

2026 JUL -7 PM 3: 25

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

KIMBERLY MENKE  
COUNTY CLERK

D.A.

STATE OF TEXAS

COUNTY OF AUSTIN

WHEREAS, on the 11<sup>th</sup> day of January, 2019, Marco Antonio Loredo and wife Josecina Reyes Loredo, filed and recorded in the Official Records of Colorado County, Texas, in Volume 886, Page 453, Mortgagor conveyed to Michelle Ramirez, the Trustee named in the Deed of Trust, all of Grantor's right, title, and interest in and to the real property situated in Colorado County, Texas, and described as follows: Being 8.739 acres, more or less, our of the Henry Austin Survey, A-4, Colorado County, Texas being more particularly described in Exhibit "A" attached thereto, to secure payment of that one certain Real Estate Lien Note or promissory note dated January 11, 2019, in the original principal amount of \$200,000.00 executed by Grantor and payable to the order of Roberto Martins ("Beneficiary") and any and all other indebtedness secured by the Deed of Trust; and

WHEREAS, defaults have occurred and Roberto Martins, the legal owner and holder of the Note and Deed of Trust, has demanded cure of defaults as required for property that is unimproved and not used as a residence, and, such cure not having been made, Roberto Martins has accelerated said indebtedness and demanded payment in full on the above described Note together with all expenses permitted under the terms of the Deed of Trust and the whole of said indebtedness has become due and payable in full; and

WHEREAS, Borrowers as obligors, despite Roberto Martins demand, have failed to pay and continue to fail to pay the Note; and

WHEREAS, Roberto Martins, the owner and holder of the Note therein described, has duly appointed Charley L. Smith as Substitute Trustee, and requested Charley L. Smith as Substitute Trustee under the Deed of Trust to exercise the power of sale under the Deed of Trust for the purpose of enforcing the collection of the indebtedness secured thereby, but notice is hereby given that Roberto Martins may appoint another person as substitute trustee to conduct the sale herein described as provided in the Deed of Trust:

NOW THEREFORE, NOTICE IS HEREBY GIVEN that after due publication of this Notice as required by the Deed of Trust, that on Tuesday, the 4th day of August 2026, at 10:00 a.m., or within three (3) hours thereafter, I, Charley L. Smith, Substitute Trustee, will sell at the area designated by the Commissioners Court of Colorado County ("Commissioners") as the designated area for the conduct of foreclosure sales of this nature in Colorado County, Texas (or at such other location as may be designated by the Commissioners after the sending of this Notice and before the sale), to-wit: the foyer/lobby of the Colorado County Courthouse located at 400 Spring St., Columbus, Colorado County, Texas 78934, to the highest bidder for cash (subject to the provisions of the Deed of Trust permitting the beneficiary under the Deed of Trust to have its bid credited to the indebtedness owed to such beneficiary by Borrowers

under the Note and Deed of Trust up to the amount of unpaid indebtedness secured by the Deed of Trust at the time of the sale), the following described real property lying and being situated in the County of Colorado, State of Texas, together with all improvements thereon and all fixtures and personal property covered by the Deed of Trust, and which includes, without limitation, the following described real property, together with improvements thereon, situated in Austin County, Texas, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

The Deed of Trust permits Roberto Martins as the beneficiary thereunder to postpone, withdraw, or reschedule the sale for another day. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or refiling may be after the date originally scheduled for this sale.

The 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 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. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Charley L. Smith, Substitute Trustee, may be contacted at 24 S. Granville, Bellville, TX 77418 or telephone number (979) 865 5905.

Assert and protect your rights as a member of the armed forces of the United States. If you 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 military service to Charley L. Smith, Substitute Trustee, may be contacted at P.O. Box 865, Bellville, Texas 77418 immediately.

**THE SALE OF THE PROPERTY SHALL BE "AS IS" AND "WHERE IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE SUBSTITUTE TRUSTEE OR ROBERTO MARTINS, EXPRESS, IMPLIED, STATUTORY, QUASISTATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. NEITHER ROBERTO MARTINS NOR THE SUBSTITUTE TRUSTEE MAKE 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 REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH**

ARE EXPRESSLY WAIVED BY PURCHASER AT THIS FORECLOSURE SALE.

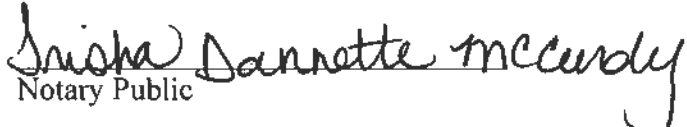
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

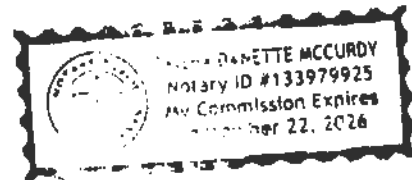
EXECUTED on this the Friday day of July, 2026.

  
Charley L. Smith  
Substitute Trustee

STATE OF TEXAS  
COUNTY OF AUSTIN

This instrument was acknowledged before me on July 2, 2026  
by Charley L. Smith, Substitute Trustee.

  
Notary Public



## EXHIBIT "A"

FIELD NOTES FOR A 8.739 ACRE TRACT(BEING LOT 1 OF EXECUTIVE COUNTY ESTATES A LIMITED LAND DIVISION), BEING PART OF A 30.8774 ACRE TRACT OF LAND CONSISTING OF A 29.452 ACRE TRACT (CALLED TRACT 3) AND A 1.4054 ACRE TRACT (CALLED TRACT 6) OUT OF A 70.34 ACRE TRACT RECORDED IN VOLUME 97. PAGE 464 DEED RECORDS AND BEING SITUATED IN THE HENRY AUSTIN SURVEY, ABSTRACT 4, COLORADO COUNTY, TEXAS

BEGINNING: At a ½ inch rod found in the North right-of-way line of U.S. Highway 90 being the Southeastern corner of this tract and the above described 30.8774 acre tract and also being the Southwest corner of a 27.952 acre tract (Called Tract No. 4 in Volume 97, Page 464 Deed Records);

THENCE: North 83 degrees 30' 15" West along the North right-of-way line of U.S. Highway 90 a distance of 46.94 feet to a ½ inch rod found;

THENCE: North 84 degrees 17' 07" West a distance of 479.01 feet to a ½ inch rod set for the Southwest corner of this tract and being the Southeast corner of a 6.716 acre tract (Lot 2 surveyed at the same time as this tract and not yet recorded);

THENCE: North 02 degrees 47' 31" East a distance of 728.29 feet to a ½ inch iron rod set for the Northwest corner of this tract and the Northeast corner of Lot 2 located in the South line of Lot 4 (surveyed at the same time as this tract and not yet recorded);

THENCE: North 89 degrees 45' 47" East a distance of 484.51 feet to a ½ inch iron rod set for the Northeast corner of this tract, the Southwest corner of a 6.432 acre tract (being the remainder of the 30.8774 acre tract) situated in the West line of the before mentioned 27.952 acre tract;

THENCE: South 00 degrees 14' 28" East a distance of 782.44 feet to the PLACE OF BEGINNING and containing 8.739 acre tract

All bearings recited hereon are based on the East line of this tract running South 00 degrees 14' 28" East.