

POSTED

JUL 09 2026

Christine A. Jones
McCulloch, County Clerk

After recording, return to:
THE WEAVER LAW FIRM
1800 Bering Drive, Suite 1050
Houston, Texas 77057

STATE OF TEXAS §
 §
COUNTY OF MCCULLOCH §

NOTICE OF FORECLOSURE SALE

Date: July 8, 2026

Secured Obligations: Promissory Note ("Note"), dated June 9, 2014, executed by Damacia Gandara and Mizraim Gandara ("Borrower"), as maker, and payable to the order of Patrick Quiroz and Bertha G. Quiroz ("Beneficiary"), as lender, in the original principal amount of \$143,000.00, and all extensions, renewals, replacements, and amendments thereof.

Deed of Trust: Deed of Trust, dated June 9, 2014, executed by Borrower, as grantor, to Donald L. Barley, as trustee, for the benefit of Patrick Quiroz and Bertha G. Quiroz, as beneficiary, recorded as Clerk's File No. 42887 in the Official Public Records of Real Property of McCulloch County, Texas.

Substitute Trustees: Richard D. Weaver and/or Len E. Walker and/or Terry R. Norman and/or Terry Matthew Norman

Substitute Trustees' Address: Richard Dr. Weaver and Len E. Walker
1800 Bering Drive, Suite 1050
Houston, Texas 77057

Terry R. Norman and/or Terry Matthew Norman
100 W. Main Street
Brady, Texas 76825

Foreclosure Sale:

Date: Tuesday, August 4, 2026

Time: The sale of the Property (as defined in the Deed of Trust) (such sale is the "Foreclosure Sale") will take place between the hours of 10:00 a.m. and 1:00 p.m. local time, the earliest time at which the Foreclosure Sale will be is 10:00 a.m.

Place: The south porch of the McCulloch County Courthouse, located at 199 Courthouse Square, Brady, Texas 76825 or as designated by the McCulloch County Commissioners Court.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction, and the real property, more particularly described in Exhibit "A", will be sold to the highest bidder for cash, except that Lender'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, Beneficiary, the current owner and holder of the Note, has requested Substitute Trustee to sell the Property.

Therefore, notice is given that on and at the Date, Time, and Place of Sale described above, Substitute Trustee will sell the Property by public sale to the highest bidder for cash in accordance with the Deed of Trust

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.

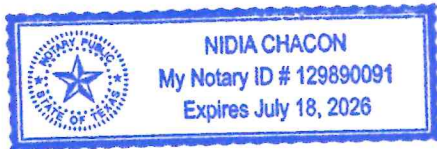
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

SUBSTITUTE TRUSTEE:


Richard D. Weaver

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on this 8th day of July 2026, by Richard D. Weaver, as Substitute Trustee.



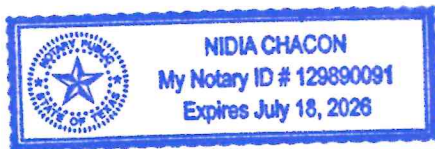

Notary Public in and for the State of Texas

SUBSTITUTE TRUSTEE:


Len E. Walker

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on this 8th day of July 2026, by Len E. Walker, as Substitute Trustee.



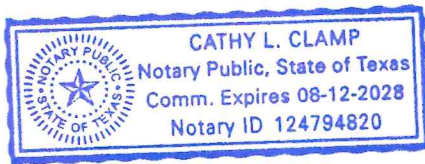

Notary Public in and for the State of Texas

SUBSTITUTE TRUSTEE:

Terry R. Norman
Terry R. Norman

STATE OF TEXAS §
 §
COUNTY OF MCCULLOCH §

This instrument was acknowledged before me on this 8th day of July 2026, by Terry R. Norman, as Substitute Trustee.



Cathy L. Clamp
Notary Public in and for the State of Texas

SUBSTITUTE TRUSTEE:

Terry Matthew Norman
Terry Matthew Norman

STATE OF TEXAS §
 §
COUNTY OF MCCULLOCH §

This instrument was acknowledged before me on this 9th day of July 2026, by Terry Matthew Norman, as Substitute Trustee.



Cathy L. Clamp
Notary Public in and for the State of Texas

Attachments: Exhibit "A"

EXHIBIT "A"

The real property referred to herein and below is situated in McCulloch County, State of Texas, with an address of 703 W. Beach, Melvin, Texas 76858 and described as follows:

Being 6.03 acres, more or less, out of the Southwest corner of Indianola Company Survey No. 9, Abstract No. 757, Certificate No. 16/112, McCulloch County, Texas, described by metes and bounds as follows:

Beginning at an iron pipe set in the South line of a public road and north line of a 153.2 acre tract of land, 93.6 varas South 88° 10' West of a fence corner and Northeast corner of said 153.2 acre tract of land, also being about 914 varas North of and 867.9 varas North 88° 10' East of the Southwest corner of said Survey No. 9, for the Northeast corner hereof;

Thence South 88° 10' West with the South line of said road, 197.3 varas to a fence corner in the North line of said 153.2 acre tract for the Northwest corner hereof;

Thence South 06° 30' East, with fence, 171.9 varas to a fence corner for the Southwest corner hereof;

Thence North 88° 57' East, with an old fence and the extension of same, 197.3 varas to an iron pipe set 73.1 varas West of the East line of said 153.2 acre tract for the Southeast corner hereof;

Thence North 06° 26' West 174.6 varas to the place of beginning.