

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED FOR RECORD

2022 NOV 14 PM 12: 57

IN THE STATE OF TEXAS

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COUNTY OF HARDIN

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CORRIVE SECTION
COUNTY CLERK
HARDIN COUNTY TEXAS
BY *Betty Johnson*

WHEREAS, Israel Marquez and Fabiola Sanchez Martinez (hereinafter collectively called the "Borrowers", whether one (1) or more, executed a Warranty Deed with Vendor's Lien dated September 16, 2019 to Vernon R. Young , TRUSTEE, duly recorded under Clerk's File No. 201998389 of the Official Public Records of Real Property of Hardin County, Texas (such instrument, together with any amendments or supplements thereto or any instruments supplemented or amended thereby, being hereinafter called "Warranty Deed with Vendor's Lien"), to secure interalia, payment of certain indebtedness evidenced by that certain Promissory Note dated September 16, 2019, executed by the Borrowers and payable to the order of D & V DEVELOPMENT, LLC (hereinafter called "Lender"), in the original principal sum of SIXTY-ONE THOUSAND SEVEN HUNDRED DOLLARS AND 00/100 (\$61,700.00) (such instrument, together with any amendments or supplements thereto or any instruments supplemented or amended thereby, being hereinafter called the "Note") to which instruments reference is hereby made for all purposes, and

WHEREAS, after default in the payment of the indebtedness described in the Deed of Trust and pursuant to the specific provision of the Deed of Trust, the Lender appointed me, the undersigned, SANDRA GOMEZ, as substituted Trustee under the Deed of Trust, and requested that the Deed of Trust be enforced in accordance with the terms and provisions thereof:

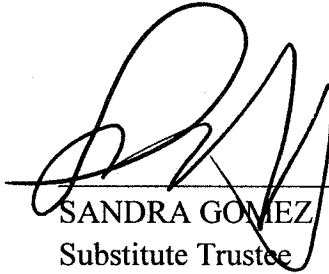
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that I, SANDRA GOMEZ, Substitute Trustee, as aforesaid, hereby give notice that I will accordingly, after due publication of this notice as required by the Warranty Deed with Vendor's Lien and the laws of the State of Texas, sell at public auction to the highest bidder or bidders for cash, commencing no earlier than 10:00 o'clock a.m. and no later than three (3) hours thereafter, and will be completed no later than 4:00 P.M., on the first Tuesday of December 2022, the same being December 6th 2022, the property set out in and described by the Deed of Trust, and described in "Exhibit A", which is attached hereto and incorporated herein by reference for all purposes, together with all singular those rights, titles and interests, estates reversions and reminders as may be granted by the Deed of Trust.

The above described property is being sold subject to all matters which is prior to the Warranty Deed with Vendor's Lien, which affect this thereto, and which are superior interest therein, and will be sold without any express or implied warranties, except as to warranties of title, and AS IS, WHERE IS in its present condition at the buyer's own risk.

THE FORECLOSURE SALE WILL TAKE PLACE IN THE COMMISSIONER'S COURTROOM AT THE FIRST FLOOR IN THE HARDIN COUNTY OR IF THE PRECEDING AREA (S) IS/ARE NO LONGER AREA (S) DESIGNATED BY THE HARDIN COUNTY COMMISSIONER'S COURT , AT THE AREA MOST RECENTLY DESIGNATED BY THE HARDIN COMMISIONER'S COURT.

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.

WITNESS my hand on November 08, 2022

A handwritten signature in black ink, appearing to read 'Sandra Gomez', is written over a horizontal line.

SANDRA GOMEZ
Substitute Trustee
c/o GOMEZ LAW, PLLC
11511 Katy Freeway, Suite 610
Houston, Texas, 77079

EXHIBIT "A"

TRACTS 1&2 GEO# 000141-000710, 000141-000712

BEING a 2.50-acre tract of land out of and a part of that certain Roberta Lloyd Blanchard and Annie Broom Lloyd 5.00-acre tract of land, more fully described and recorded in Volume 868, Page 751 of the Deed Records of Hardin County, Texas. Said 2.50-acre tract being situated in the Joseph Coit Survey, Abstract No.141, Hardin County, Texas as shown of record in Special Warranty Deed dated April 15,1999, Clerks File No.82666 recorded in Volume 1183, Page 26 Official Public Records, Hardin County, Texas and is more particularly described as follows:

BEGINNING at a 5 8 inch iron rod with cap set for the Southeast corner of said Lloyd 5.00 acre tract, same being the Northeast corner of that certain Thomas Swor and wife, Cindy D. Swor 1.12 acre tract of land, more fully described and recorded in Volume 877, Page 190 of said Deed Records, same being in the centerline of Red Rock Road (40 feet wide rock road), same being in the West line of that certain Harry Shaw, et al 10.00 acre tract of land, more fully described and recorded in Volume 316, Page 606 of said Deed Records, from which a concrete monument stamped "H-182" found bears South 00 deg. 10 min. 01 sec. West 57.86 feet;

THENCE North 88 deg. 34 min. 25 sec. West along and with the South line of said Lloyd 5.00-acre tract same being the North line of said Swor 1.12-acre tract, same being the centerline of said Red Rock Road a distance of 391.04 feet to 5 8-inch iron rod with cap set for corner;

THENCE North 00 deg. 14 min. 03 sec. East a distance of 278.77 feet to a 5 8-inch iron rod with cap set for corner in the North line of said Lloyd 5.00 acre tract, same being in the South line of the remainder of that certain Carl T. Bledsoe and A.P. Hart 23.61 acre tract of land, more fully described and recorded in Volume 399, Page 417 of said Deed Records;

THENCE South 88 deg. 33 min. 42 sec. East along and with the North line of said Lloyd 5.00-acre tract, same being the South line of said Bledsoe and Hart 23.61-acre tract, a distance of 390.54 feet to a 5 8-inch iron rod found for corner;

THENCE South 00 deg. 07 min. 48 sec. West along with the East line of said Lloyd 5.00-acre tract, same being the West line of said Shaw 10.00-acre tract, a distance of 278.70 feet to the **PLACE OF BEGINNING, containing 2.50 acres of land, more or less.**

AND one 1995 26'x60' Beige Brown Belmont Mobile Home, Premier Model, containing 1,560 sq. ft., Identified as HCAD# 10100, Section One-Label# TRA0248071, Serial# MSB952864S1SN18694; Section Two-Label# TRA0248072, Serial# MSB952864S2SN18694 Certificate# MH00232766, Situated on Parcel 141-17-A.

More commonly known as 5991 Bronx Rd. Saratoga, TX. 77585. Identified as Property ID 59022 & 15448