

FILED FOR RECORDS  
11:23 O'CLOCK A.M.  
  
FEB 29 2024  
  
SANDRA LIMAS  
CLERK CO. COURT, OCHILTREE CO. TEXAS  
BY *Jaisy Zapata*

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

THE STATE OF TEXAS     ]  
  ]  
COUNTY OF OCHILTREE    ]

**KNOW ALL MEN BY THESE PRESENTS:**

WHEREAS, by that certain Deed of Trust dated July 25, 2022, executed by **Daniel Z. Dominguez Quesada** ("Grantor" herein), recorded as Instrument Number 2022-1145, Official Public Records of Ochiltree County, Texas, reference to which is hereby made for all purposes, Grantor conveyed to the Trustee that certain real property hereinafter described, ("the Property"), which Deed of Trust secures the payment of that certain Forty Three Thousand Five Hundred and No/100ths DOLLARS (\$43,500.00) promissory note ("the Note") therein described; and

WHEREAS, **Robert Kelly**, is the holder of the Note and Deed of Trust; and

WHEREAS, the undersigned is the Substitute Trustee of said Deed of Trust; and

WHEREAS, default has occurred under the terms of the Note and Deed of Trust, and the entire unpaid principal balance and all accrued but unpaid interest owing under the Note has been accelerated and is now wholly due, and the owner and holder of the Note has requested the undersigned to sell the Property in accordance with Section 51.002 of the Texas Property Code and the terms of the Deed of Trust, in order to satisfy the indebtedness evidenced by the Note and secured by the Deed of Trust.


**NOW, THEREFORE, NOTICE IS HEREBY GIVEN** that on Tuesday, April 2, 2024, that being the first Tuesday of said month, between 10:00 o'clock A.M. and three (3) hours thereafter, the undersigned will sell the Property at the WEST COURTHOUSE STEPS OF THE OCHILTREE COUNTY COURTHOUSE, OR AS OTHERWISE DESIGNATED BY THE COUNTY COMMISSIONERS' COURT OF OCHILTREE COUNTY, TEXAS. The Property will be sold to the highest bidder for cash.

The Real Property is described as follows:

All of Lot Number One (1), in Block Number Forty-five (45), First Addition to the Town of Perryton, Ochiltree County, Texas, as the same is shown by recorded plats of said town and addition on file in the office of the County Clerk of Ochiltree County, Texas, more commonly known as 601 South Drake, Perryton, Texas.

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.

EXECUTED February 28, 2024

  
Matthew D. Bartosiewicz, Substitute Trustee