

NOTICE OF FORECLOSURE SALE 2024 JAN 16 AM 11:58

January 16, 2024

KIMBERLY MENKE *Jm*
COUNTY CLERK

Deed of Trust ("Deed of Trust"):

Dated: February 14, 2023
Grantor: Julio Erick Martínez de Sama and Edith Jaqueline Fernandez Obregon
Trustee: N. Nixon Daughtrey, Jr.
Lender: Windsor Chase LLC
Recorded in: Volume 1027, Page 390 of the real property records of Colorado County, Texas; and corrected under Correction Deed of Trust recorded in Volume 1049, Page 182 of the real property records of Colorado County, Texas.

Legal Description: CALLED TRACT 10, A TRACT OR PARCEL CONTAINING 4.849 ACRES OR 211,202 SQUARE FEET (SQ. FT.) OF LAND SITUATED IN THE HENRY AUSTIN SURVEY, ABSTRACT NO. 4, COLORADO COUNTY, TEXAS, BEING A PORTION OF A CALLED 99.919 ACRE TRACT CONVEYED TO WINDSOR CHASE LLC., AS RECORDED IN VOLUME 994, PAGE 261 OF THE OFFICIAL RECORDS OF COLORADO COUNTY, TEXAS (O.R.C.C.), BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN THE ATTACHED EXHIBIT.

Secures: Promissory Note ("Note") in the original principal amount of \$155,000.00, 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, February 6, 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.

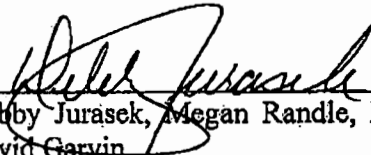
Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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
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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



WINDROSE
LAND SURVEYING | PLATTING

**DESCRIPTION OF
4.849 ACRES OR 211,202 SQ. FT.**

A TRACT OR PARCEL CONTAINING 4.849 ACRES OR 211,202 SQUARE FEET (SQ. FT.) OF LAND SITUATED IN THE HENRY AUSTIN SURVEY, ABSTRACT NO. 4, COLORADO COUNTY, TEXAS, BEING A PORTION OF A CALLED 99.919 ACRE TRACT CONVEYED TO WINDSOR CHASE LLC., AS RECORDED IN VOLUME 994, PAGE 261 OF THE OFFICIAL RECORDS OF COLORADO COUNTY, TEXAS (O.R.C.C.), BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83):

BEGINNING AT A 1/2 IRON ROD FOUND AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY (R.O.W) LINE OF EAST STREET (80' R.O.W. WIDTH) AND THE SOUTHERLY R.O.W. LINE OF THE UNION PACIFIC RAILROAD (150' R.O.W. WIDTH), BEING THE NORTH LINE OF SAID 99.919 ACRE TRACT, AND FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE SAID SOUTHERLY R.O.W. LINE OF UNION PACIFIC RAILROAD AND THE NORTH BOUNDARY LINE OF SAID 99.919 ACRE TRACT THE FOLLOWING THREE (3) COURSES AND DISTANCES :

1. S 85°26'51" E, A DISTANCE OF 1,212.41 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP FOUND ;
2. N 04°23'09" E, A DISTANCE OF 24.96 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP FOUND;
3. S 85°27'12" E, A DISTANCE OF 76.65 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "WINDROSE" SET FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, OVER AND ACROSS 99.919 ACRE TRACT, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

4. S 34°07'59" W, A DISTANCE OF 77.65 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "WINDROSE" SET;
5. S 40°38'24" W, A DISTANCE OF 331.95 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "WINDROSE" SET FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT
6. N 67°34'28" W, A DISTANCE OF 686.93 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "WINDROSE" SET FOR AN ANGLE CORNER OF THE HEREIN DESCRIBED TRACT;
7. N 85°26'48" W, A DISTANCE OF 401.12 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "WINDROSE" SET ON THE SAID EASTERLY R.O.W. LINE OF EAST STREET, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE SAID EASTERLY R.O.W. LINE OF EAST STREET, N 04°24'56" E, A DISTANCE OF 99.98 FEET TO THE POINT OF BEGINNING, CONTAINING 4.849 FEET OR 211,202 SQ. FT. OF LAND.

ROBERT KNESS
R.P.L.S. NO. 6486
STATE OF TEXAS
FIRM REGISTRATION NO. 10108800



08/24/2022
DATE:
REV: 11/30/2022

PLAT
WINDROSE
 LAND SURVEYING & PLATTING
 COLORADO COUNTY, TEXAS
 TRACT NO. 10
 4.86 ACRES
 10/13/33



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LINE TABLE

LINE	BEARING	DISTANCE
11	N 04°30' E	24.86
12	S 02°11' E	78.83
13	S 10°29' W	27.83
14	N 04°26' E	28.83

REVISIONS

NO.	DATE	DESCRIPTION

WINDROSE
 LAND SURVEYING & PLATTING
 COLORADO COUNTY, TEXAS
 ABSTRACT NO. 4
 HEAVY ARMY SURVEY
 REPAIRED IN THE
 4.86 ACRES 10/13/33

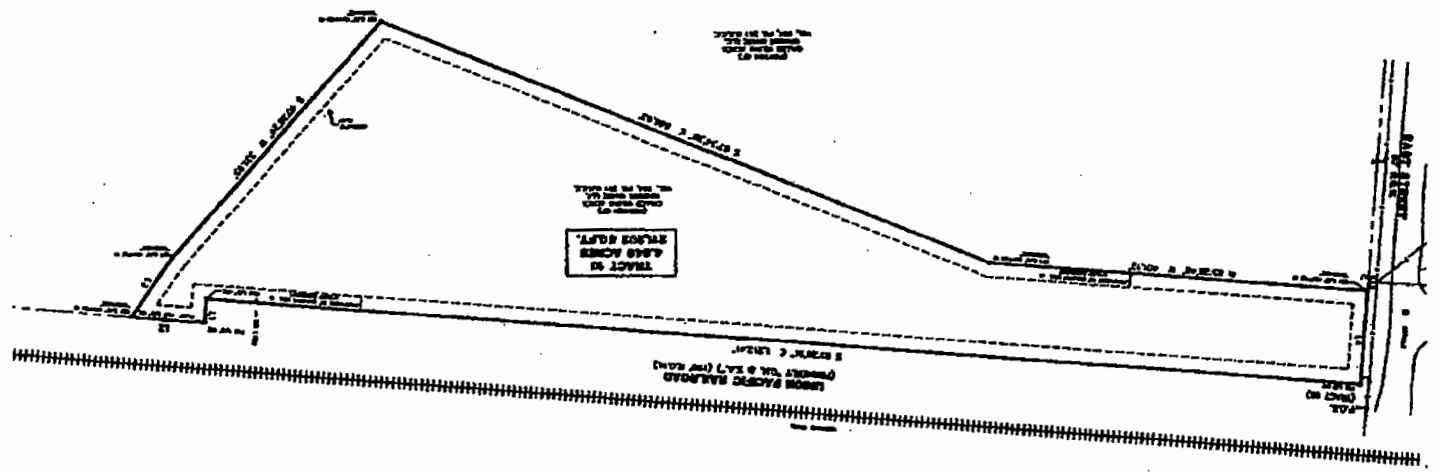


DESCRIPTION

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DESCRIPTION

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GENERAL NOTES

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10/13/33
 Edith Jacqueline French & Oregon
 Leticia Clark & Associates Des Moines 10-13-33

