

FILED

NOTICE OF FORECLOSURE SALE

MAR 07 2025

Date: March 7, 2025

Deed of Trust ("Deed of Trust"):

2:25 PM
Brenda Fietsam KS
BRENDA FIETSAM
CO. CLERK, FAYETTE CO., TEXAS

Dated: March 20, 2023
Grantor: Wilbert Heriberto Gonzalez (a/ka Wilbert Gonzalez) and wife, Delmy M. Munoz Guillen, and Dana Mihaela Gonzalez (a/k/a Dana Gonzalez)
Trustee: Christopher L. Kaspar
Lender: Round Top State Bank
Recorded in: Volume 2086, Page 214, Official Records of Fayette County, Texas
Secures: Adjustable Rate Note Secured by Real Estate ("Note") in the original principal amount of \$30,000.00 executed by Wilbert Heriberto Gonzalez ("Borrower") and payable to the order of Lender and all other indebtedness of Borrower to Lender.
Property: All that certain lot or parcel of land situated in the City of La Grange, Fayette County, Texas, a part of the John H. Moore One-half League, a part of Farm Block No. 53 of the John H. Moore Plan, according to the copy of the R. A. Doss Map of said City made by John P. Ehlinger and a part of Lot No. 9 of said Farm Block No. 53, according to the map recorded in Volume 30, Page 530, Deed Records of Fayette County, Texas, being more particularly described in Exhibit "A" attached hereto and made a part hereof for all purposes pertinent.

Substitute Trustees: Christopher L. Kaspar, Sharon Chovanec, and/or Kevin W. Mutscher, who may act singularly and without the joinder of any other Substitute Trustee

Substitute Trustees' Addresses:	Christopher L. Kaspar Sharon Chovanec P. O. Box 805 La Grange, Texas 78945	Kevin W. Mutscher Walters & Mutscher, P.C. 115 East Main Street Brenham, Texas 77833
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Foreclosure Sale:

Date: April 1, 2025
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 (3) hours thereafter.
Place: At the Fayette County Courthouse law on the West side at the posting board location located on the stone wall enclosure of the courthouse facing West Colorado Street near its intersection with North Main Street, or as designated 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 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, Lender, the owner and holder of the Note, has requested Substitute Trustees to sell the Property.

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

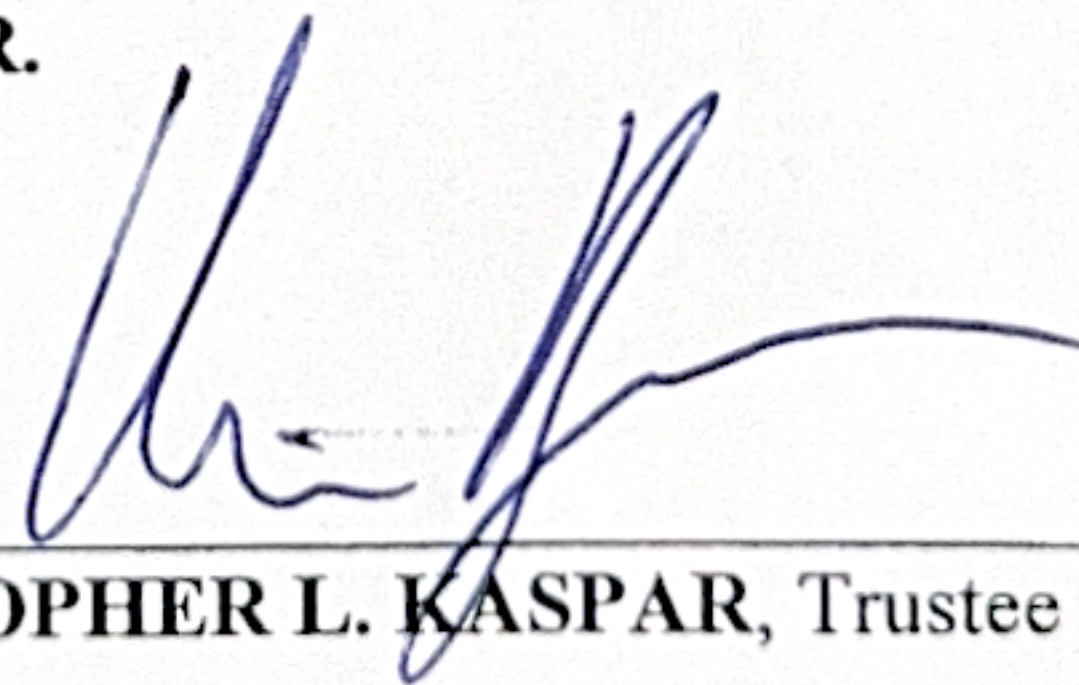
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain 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 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 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 Trustees reserve 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 TRUSTEES 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.



CHRISTOPHER L. KASPAR, Trustee

Exhibit "A"

Property: All that certain lot or parcel of land situated in the City of La Grange, Fayette County, Texas, a part of the John H. Moore One-half League, a part of Farm Block No. 53 of the John H. Moore Plan of said City according to the copy of the R. A. Doss Map of said City made by John P. Ehlinger and a part of Lot No. 9 of said Farm Block No. 53 according to the map recorded in Volume 30, page 530, Deed Records, Fayette County, Texas, described as follows:

Beginning at the West corner of said Lot No. 9 in said Farm Block No. 53, a stake in the Southeast margin of Guadalupe Street;

Thence along the Southeast margin of said Street, North 60 deg. East 80 feet to a stake for corner;

Thence South 30 deg. East 162 feet to the Southeast line of said Lot No. 9;

Thence South 60 deg. West 80 feet to the South corner of said Lot No. 9;

Thence North 30 deg. West 162 feet to the place of beginning, and being the lot or parcel of land conveyed by Mrs. Johanna Heintze and Alfred J. Heintze to Essie Grant, by deed dated June 8th, 1938, recorded in Volume 250, page 324, Deed Records, Fayette County, Texas, and being the same property conveyed by Gwendolyn Grant Bruner, and Lawrence Grant, the sole and only heirs of Essie Grant and Payton Grant, both deceased by deed dated February 1st, 1971, recorded in Volume 431, page 168-169, Deed Records, Fayette County, Texas.

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