

NOTICE OF FORECLOSURE SALE

May 2, 2023

FILED FOR RECORD

2023 MAY -5 AM 11:54

THERESA CARRASCO
ATASCOSA COUNTY CLERK

Deed of Trust ("Deed of Trust"):

Dated:

October 13, 2022

Grantor:

Federico Mota Vasquez Owner-Dumex Excavation, LLC

Trustee:

SHANNON L. STEPHEN

Lender:

The Lot 1902 Land Trust

Recorded in:

Document No. **230691**

of the real property records of Atascosa County, Texas

BY  DEPUTY

Legal Description:

S.S. Farm Tract 1871, of Block 133, consisting of 10 acres, from the the Chas F. Simmons 95,000 acre survey as recorded in Volume 37 of the Deed Records of Atascosa County, Texas

Street Address: **Lot 1871 Christine, Texas 78064**

Recording Information for Deed of Trust: Doc# **230691**

Secures:

Real Estate Note ("Note") in the original principal amount of \$99,000.00, executed by **Federico Mota Vasquez Owner-Dumex Excavation, LLC** ("Borrower") and payable to the order of Lender

Substitute Trustee:

Celeste A. Brown

Substitute Trustee's Address:

1602 N. I-35 Frontage Road, Ste 116, San Antonio, Texas 78208

Foreclosure Sale:

Date:

Tuesday, June 6, 2023

Time:

The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 o'clock a.m. and not later than three hours thereafter.

Place:

Atascosa County Courthouse, Jourdanton, Texas; or at such other location as may be designated by the Commissioners' Court for such sales

Terms of Sale:

The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that SHANNON L. STEPHEN, Trustee for **The Lot 1902 Land Trust** bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. **THOSE DESIRING TO BID AND PURCHASE THE PROPERTY WILL NEED TO DEMONSTRATE THEIR ABILITY TO PAY THEIR BID IMMEDIATELY BY CASHIER'S CHECK MADE PAYABLE TO THE ORDER OF THE UNDERSIGNED TRUSTEE. NO THIRD-PARTY CASHIER'S CHECKS WILL BE ACCEPTED.**

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, SHANNON L. STEPHEN, Trustee for **The Lot 1902 Land Trust** the owner and

holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of SHANNON L. STEPHEN, Trustee for **The Lot 1902 Land Trust** election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with SHANNON L. STEPHEN, Trustee for **The Lot 1902 Land Trust** rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If SHANNON L. STEPHEN, Trustee for **The Lot 1902 Land Trust** 's passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by SHANNON L. STEPHEN, Trustee for **The Lot 1902 Land Trust** Trust Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

QUESTIONS CONCERNING THE SALE MAY BE DIRECTED TO

MARILYN GONZALEZ
1602 N. I-35 Frontage Road
San Antonio, Texas 78208
210-599-4179

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.

Default and Request to Act: Default has under the Deed of Trust, and the mortgage has requested me, as Trustee, to conduct this sale. Notice is given that before the sale. Notice is given that before the sale the mortgage may appoint another person substitute trustee to conduct the sale.

The following are Substitute Trustees authorized to conduct the sale:

Robert Valdespino, Brenda Rolon, Olivia Valdespino, Hollerbach and Associates, Michael Powell.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

A handwritten signature in black ink, appearing to read "Celeste A. Brown", is written over a horizontal line.

Celeste A. Brown, PLLC
Attorney and Substitute Trustee for Mortgagee
1602 N. I-35 Frontage Rd., Suite 116
San Antonio, Texas 78208
Telephone (210) 430-8500
Telecopier (210) 822-0200
celestebrownlawtx@gmail.com