

NOTICE OF TRUSTEE'S SALE

Date: 06/09/2025

Trustee: Clay E. Morgan

Lender: Tierra Hermosa, LLC

Note: Real Estate Lien Note dated 04/08/2024, in the original principal amount of \$98,900.00, executed by Borrower and made payable to the order of Lender.

Deed of Trust: Deed of Trust dated 04/08/2024, executed by Alex Humberto Gutierrez & Sandra Lorena Gutierrez to Clay E. Morgan, Trustee for the benefit of lender, covering the Property and recorded in Document Number 24-03382 of the Official Public Records of Fayette County, Texas

Property: Tract 7, 2.000 acres, Fayetteville, Fayette County, Texas and further described in Exhibit A, attached hereto.

Date of Sale (first Tuesday of month): July 1, 2025

Time of Sale: 1:00 p.m. to 4:00 p.m., local time

Place of Sale: The location designated by the commissioner's court of Fayette County, Texas for conducting public foreclosure sales at the Fayette County Courthouse, 151 N. Washington Street, La Grange, Texas 78945.

Lender has duly appointed Clay E. Morgan as Trustee under the Deed of Trust. Lender has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS-IS." The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

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.



Clay E. Morgan

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

EXHIBIT "A"

TRACT 7 – 2.000 ACRES

LEGAL DESCRIPTION: BEING A 2.000 ACRE TRACT OF LAND LYING IN AND BEING SITUATED OUT OF THE LUCY KERR SURVEY, ABSTRACT 61 AND BEING A OF THOSE FOUR (4) CERTAIN TRACTS OF LAND CONVEYED TO CLAY MORGAN INVESTMENTS LLC BY DEED RECORDED IN VOLUME 2040, PAGE 904 OFFICIAL RECORDS, FAYETTE COUNTY, TEXAS; SAID 2.000 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF JAMES E. GARON & ASSOCIATES IN JULY, 2023:

BEGINNING at a 1/2" iron rod with cap stamped "JE Garon RPLS 4303" set in the northwesterly right-of-way (80') line of F.M. 955 at the intersection with the southwesterly margin of Vasut Road for the easterly corner hereof and 5.00 acre tract, Tract 1, conveyed to Clay Morgan Investments LLC;

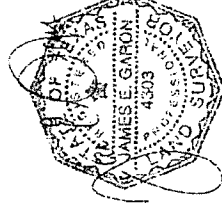
THENCE S 40°25'23" W a distance of 338.79 feet along F.M. 955 to a 1/2" iron rod with cap stamped "JE Garon RPLS 4303" set for the southerly corner hereof;

THENCE crossing said Clay Margan Investments LLC tract, N 46°54'15" W a distance of 265.34 feet to a 1/2" iron rod with cap stamped "JE Garon RPLS 4303" set for the westerly corner hereof and N 43°06'29" E a distance of 338.48 feet to a 1/2" iron rod with cap stamped "JE Garon RPLS 4303" set in the southwesterly margin of Vasut Road for the northerly corner hereof;

THENCE S 46°53'31" E a distance of 249.47 feet along Vasut Road to the **POINT OF BEGINNING**, containing 2.000 acres of land, more or less and as shown on map of survey prepared herewith.

Surveyed by:

James E. Garon
Registered Professional Land Surveyor
Col\Fayette\Surveys\Lucy Kerr A-61121423 Tr7
legal



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Brenda D. Dumas, PV
BRENDA FIETSAM
CO. CLERK, FAYETTE CO., TEXAS