

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**DATE:** August 11, 2025

**NOTE:** Real Estate Lien Note described as follows:

Date: May 18, 2023

Maker: Noe Efrain Hernandez Gomez

Payee: Tanglewood Properties, LLC, a Texas limited liability company

Original Principal Amount: \$137,000.000

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

Date: May 18, 2023

Grantor: Noe Efrain Hernandez Gomez

Trustee: Charles H. Newman

Beneficiary: Tanglewood Properties, LLC, a Texas limited liability company

Recorded in: Document #2023-2024 of the Official Records of Milam County, Texas

**LENDER:** Tanglewood Properties, LLC, a Texas limited liability company

**BORROWER:** Noe Efrain Hernandez Gomez

**PROPERTY:** The real property described as follows:

Being Lot Number 5, Tanglewood Subdivision, a subdivision located in Milam County, Texas, and Lee County, Texas, as shown on plat of said subdivision of record in Cabinet A, Slides 195-A to 196-D, Plat Records of Milam County, Texas, and in Slides 143 B1 to 147 A-1, Plat Records of Lee County, Texas.

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

**SUBSTITUTE TRUSTEES AND MAILING ADDRESSES:**

Bart J. Cicuto  
Jackson Walker L.L.P.  
100 Congress Avenue, Suite 1100  
Austin, Texas 78701

Spence M. Howden  
Jackson Walker L.L.P.  
100 Congress Avenue, Suite 1100  
Austin, Texas 78701

Brenda Floyd  
Jackson Walker L.L.P.  
100 Congress Avenue, Suite 1100  
Austin, Texas 78701

Phoebe Marr  
Jackson Walker L.L.P.  
100 Congress Avenue, Suite 1100  
Austin, Texas 78701

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

September 2, 2025, being the first Tuesday of the month, to commence at 1:00 p.m., or within three hours thereafter.

**PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:**

The east door of the Milam County Courthouse, located at 107 West Main Street in Cameron, Milam County, Texas, or as otherwise designated by the Commissioners Court of Milam County, Texas for real property foreclosures under Section 51.002 of the Texas Property Code pursuant to instrument(s) recorded in the real property records of Milam County, Texas.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, which secures the Note. Because of such default, Lender, the owner of the Note, and the holder of the Note and the Deed of Trust lien for purposes of Section 51.002 of the Texas Property Code, has requested Substitute Trustee to sell the Property in accordance with the terms of the Deed of Trust and applicable law.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust, in accordance with Lender's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code (Texas UCC).

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, Substitute Trustee or such other substitute trustee as Lender may subsequently appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, in accordance with the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property which are superior to the Deed of Trust and to the permitted exceptions to title, if any, described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties concerning the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property shall be sold "AS IS, WHERE IS", and WITH ALL FAULTS.

**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.**

**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 OR 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.**



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Spence M. Howden  
Substitute Trustee

FILED AND RECORDED

AUG 11 2025



*Sharon Blasig*  
SHARON BLASIG  
COUNTY CLERK, LEE COUNTY, TEXAS