

NOTICE OF NON-JUDICIAL FORECLOSURE SALE

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.

WHEREAS, on April 28, 2021, a Deed of Trust (Unimproved Property) was executed by Joseph Jimenez and Gisele M. Wellborn, recorded as document #2021-03664, Vol. 1305, Pages 0935-0943 in the Official Public Records of Lee County, Texas ("**Deed of Trust**"), in order to secure First National Bank of Bastrop ("**Lender**") in the payment of a Promissory Note in the sum of \$87,210.00, executed by Joseph Jimenez ("**Note**") and all extensions thereafter; and,

WHEREAS, the undersigned have been appointed Substitute Trustee in the place of the said original Trustee, upon the contingency and in the manner authorized by the Deed of Trust and by law; and

WHEREAS, default, as same is defined in the Note and/or the Deed of Trust, has occurred and the outstanding indebtedness on same is now wholly due; and

WHEREAS, First National Bank of Bastrop, the current Owner and Holder of the Note, has requested the undersigned to sell the real property described in the Deed of Trust to satisfy all or a portion of the said indebtedness as defined in the Deed of Trust.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, July 1, 2025** beginning at **10:00 a.m.**, or not later than three hours after that time, any Substitute Trustee appointed by the holder of the Note will sell the following described real property to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness affecting the property which is superior to the Deed of Trust, at the Courthouse of **Lee County, Texas**, in the area designated by the Commissioners Court of such County, or if no such area has been so designated, then at the place where non-judicial foreclosure sales of real property are customarily and regularly held in **Lee County, Texas**, which real property is described as follows:

Survey of a 15.26 acres of land in the Aaron Burleson Survey. Abstract Number 48, Lee County, Texas and being all that called 12.24 acres and a portion of that called 14.12 acres described to Reza Assadi in that certain Special Warranty Deed with Vendor's Lien as recorded in Volume 1266, Page 233, Real Property Records Lee County, Texas, the herein described 15.26 acres of land being shown on a sketch prepared herewith and being more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof for all purposes ("**Property**").

FILED AND RECORDED

JUN - 9 2025

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B2503(B)/Posting Ntc LN#710705



Sharon Blasing
SHARON BLASING
COUNTY CLERK, LEE COUNTY, TEXAS

Together with all improvements on the Property and all other descriptions of property described herein and in the Deed of Trust, if any.

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

The Property to be sold is the same Property described in said Deed of Trust except as same may have been modified of record.

THE SALE OF THE PROPERTY IS "AS IS" AND "WHERE IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE SUBSTITUTE TRUSTEE(S), EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. NEITHER THE OWNER OF THE PROMISSORY NOTE NOR THE SUBSTITUTE TRUSTEE(S) MAKES ANY REPRESENTATIONS OR WARRANTIES WITH RESPECT TO COMPLIANCE WITH LAWS, RULES, AGREEMENTS OR SPECIFICATIONS, NOR WITH RESPECT TO CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATIONS WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH ARE EXPRESSLY WAIVED BY PURCHASER. PROSPECTIVE BIDDERS ARE ADVISED TO CONDUCT AN INDEPENDENT INVESTIGATION OF THE NATURE AND PHYSICAL CONDITION OF THE PROPERTY.

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 Lender 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.

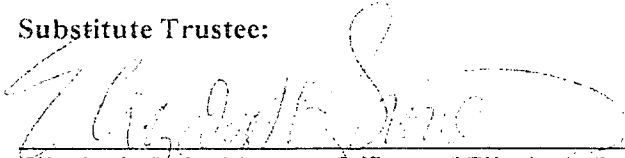
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain 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 Lender. 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 51.0075(a) of the Texas Property Code, Substitute Trustee(s) 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(s).

IN WITNESS HEREOF, this instrument has been executed the 5th day of June, 2025.

Substitute Trustee:



Elizabeth G. Smith, Law Offices of Elizabeth G. Smith
6655 First Park Ten, Suite 240, San Antonio, TX 78213
P: 210-731-9177; Cell 210-861-3959

And/Or

Jim Mills, Susan Mills, Ed Henderson, George Hawthorne, or
Andrew Mills-Middlebrook, on behalf of Abstracts/Trustees
of Texas, 9130 Jollyville Rd., Ste 100-21, Austin, TX 78759
P: 512-340-0331; F: 512-340-0226

After Recording Return to:

Law Offices of Elizabeth G. Smith
6655 First Park Ten, Suite 240
San Antonio, Texas 78213
Property: Tract 2 County Road 103, Paige, Texas 78659

EXHIBIT "A"

SURVEY OF A 15.26 ACRES OF LAND IN THE AARON BURLESON SURVEY, ABSTRACT NUMBER 48, LEE COUNTY, TEXAS AND BEING ALL THAT CALLED 12.24 ACRES AND A PORTION OF THAT CALLED 14.12 ACRES DESCRIBED TO REZA ASSADI IN THAT CERTAIN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN AS RECORDED IN VOLUME 1266, PAGE 233, REAL PROPERTY RECORDS LEE COUNTY, TEXAS, THE HEREIN DESCRIBED 15.26 ACRES OF LAND BEING SHOWN ON A SKETCH PREPARED HERewith AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (WA2656-2021)

BEGINNING at a capped iron rod found stamped "RPLS 5345" for having Grid Coordinates of N(y) 10052343.208, E(x) 3338960.227, in United States survey feet, a part of the United States state plane coordinate system, Texas Central Zone 4203, NAD83, for the easterly northwest corner of the herein described 15.26 acres of land and the upper northwest corner of the said Assadi 12.24 acres, same being the northeast corner of that called Tract 6 Revised 11.69 acres of land described to Dennis Pat Johnson and wife, Carolyn Hammon Johnson in that certain Warranty Deed With Vendor's Lien as recorded in Volume 1226, Page 45, Real Property Records Lee County, Texas, same being a point on the south line of Lee County Road Number 103 the width of which varies and as found occupied and used upon the ground;

THENCE South $83^{\circ}41'46''$ East, a distance of 49.98 feet along the common dividing line of the said Assadi 12.24 acres and the said county road to a capped iron rod found stamped "RPLS 5345" for the easterly northeast corner of the herein described 15.26 acres of land, same being the northeast corner of the said Assadi 12.24 acres, same being the northwest corner of that called Tract 7 Revised, 14.49 acres of land described to Leonard Wayne Shepperson, Jr. and wife, Kristi Shepperson in that certain Deed Without Warranty as recorded in Volume 1240, Page 1146, Real Property Records Lee County, Texas and a point on the south line of said county road;

THENCE South $06^{\circ}41'51''$ West, a distance of 1401.13 feet along the west line of the said Tract 7 Revised 14.49 acres of land to a capped iron rod found stamped "RPLS 5345" for a point on the west line of the herein described 15.26 acres of land, same being the southwest corner of the said Tract 7 Revised 14.49 acres of land and the northwest corner of that called 11.93 acres of land described to Greg Shapiro in that certain Warranty Deed With Vendor's Lien as recorded in Volume 1199, Page 60, Real Property Records Lee County, Texas, the 11.93 acres being shown on a survey plat as Tract 3, 11.93 acres prepared by the said Don Randall Hughes on November 15, 2016;

THENCE South $06^{\circ}41'51''$ West, a distance of 932.29 along the west line of the said Shapiro 11.93 acres of land to a capped iron rod found stamped "RPLS 5345" for the southeast corner of the herein described 15.26 acres of land and the said Assadi 12.24 acres, same being the upper southwest corner of the said Shapiro 11.93 acres of land, same being a point on the north line of that certain tract of land described in that

Assignment Of Veterans Land Board Contract Of Sale And Purchase to Joseph J. Rizzo and Linda J. Rizzo as recorded in Volume 663, Page 365, Real Property Records Lee County, Texas, said tract of land being called 10.000 acres of land and described by metes and bounds in Volume 480, Page 263, Real Property Records Lee County, Texas;

THENCE North $81^{\circ}19'47''$ West, a distance of 500.35 feet along the south line of the said Assadi 12.24 acres, the north line of the said Rizzo 10.000 acres of land and then the north line of that called 14.222 acres of land described to the Texas Land Board in that certain Warranty Deed as recorded in Volume 479, Page 675, Real Property Records Lee County, Texas, to a capped iron rod found stamped "RPLS 5345" for the southwest corner of the herein described 15.26 acres of land and the said Assadi 12.24 acres, same being a point on the north line of the said Texas Land Board 14.222 acres of land and the southeast corner of that called 13.43 acres of land described to Reza Assadi in that certain Special Warranty Deed With Vendor's Lien as recorded in Volume 1266, Page 233, Real Property Records Lee County, Texas and the southeast corner of a simultaneously created 13.42 acres of land;

THENCE North $06^{\circ}42'02''$ East, a distance of 679.74 feet along a portion of the lower east line of the said Assadi 13.43 acres to a one-half inch capped iron rod set stamped "RPLS 5548" for the lower northeast corner of the said simultaneously created 13.42 acres of land, same being the southeast corner of a simultaneously created 11.07 acres of land and an angle corner of the herein described 15.26 acres of land;

THENCE North $06^{\circ}14'49''$ East, a distance of 1641.41 feet along the east line of the said simultaneously created 11.07 acres of land to a one-half inch capped iron rod set stamped "RPLS 5548" for the westerly northwest corner of the herein described 15.26 acres of land, same being the northeast corner of the said simultaneously created 11.07 acres of land, same being a point on the common dividing line of the said Assadi 14.12 acres and the said county road;

THENCE South $82^{\circ}39'25''$ East, a distance of 100.01 feet along the common dividing line of the said Assadi 14.12 acres and the said county road to a capped iron rod found stamped "RPLS 5345" for the westerly northeast corner of the herein described 15.26 acres, same the northeast corner of the said Assaid 14.12 acres, same being the northwest corner of the said Tract 6 Revised 11.69 acres of land and a point on the south line of the said county road;

THENCE along the east line of the said Assaid 14.12 acres and the west, south and east line of the said Tract 6 Revised 11.69 acres of land, same being the lower north and upper west line of the said Assadi 12.24 acres the following two (3) courses and distances:

- 1) South $06^{\circ}42'10''$ West, a distance of 1404.94 feet to a point in the bounds of a six-tenths of a foot cedar post in concrete found for an interior angle corner of the herein described 15.26 acres of land, same being the southwest corner of the said Tract 6 Revised 11.69 acres of land and a point on the lower north line of the said Assadi 12.24 acres;
- 2) South $83^{\circ}17'05''$ East, a distance of 363.06 feet along the south line of the said Tract 6 Revised 11.69 acres of land, same being a portion of the north line of the said Assadi 12.24 acres to a capped iron rod found stamped "RPLS 5345" for an interior angle corner of the herein described 15.26 acres of land, same being the

southeast corner of the said Tract 6 Revised 11.69 acres of land and an interior angle corner of the said Assadi 12.24 acres;

- 3) North $06^{\circ}41'53''$ East, a distance of 1400.93 feet along the upper west line of the said Assadi 12.24 acres and the east line of the said Tract 6 Revised 11.69 acres of land to the POINT OF BEGINNING and containing 15.26 acres of land, more or less, within these metes and bounds.

NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Therefore, the Company does not represent that the acreage or square footage calculations are correct. References to quantity are for informational purposes only.