olivas

Payee: R.C. Hoelscher

Original Principal Amount: \$20,000.00

DEED OF TRUST: Deed of Trust, described as follows:

Date: April 24, 2020

Grantors: Irvin Alan Olivas and wife Monica Olivas

Trustee: Diane Hoelscher

Beneficiary: R.C. Hoelscher

Recorded: Volume 409, Page 144, as Document No. 70012, in the Official Public Records of Castro County, Texas

LENDER: R. C. Hoelscher

BORROWERS: Irvin Alan Olivas and wife Monica Olivas

PROPERTY: The real property described as follows:

2.5 acres, more or less, out of Tract No. 41, of Coronado Acres, a Subdivision of 436.46 acres out of the Southwest part of Section 84, Block M-7, lying Southwest of U. S. Highway 385, in Castro and Deaf Smith Counties, Texas, as shown by the plat of said Subdivision of record in the Deed Records of Castro and Deaf Smith Counties, Texas; being the most Northwest ½ of said tract no. 41; described by metes and bounds as follows:

BEGINNING at the most Westerly corner of said tract no. 41 for the beginning point hereof;
THENCE in a Northeasterly direction with the Northwest side of said tract no. 41 to the most Northerly corner of said tract no. 41;

THENCE in a Southeasterly direction with the Northeast side of said tract no. 41, one-half the distance to the most Easterly corner of said tract no. 41, such point being one-half the distance between the most Northerly corner and the most Easterly corner of said tract no.41;

Posted 4-23-2025
9:40 AM

THENCE in a Southwesterly direction parallel with the Northwest side of said tract no. 41 to a point in the Southwest line of said tract no. 41, said point being in the middle of the Southwest line of said tract no. 41, one-half the distance from the most Southerly corner and one-half the distance from the most Westerly corner of tract no. 41;

THENCE in a Northwesterly direction with the Southwest side of said tract to the point of beginning; containing 2.5 acres of land, more or less, together with all improvements situated thereon; including and not limited to a 16x80 foot three (3) bedroom 2016 mobile home, as well as all appurtenant, contents, and improvements located in said mobile home, all other personal property, intangibles, rent, revenues, contracts, and rights appurtenant to said property;

Together with all improvements, easements, personal property, intangibles, rents, revenues, contracts, and rights appurtenant to the real property: as described in the Deed of Trust;

SUBSTITUTE TRUSTEE:

R.C. Hoelscher
304 W. 3rd Street/ P.O. Box 1775
Hereford, Texas 79045

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

June 3, 2025, the first Tuesday of the month, to commence at 10:15 a.m., or within three (3) hours after that time.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

Castro County court house, Dimmitt, Castro County, Texas.

NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you 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.

{See Tex. Prop. Code §51.002 (I).}

RECITALS

Default has occurred I the payment of the Note and in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, I, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code section 51.002, has requested that

