

## NOTICE OF FORECLOSURE SALE

2023 DEC 12 PM 2: 34

December 11, 2023

KIMBERLY MENKE  
COUNTY CLERK

### Deed of Trust ("Deed of Trust"):

**Dated:** October 28, 2022

**Grantor:** Isidro Sanchez Castro

**Trustee:** N. Nixon Daughtrey, Jr.

**Lender:** Windsor Chase LLC

**Recorded in:** Document No. 5272 of the real property records of Colorado County, Texas

**Legal Description:** Called Tract 6, being a 15.000 acre tract situated in the Henry Austin Survey, Abstract No. 4, Colorado County, Texas, being a portion of a called 99.919 acre tract described in instrument to Windsor Chase LLC, recorded in Volume 994, Page 261 of the Official Records of Colorado County, Texas (O.R.C.C.T.), said 15.000 acre tract being more particularly described by metes and bounds in the attached Exhibit.

**Secures:** Promissory Note ("Note") in the original principal amount of \$287,000.00, executed by Isidro Sanchez Castro ("Borrower") and payable to the order of Lender

**Substitute Trustee:** Debby Jurasek, Megan Randle, Ebbie Murphy, or David Garvin

**Substitute Trustee's Address:** c/o Foreclosure Services LLC  
8101 Boat Club Road, Suite 320  
Fort Worth, Texas, 76179

### Foreclosure Sale:

**Date:** Tuesday, January 2, 2024

**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 1:00 P.M. and not later than three hours thereafter.

**Place:** Colorado County Courthouse, 400 Spring St., Columbus, Texas 78934 or in the area designated by the Commissioner's Court, pursuant to Section 51.002 of the Texas Property Code.

**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 Windsor Chase LLC's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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, Windsor Chase LLC, 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 Windsor Chase LLC's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Windsor Chase LLC's 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 Windsor Chase LLC 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.

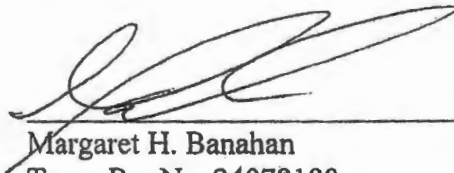
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain 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 Windsor Chase LLC. 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.

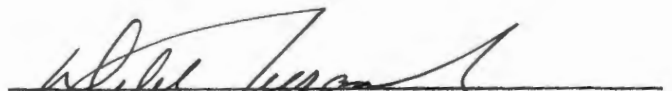
Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

**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.**

**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.**



Margaret H. Banahan  
Texas Bar No. 24078188  
Veronica A. Martinez  
Texas Bar No. 24102149  
R. Alex Weatherford  
Texas Bar No. 24079553  
Banahan Martinez Weatherford, PLLC  
1400 Broadfield Blvd., Suite 105  
Houston, Texas 77084  
Telephone (281) 394-3122  
Telecopier (281) 940-2743  
Attorney for Lender



Debby Jurasek, Megan Randle, Ebbie Murphy, or  
David Garvin  
Substitute Trustee  
c/o Foreclosure Services LLC  
8101 Boat Club Road, Suite 320  
Fort Worth, Texas 76179

**Exhibit A**

**TEXAS PROFESSIONAL SURVEYING, LLC.**

3032 N. FRAZIER STREET, CONROE, TEXAS 77303  
(936)756-7447 FAX (936)756-7448  
FIRM REGISTRATION No. 100834-00

**FIELD NOTE DESCRIPTION  
TRACT 6  
15.000 ACRES  
IN THE HENRY AUSTIN SURVEY, ABSTRACT NUMBER 4  
COLORADO COUNTY, TEXAS**

BEING a 15.000 acre tract situated in the Henry Austin Survey, Abstract Number 4, Colorado County, Texas, being a portion of that certain called 99.919 acre tract described in instrument to Windsor Chase LLC, recorded in Volume 994, Page 261 of the Official Records of Colorado County, Texas (O.R.C.C.T.), said 15.000 acre tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a ½ inch iron rod with cap stamped "TPS 100834-00" set in the southerly margin of Union Pacific, the northerly line of said 99.919 acre tract for the northerly northwest corner of the herein described 15.000 acre tract, from which a ½ inch iron rod found for the northerly northwest corner of said 99.919 acre tract bears, North 85°26'48" West, 978.99 feet, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of N: 13,809,241.94 E: 2,676,167.24 Texas South Central Zone (4204), grid measurements;

**THENCE** South 85°26'48" East, 710.32 feet, with the southerly margin of said Union Pacific Railroad, the northerly margin of said CR 220, the northerly line of said 99.919 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set in the northerly margin of County Road 220 (CR 220) for the northeasterly corner of the herein described 15.000 acre tract;

**THENC E** severing, over and across said 99.919 acre tract, the following two (2) courses and distances:

1. South 59°12'44" West, at a distance of 122.60 feet, pass a ½ inch iron rod found for reference in the southerly margin of said CR 220, in all, a total distance of 1869.36 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the southwesterly corner of the herein described 15.000 acre tract;
2. North 01°57'32" West, 578.06 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the westerly northwest corner of the herein described 15.000 acre tract;
3. North 64°36'36" East, 1015.70 feet, to the **POINT OF BEGINNING** and containing a computed area of 15.000 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on April 4, 2022 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number 24388.

Bearings and distances recited herein are based on GPS observations and reference the North American Datum of 1983 (NAD83), Texas State Plane Coordinate System, Texas South Central Zone (4204), grid measurements.

May 9, 2022  
Date



Carey A. Johnson

