

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

Pete Florez, Zachary Florez, Orlando Rosas, Florence
Rosas, Enrique Florez
c/o Malcolm Cisneros/Trustee Corps
17100 Gillette Avenue
Irvine, CA 92614
(949) 252-8300

TS No TX14000201-23-1

APN 30820

TO No FIN-24001101

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on February 10, 2012, TANYA JEAN ISELT as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of FRANCISCO VALENTIN, JR. as Trustee, UNITED STATES OF AMERICA ACTING THROUGH THE RURAL HOUSING SERVICE OR SUCCESSOR AGENCY, UNITED STATES DEPARTMENT OF AGRICULTURE as original Beneficiary, which Deed of Trust secures the payment of that certain Promissory Note of even date therewith in the original amount of \$140,000.00, payable to the order of United States Department of Agriculture as current Beneficiary, which Deed of Trust recorded on February 14, 2012 as Document No. 2012-00476 in Book 1088, on Page 518 in Lee County, Texas. Deed of Trust covers all of the real property described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit: **SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

APN 30820

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed Pete Florez, Zachary Florez, Orlando Rosas, Florence Rosas, Enrique Florez or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust; and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and United States Department of Agriculture, the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust.

FILED AND RECORDED

SEP 19 2024



Sharon Blasig
SHARON BLASIG
COUNTY CLERK, LEE COUNTY, TEXAS

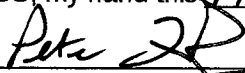
NOW THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, November 5, 2024 at 01:00 PM**, no later than three (3) hours after such time, being the first Tuesday of such month, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place in Lee County, Texas, at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a Deed of Trust or other contract lien as follows: **The west side of 843 E. Industry (The County Clerk's Building), or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.**

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

NOTICE IS FURTHER GIVEN, that except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition. Conveyance of the Property shall be made without any representations or warranties whatsoever, expressed or implied. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters and are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition, without any expressed or implied warranties, except as to the warranted.

WITNESS, my hand this 19th day of September, 2024.


By: Pete Florez, Zachary Florez, Orlando Rosas, Florence Rosas, Enrique Florez
Substitute Trustee(s)

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.

**SALE INFORMATION CAN BE OBTAINED ONLINE AT www.insourcelogic.com
FOR AUTOMATED SALES INFORMATION PLEASE CALL: In Source Logic AT 702-659-7766**

FOR REINSTATEMENT / PAY OFF REQUESTS CONTACT: (949) 252-8300

To the extent your original obligation was discharged or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party retains rights under its security instrument, including the right to foreclose its lien.

EXHIBIT A
LEGAL DESCRIPTION

The following described property situated in Lee County, Texas:

Being a 5.000 acre tract, a part of the Everton Kennerly Survey, Abstract 183, Lee County, Texas, and being all of a 5.00 acre tract conveyed to Robert W. Kuehn et ux by deed recorded in Volume 713, Page 553 of the Real Property Records of Lee County, Texas. Said 5.000 acre tract being more particularly described as follows:

Beginning at a 1/2 inch pipe found at a fence corner in the Northwest line of the T. Freeman Survey, Abstract 128. the Southeast line of said Kennerly Survey, the Northwest line of a 68.449 acre tract conveyed to Henry J. Grimm by deed recorded in Volume 380, Page 728, for the South corner of a 76 acre tract conveyed to William I. Becker by deed recorded in Volume 423, Page 341, the East corner of a 113.543 acre tract conveyed to Robert H. Kuehn by Last Will and Testament of Margaret Els Kuehn Miertschin same as recorded in Volume 681, Page 811, the East corner of said 5.00 acre Kuehn tract and the East corner hereof;

THENCE with the Northwest line of said Freeman Survey, the Northwest line of said 68.449 acre tract, the Southeast line of said Kennerly Survey, a Southeast line of said 113.543 acre Kuehn tract, the Southeast line of said 5.00 acre Kuehn tract South 43 deg. 54 min. 32 sec. West--633.30 feet to a concrete marker found in the Northeast margin of Lee County Road 117, for the West corner of said 68.449 acre tract, a South corner of said 113.543 acre Kuehn tract, the South corner of said 5.00 acre Kuehn tract and the South corner hereof;

THENCE with the Southwest line of said 5.00 acre Kuehn tract, a Southwest line of said 113.543 acre Kuehn tract, North 64 deg. 04 min 28 sec. West --332.70 feet to a 3/4 inch iron rod found for the West corner of said 5.00 acre Kuehn tract and the West corner hereof;

THENCE across said 113.543 acre Kuehn tract, with the Northwest line of said 5.00 acre Kuehn tract, North 43 deg. 54 min. 32 sec. East 743.92 feet to a 3/4 inch iron rod found for the West corner of said 5.00 acre Kuehn tract and the West corner hereof;

THENCE with the most Southerly Southwest line of said 76 acre Becker tract, the most Southerly Northeast line of said 113.543 acre Kuehn tract, the Northeast line of said 5.000 acre Kuehn tract, South 44 deg, 39 min. 35 sec. East 316.54 feet to the PLACE OF BEGINNING and containing 5.000 acres of land.