

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**Notice of Foreclosure Sale**

**Date:** October 5, 2023

**Deed of Trust**

**Dated:** August 16, 2023

**Grantor:** Esther Renee Solis and Cesar Escobedo Castillo, a married couple

**Trustee:** Walt Fair

**Substitute Trustee:** Karl R. Quebe

**Lender:** Dog Gone Properties, LLC – Series 904 Gift Street Marlin

**Recorded in:** Deed of Trust recorded under Instrument Number 14418, real property records of Falls County, Texas.

**Legal Description:**

BEING A 0.206 ACRE TRACT OR PARCEL OF LAND SITUATED IN FALLS COUNTY, TEXAS AND BEING ALL OF LOT 3 AND THE WEST ONE-HALF OF LOT 4 IN BLOCK 6 OF THE S.H. JOHNSON ADDITION TO THE CITY OF MARLIN, FALLS COUNTY, TEXAS AND BEING ALL OF THAT SAME TRACT OF LAND DESCRIBED IN A DEED TO GENE BROWN IN A DEED RECORDED IN VOLUME 300, PAGE 620, DEED RECORDS OF FALLS COUNTY, TEXAS (HEREINAFTER REFERRED TO AS THE "BROWN TRACT"), SAID 0.206 ACRES OF LAND, MORE OF LESS BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at an iron rod found on the south right-of-way line of Gift Street, for the northeast corner of a tract of land conveyed to Rufino Jaraminno in a deed recorded in Volume 269, Page 520, Deed Records, Falls County, Texas, (hereinafter referred to as the "Jaraminno Tract") being the northwest corner and POINT OF BEGINNING of herein described tract;

THENCE with the north line of this tract and south right-of-way line of Gift Street, North 87°22'05" East a distance of 75.00 feet to an iron rod found for the northwest corner of a tract of land conveyed to L.H. Diles, Falls County, Texas (hereinafter referred to the "Diles Tract"), and for the northeast corner of this tract;

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CO. CLK. FALLS CO.

THENCE with the east line of this tract and the west line of the Diles Tract, South 02°37'55" East a distance of 120.00 feet to an iron rod set on the north line of a tract of land conveyed to the Alma Jean Johnson, Falls County, Texas (hereinafter referred to as the "Johnson Tract") for the southeast corner of this tract;

THENCE with the south line of this tract and the north line of the "Johnson Tract", South 87°22'05" West a distance of 75.00 feet to an iron rod set for the southwest corner of the Jaraminno Tract and for the southwest corner of this tract;

THENCE with the west line of this tract and the east line of the Jaraminno Tract, North 02°37'55" West a distance of 120.00 feet to the POINT OF BEGINNING, containing 0.206 acres of land, more or less.

**Note Secured by Deed of Trust (Note)**

**Date:** August 16, 2023

**Makers:** Esther Renee Solis and Cesar Escobedo Castillo

**Original Principal Amount:** \$198,698.04

**Lender:** Dog Gone Properties, LLC – Series 904 Gift Street Marlin

**Foreclosure Sale:**

**Date of Sale of Property (first Tuesday of month):** November 7, 2023

**Time:** The sale of the Property will be held between the hours of 11:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 11:00 a.m. and not later than three hours thereafter.

**Place:** Falls County Courthouse, 125 Bridge Street, Marlin, Texas, at the following location: South entrance steps leading through the South Courthouse door to the second floor of the Falls County Courthouse, or as designated by the County Commissioner's office or as designated by the County Commissioners Court.

**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 Dog Gone Properties, LLC, 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, Dog Gone Properties, LLC, the owner and holder of the Note, has requested Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given that Trustee will 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.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Trustee or Lender 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 Dog Gone Properties, 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, 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 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 DOCUMENT ASSIGNS KARL R. QUEBE AS THE SUBSTITUTE TRUSTEE IDENTIFIED TO CARRY OUT THE SALE OF PROPERTY IDENTIFIED IN THE SECURITY INSTRUMENT AS SET FORTH IN THIS NOTICE OF FORECLOSURE SALE. THE SIGNER OF THIS DOCUMENT IS THE DULY AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.



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Karl R. Quebe, Substitute Trustee  
5400 Bosque Blvd., Ste. 312  
Waco, Texas 76710  
Email: bigkq@aol.com  
Tel: (254) 751-1830  
Fax: (254) 751-1833