

FILED AND RECORDED
2024 JUL -2 AM 9:12
Beck A. Rethmann
WASHINGTON COUNTY CLERK

NOTICE OF FORECLOSURE SALE

Date: July 2, 2024

Correction Deed of Trust ("Deed of Trust"):

Dated: May 30, 2024

Grantor: Rudloff Brick and Tile Sales, Inc. by and through its President,
Raymond Bruce Ledbetter, Jr.

Trustee: Catherine Kenjura

Lender: Terry R. Rudloff and Bonnie Rudloff, husband and wife

Recorded in: Instrument No. 2024-2997 of the Official Records of Washington,
County, Texas

Secures: Promissory Note ("Note") in the original principal amount of
\$750,000.00, executed by Raymond Bruce Ledbetter, Jr., and
Kimberly Kay Ledbetter ("Borrower") and payable to the order of
Lender and all other indebtedness of Borrower to Lender

Property:

Tract 1:

1.00 acre of land, more or less, in the P. Coe Survey, A-31, in
Washington County, Texas.

Being the same land described in Deed dated July 25, 2012 from
Terry R. Rudloff, et ux to Rudloff Brick and Tile Sales, Inc. and
recorded in Volume 1408, Page 573 of the Official Records of
Washington County, Texas.

Tract 2:

2.17 acres of land, more or less, in the P. Coe Survey, A-31, in
Washington County, Texas.

Being the same land described in Deed dated July 28, 2015 from
Terry R. Rudloff to Rudloff Brick and Tile Sales, Inc., and
recorded in Volume 1512, Page 900 of the Official Records of
Washington County, Texas.

Substitute Trustee: John D. Winkelmann

Substitute Trustee's
Address: P.O. Box 2488, Brenham, Texas, 77833

Foreclosure Sale:

Date: August 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 10:00 a.m. and not later than three hours thereafter.

Place: Washington County Courthouse
100 East Main Street
Brenham, Washington County, Texas

At the area designated for such sales by Designation, recorded in Volume 570, Page 439, Official Records of Washington County, Texas, and clarified by Amended Designation of Area for Sale of Real Property Per Contract Lien recorded at Volume 1357, Page 800, Official Records of Washington County, Texas.

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 Lender's bid may be by credit against the indebtedness secured by the lien of the Correction Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Correction Deed of Trust. Because of that default, Lender, the owner and holder of the Note, has requested the Substitute Trustee to sell the Property.

The Correction Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Lender's election to proceed against and sell both the real property and any personal property described in the Correction Deed of Trust in accordance with Lender's rights and remedies under the Correction 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 Correction Deed of Trust, and applicable Texas law.

If 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 Correction Deed of Trust and the Texas Property Code.

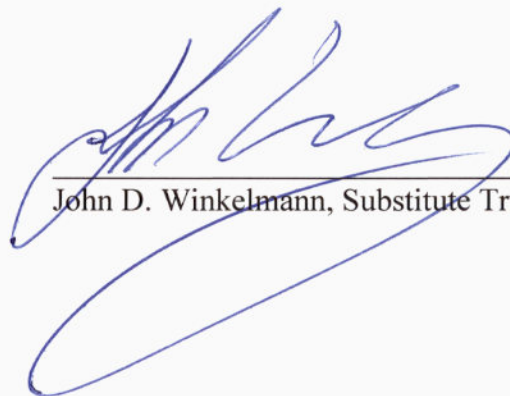
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Correction Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Correction 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 Correction Deed of Trust by Lender. 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 Correction 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 the 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.

A handwritten signature in blue ink, appearing to read 'John D. Winkelmann', is written over a horizontal line. Below the line, the name 'John D. Winkelmann, Substitute Trustee' is printed.

John D. Winkelmann, Substitute Trustee

NOTICE OF FORECLOSURE SALE

July 12, 2024

Beck O. Parnell
WASHINGTON COUNTY CLERK

2024 JUL 15 PM 3:47

FILED AND RECORDED

Deed of Trust ("Deed of Trust"):

Dated: November 23, 2021

Grantor: Justin Ryan Elliott and Robin Kate Elliott

Trustee: Liang Gao

Lender: Windsor Chase, LLC

Recorded in: Volume No. 1810, Page 488 of the Official Records of Washington County, Texas

Legal Description: 15.060 acre tract of land situated in the Andrew Miller Survey, Abstract Number 83, Washington County, Texas, (Called Tract 5) being a portion of that certain called 232.6 acre tract described in instrument to Kimi Cattle Company and Hospitality Ranch, LLC, recorded in volume 1586, Page 831, of the Official Public Records of Washington County, Texas (O.P.R.W.C.T.), said 15.060 acre tract being more particularly described by metes and bounds in the Attached Exhibit A.

Secures: Promissory Note ("Note") in the original principal amount of \$352,500.00, executed by Justin Ryan Elliott and Robin Kate Elliott ("Borrower") and payable to the order of Lender

Substitute Trustee: Megan Randle, Pete Florez, Ebbie Murphy, Florence Rosas David Garvin

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

Foreclosure Sale:

Date: Tuesday, August 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: Washington County Courthouse located at 100 E. Main, Suite 102, Brenham, Texas 77833, or any other place designated for real property foreclosures under Texas Property Code Section 51.002 by the Commissioners Court of Washington County, Texas.

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

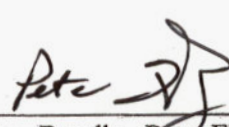
1400 Broadfield Blvd., Suite 105

Houston, Texas 77084

Telephone (281) 394-3122

Telecopier (281) 940-2743

Attorney for Lender



Megan Randle, Pete Florez, Ebbie Murphy, Florence

Rosas, David Garvin

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

JA 211892E

**FIELD NOTE DESCRIPTION
TRACT 5
15.060 ACRES
IN THE ANDREW MILLER SURVEY, ABSTRACT NUMBER 83,
WASHINGTON COUNTY, TEXAS**

BEING a 15.060 acre tract of land situated in the Andrew Miller Survey, Abstract Number 83, Washington County, Texas, being a portion of that certain called 232.6 acre tract described in instrument to Kimi Cattle Company and Hospitality Ranch, LLC, recorded in Volume 1586, Page 831, of the Official Public Records of Washington County, Texas (O.P.R.W.C.T.), said 15.060 acre tract being more particularly described by notes and bounds as follows:

COMMENCING at a ½ inch iron rod found in the southeasterly margin of Farm to Market Road 912 (FM 912), for the common northerly corner of said 232.6 acre tract and that certain called 91.609 acre tract described in instrument to Kenneth Sommers, recorded in Volume 1123, Page 572, O.P.R.W.C.T.;

THENCE South 65°44'17" West, 578.36 feet, with the southeasterly margin of said FM 912, the northwesterly line of said 232.6 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the northeasterly corner and POINT OF BEGINNING of the herein described 15.060 acre tract;

THENCE severing, over and across said 232.6 acre tract, the following three (3) courses and distances:

1. South 03°29'49" East, 1,643.87 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for corner;
2. South 86°39'22" West, 419.51 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for corner;
3. North 03°29'49" West, 1,483.68 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set in the southeasterly margin of said FM 912, the northwesterly line of said 232.6 acre tract, for the northwesterly corner of the herein described 15.060 acre tract;

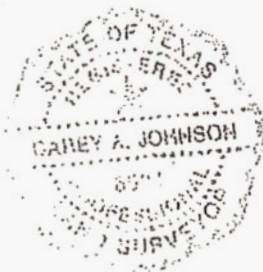
THENCE North 65°44'17" East, 448.65 feet, with the southeasterly margin of said FM 912, the northwesterly line of said 232.6 acre tract, to the POINT OF BEGINNING;

CONTAINING a computed area of 15.060 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on May 1, 2021 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number B543-15 TR 5.

Bearings recited hereon are based on GPS observations and are referenced to the North American Datum (NAD) 1983, Texas State Plane Coordinate System, Central Zone (4203).

May 3, 2021
Date

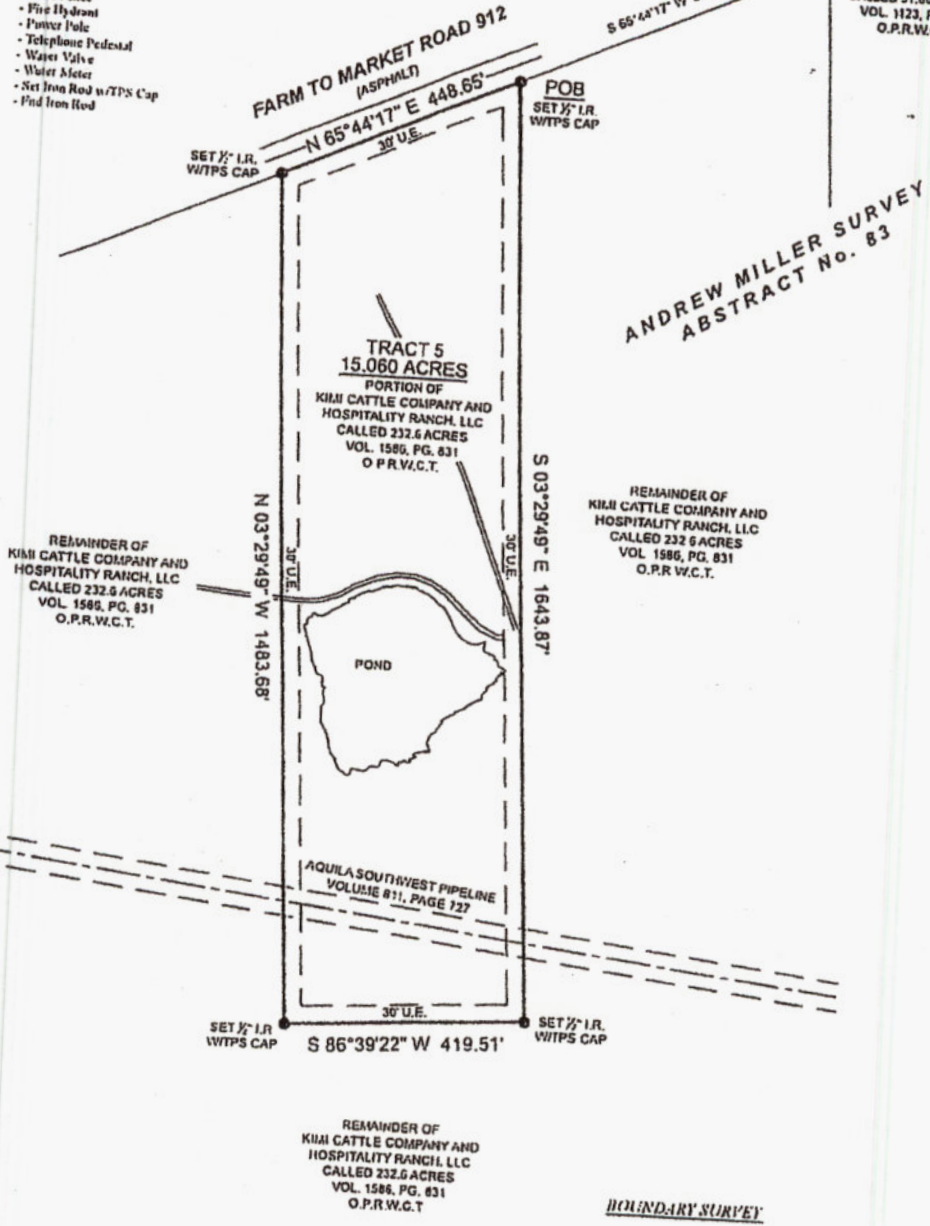


Carey A. Johnson
R.P.L.S. No. 6524



TAZ 18522

- SYMBOL LEGEND**
- P- Overhead Power Line
 - G- Guy Wire
 - //- Wind Fence
 - XXX- Wrought Iron Fence
 - XX- Chainlink Fence
 - X- Wire Fence
 - F- Fire Hydrant
 - P- Power Pole
 - T- Telephone Pedestal
 - V- Water Valve
 - M- Water Meter
 - S- Set Iron Road w/TPS Cap
 - P- Find Iron Rod



General Notes:

1) This survey was performed without benefit of a current title report. Surveyor did not abstract title and does not certify to easements or restrictions not shown. Check with your local governing agencies for any additional easements, building lines or other restrictions not reflected on survey.

This Property Lies in Zone X outside the 100 Year Flood Plain Per Graphic Scaling according to Community Panel No. 48477C0175C having an effective date of 8-10-2011.

Job No. US63-15 TR 5
 Scale: 1"=200'
 Date: 8-1-2021
 Drawn By: CPP
 Field Clerk: YC
 Revised: _____

Purchaser: Blue Indm Realty
 Address: PM 912 Washington Tx 77880
 Lot: _____ Block: _____ Section: _____
 Survey: Andrew Miller
 Area: 15.060 Acres
 Subdivision: _____
 Cabinet: _____ Sheet: _____ Record: _____
 Washington County, Texas

BEING a 15.060 acre tract of land situated in the Andrew Miller Survey, Abstract Number 83, Washington County, Texas, being a portion of that certain called 232.6 acre tract described in Instrument to Kimi Cattle Company and Hospitality Ranch, LLC, recorded in Volume 1586, Page 831, of the Official Public Records of Washington County, Texas (O.P.R.W.C.T.), said 15.060 acre tract being more particularly described by attached meter and bounds description

I hereby certify that this survey was this day made under my supervision on the ground of the above described property, and that the above plat or drawing reflects the findings on the ground of the property at this time and that the survey meets the minimum standards of practice as approved by the Texas Board of Professional Land Surveying

TEXAS
 PROFESSIONAL LAND SURVEYING, LLC
 3031 N. FRAZIER STREET - CONROE, TX 77385
 PH (281) 256-7447 - FAX (281) 256-7448
 WWW.SURVEYINGINTEXAS.COM
 FIRM REGISTRATION# 10234-00

Bearings shown hereon are based on GPS observations and are referenced to the NAD83, Texas State Plane Coordinate System, Central Zone (4203).

Carey A. Johnson
 Registered Professional Land Surveyor No. 6524

