

**Notice of Foreclosure Sale**

September 11, 2023

Deed of Trust ("Deed of Trust"):

Dated: October 25, 2021

Grantor: Mitzi Casandra Ramos Garcia and Asdrual Renan Ayestas Salinas

Trustee: Liang Gao

Lender: Windsor Chase, LLC

Recorded in: Instrument No. 21-07550 of the real property records of Fayette County, Texas

Legal Description: TBD HIGHWAY 77, La Grange, TX 7894, also known as Tract 1 being a 12.171 acre tract situated in the Fayette County School Land Survey, Abstract Number 182, Fayette County, Texas, being a portion of that certain called 24.25 acre tract described in instrument to Windsor Chase, LLC, recorded in Volume 1981, Page 234 of the Official Records of Fayette County, Texas (O.R.R.C.T.) said 12.171 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 \$229,000.00, executed by Mitzi Casandra Ramos Garcia and Asdrual Renan Ayestas Salinas ("Borrower") and payable to the order of Lender

Assignment: The Note and the liens and security interests of the Deed of Trust were transferred and assigned to TexasBank dba TexasBank Mortgage ("Beneficiary") by an instrument dated February 16, 2022, recorded in Instrument 23-01158 of the real property records of Fayette County, Texas

Substitute Trustees: Craig C. Lesok, Pete Florez, Megan L Randle, Ebbie Murphy, Jennyfer Sakiewicz, Debby Jurasek

Substitute Trustees' Address: 226 Bailey Ave, Ste 101, Fort Worth, TX, 76107

Foreclosure Sale:



Date: Tuesday, October 3, 2023

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: On the Fayette County Courthouse lawn on the west side at the posting board located on the stone wall enclosure of the courthouse facing West Colorado Street near its intersection with North Main Street, or if the preceding area is no longer the designated area, at the area most recently designated area by the County Commissioner's 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 TexasBank dba TexasBank Mortgage'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, TexasBank dba TexasBank Mortgage, 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 TexasBank dba TexasBank Mortgage's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with TexasBank dba TexasBank Mortgage'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 TexasBank dba TexasBank Mortgage 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 TexasBank dba TexasBank Mortgage. 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 Trustees.

**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.**

*/s/ Craig C. Lesok*

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Craig C. Lesok  
Attorney for Mortgagee  
SBOT No. 24027446



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Craig C. Lesok, Pete Florez, Megan L. Randle,  
Ebbie Murphy, Jennyfer Sakiewicz, Debby Jurasek  
226 Bailey Ave, Ste 101  
Fort Worth, TX 76107  
Telephone (817) 882-9991  
Telecopier (817) 882-9993  
E-mail: craig@lesoklaw.com

# 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

### FIELD NOTE DESCRIPTION TRACT 1

12.171 ACRES

### IN THE FAYETTE COUNTY SCHOOL LAND SURVEY, ABSTRACT NUMBER 182 FAYETTE COUNTY, TEXAS

BEING a 12.171 acre tract situated in the Fayette County School Land Survey, Abstract Number 182, Fayette County, Texas, being a portion of that certain called 24.25 acre tract described in Instrument to Windsor Chase, LLC., recorded in Volume 1981, Page 234 of the Official Records of Fayette County, Texas (O.R.F.C.T.), said 12.171 acre tract being more particularly described by notes and bounds as follows:

**BEGINNING** at a 1/4 inch iron rod found at the intersection of the southerly margin of Knappe Road, with the westerly margin of U.S. Highway 77 (HWY 77), for the northeasterly corner of said 24.25 acre tract and the herein described 12.171 acre tract;

**THENCE** South 01°54'00" East, 454.19 feet, with the westerly margin of said HWY 77, the easterly line of said 24.25 acre tract, to a 1/4 inch iron rod with cap stamped "TPS 100834-00" set for the southeasterly corner of the herein described 12.171 acre tract;

**THENCE** severing, over and across said 24.25 acre tract, with an existing fence, the following thirteen (13) courses and distances:

1. South 86°55'44" West, 12.33 feet, to a fence angle for corner;
2. South 87°41'07" West, 27.07 feet, to a fence angle for corner;
3. South 87°41'07" West, 25.00 feet, to a fence angle for corner;
4. South 87°41'07" West, 25.00 feet, to a fence angle for corner;
5. South 87°38'23" West, 473.93 feet, to a fence angle for corner;
6. South 89°56'54" West, 13.31 feet, to a fence angle for corner;
7. South 87°50'49" West, 46.13 feet, to a fence angle for corner;
8. South 85°43'49" West, 12.83 feet, to a fence angle for corner;
9. South 88°29'53" West, 16.18 feet, to a fence angle for corner;
10. South 86°09'56" West, 14.48 feet, to a fence angle for corner;
11. South 88°17'40" West, 52.05 feet, to a fence angle for corner;
12. South 88°17'40" West, 325.00 feet, to a fence angle for corner;
13. South 88°17'40" West, 125.44 feet, to a 1/4 inch iron rod with cap stamped "TPS 100834-00" set in the common line between said 24.25 acre tract and that certain called 24.25 acre tract described in Instrument to John Leon Marek (Marek tract), for the southwesterly corner of the herein described 12.171 acre tract;

THENCE North  $01^{\circ}52'33''$  West, 449.90 feet, with the common line between said 24.25 acre tract and said Marek tract, to a  $\frac{1}{2}$  inch iron rod found in the southeasterly margin of said Knappe Road, for the common northerly corner of said 24.25 acre tract and said Marek tract, being the northwesterly corner of the herein described 12.171 acre tract;

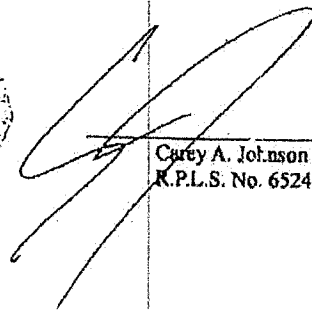
THENCE North  $87^{\circ}42'49''$  East, 1,168.53 feet, with the southerly margin of said Knappe Road, the northerly line of said 24.25 acre tract, to the **PLACE OF BEGINNING**;

CONTAINING a computed area of 12.171 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on August 11, 2021, by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number B543-20.

Bearings recited hereon are based on GPS observations and are referenced to the North American Datum (NAD) 1983, Texas State Plane Coordinate System, South Central Zone (4204).

August 25, 2021  
Date



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

LINE	BEARING	DISTANCE
1	S 87°41'07" W	27.07
2	S 87°41'07" W	27.07
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INST. #: 21-07550  
Vol: 2018 Page: 368

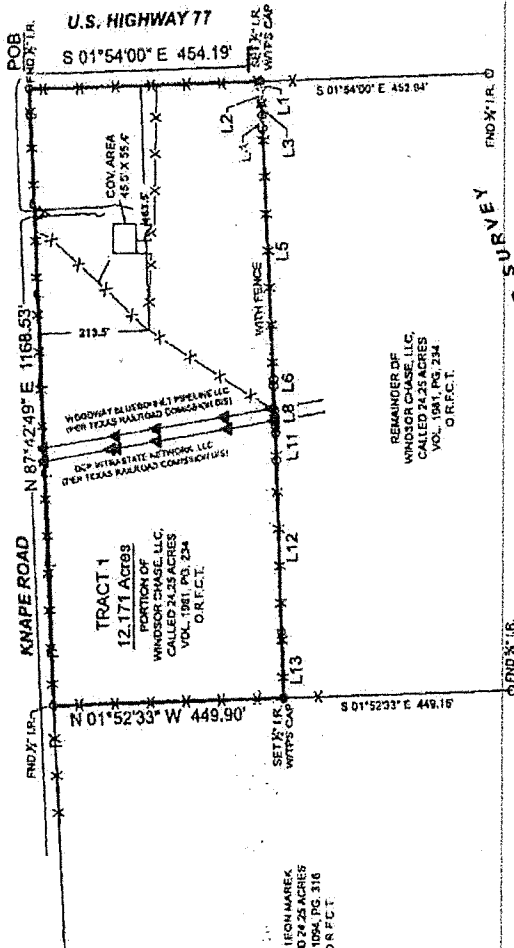
RECORDER'S MEMORANDUM:  
ALL OR PART OF THE TEXT ON THIS  
PAGE WAS NOT CLEARLY LEGIBLE  
FOR SATISFACTORY RECORDATION



- SYMBOL LEGEND**
- Overhead Power Line
  - Day Wire
  - Wood Fence
  - Wrought Iron Fence
  - Chain Link Fence
  - Electric Pole
  - Telephone Poles
  - Water Valve
  - Water Meter
  - Set Back Road W/RTS C/P
  - Fire Iron Road

Surveyor has relied on information provided by First American Title Insurance Company  
G.F. No. TA-20-218  
Effective date: February 25, 2021

- The Subject Tract(s) as shown hereon may be subject to the following items listed in Schedule B of said Title City Platment:
- 1) Easement to United Gas, The Lark Company, 867 Vol. 572.
  - 2) Easement to Fayette Water Supply Corporation, per Vol. 571, Pg. 641, D.R.E.C.T. (Blanket)
  - 3) R.O.W. Agreement to PGP Gas Products, Inc., per Vol. 532, Pg. 246, D.R.E.C.T. (Blanket)
  - 4) R.O.W. Agreement to PGP Gas Products, Inc., per Vol. 532, Pg. 246, D.R.E.C.T. (Blanket)



BOUNDARY SURVEY

BEING a 12.171 acre tract situated in the Fayette County School Land Survey, Abstract Number 182, Fayette County, Texas, being a portion of that certain 24.25 acre tract described in Instrument to Windsor Chase, L.L.C., recorded in Volume 1981, Page 234 of the Official Records of Fayette County, Texas (O.R.C.T.), said 12.171 acre tract being more particularly described by attached instrument and bounds description.

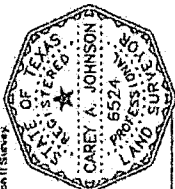
This Property Lies in Zone X, outside the 100 Year Flood Plain for Geographic Sealing according to Community Panel Number 48148C-B-25C having an effective date of 10/17/2008.

Job No: 19-03-20 TR1  
Date: 01/07/21  
Drawn By: AF  
Checked by: GVS/DAW  
Field Crew: JM  
Revised: 02/05/2021 DFB

**TEXAS**  
PROFESSIONAL  
SURVEYOR  
CAREY A. JOHNSON  
No. 6524  
www.surveyingtexas.com  
412 N. BRAZZOS RIVER, SUITE 100, WACO, TX 76797  
PH: (817) 875-3447 - FAX: (817) 875-7444  
CREM REGISTRATION NO. 10034-00

Boundaries shown hereon are based on GPS observations and are referenced to North of NAD83, North State Plane Coordinate System, South Central Zone (NAD83).

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 as surveyed in this survey, and that I am a duly Licensed Professional Surveyor in the State of Texas. Standards and Specifications for a Category II Survey.



*Carey A. Johnson*  
Carey A. Johnson  
Registered Professional Land Surveyor No. 6524

Purchaser: Windsor Chase, LLC  
Address: 1825 West Loop, Suite 100, Dallas, TX 75245  
Survey: Fayette County School Land A-182  
Area: 12.171 Acres  
Subdivision: None  
County: Fayette County, Texas

FILED  
2:27 PM KB  
SEP 11 2023

Brenda Fietsam  
BRENDA FIETSAM  
CO. CLERK, FAYETTE CO., TEXAS