

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

The State of Texas §
 § KNOW ALL MEN BY THESE PRESENTS:
County of Jackson §

WHEREAS, by Deed of Trust dated July 27, 2022, Ruben Ryan Lopez conveyed to Richard Chapman, as Trustee, the following property situated in the County of Jackson, Texas, to-wit:

.116 acres, Stephen F. Austin Survey, A-5, Lolita, Jackson County, Texas, as described by metes and bounds and shown by plat in the above referenced Deed of Trust, together with a 14' x 70' personal property single wide manufactured home located thereon, Label No. TEX0000012, Serial No. 676470S27843.

(herein the "Property") to secure that one certain Promissory Note therein described in the original principal amount of \$44,000.00 executed by Ruben Ryan Lopez, and made payable to the order of Thracian Property Group, LLC (herein the "Note"), which such Deed of Trust is recorded in Volume 670, Page 94 of the Official Records of Jackson County, Texas (herein "Deed of Trust"); and

WHEREAS, the undersigned has been appointed as Substitute Trustee in the place and stead of Richard Chapman, Trustee, in the aforesaid Deed of Trust, said appointment being in the manner authorized by the Deed of Trust; and

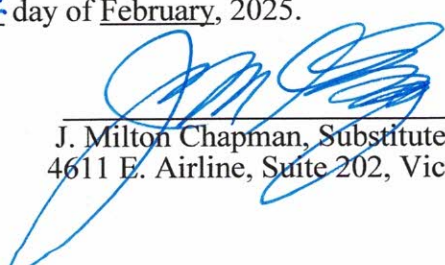
WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust; the indebtedness evidenced therein is now wholly due and the owner and holder of said indebtedness has requested the undersigned to sell the property to satisfy same.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, March 4, 2025, I will sell for cash, the property in the area designated by the Commissioner's Court of Jackson County as the area where foreclosure sales are to take place, being in the downstairs main lobby at the front door facing Main Street of the Jackson County Courthouse, 115 W. Main, Edna, Texas, to the highest bidder. The time at which the sale will begin will be 1 PM, or within three (3) hours after said time.

In offering this property for sale at foreclosure pursuant to its deed of trust, neither the lien holder nor the duly appointed trustee or substitute trustee, as the case may be, make any warranties or representations, express or implied, regarding the compliance or non-compliance of this property with the Comprehensive Environmental Response, Compensation and Liability Act, ("CERCLA"), the Resource Conservation and Recovery Act, ("RCRA"), the Texas Solid Waste and Disposal Act, the Regulations of the United States Environmental Protection Agency, the Texas Water Commission, or any other Federal, State or local environmental law or regulation, which include, but are not limited to representations that the property has not been used (i) for the storage, transportation, processing or disposal of hazardous waste, industrial solid or municipal solid waste as those terms are defined in the Texas Solid Waste and Disposal Act, Tex. Rev. Civ. Stat. Ann. Art. 4477-7, or any toxic or hazardous wastes, substances or materials as identified under the Resource Conservation and Recovery Act of 1976 (42 U.S.C. § 6901 et seq.), as amended, the Comprehensive Environmental Response, Compensation and Liability Act (42 U.S.C. § 9601 et seq.), as amended, and the regulations of the United States Environmental Protection Agency, or (ii) in such a way as to create any environmental condition that is actionable under any Federal, State or local environmental law or regulation. Any such representations or warranties are expressly disclaimed hereby.

The Purchaser of the property at the foreclosure sale shall accept and take the property in its present condition and subject to any loss, claims, liability, damages, injunctive relief, injuries to person, property or natural resources, cost, expense, action, or cause of action, pursuant to any Federal, State or local law or regulation.

WITNESS my hand this the 11th day of February, 2025.



J. Milton Chapman, Substitute Trustee
4611 E. Airline, Suite 202, Victoria, TX 77904

Filed 2/11/25 @ 11:33 a.m.
Not Compared
Katherine R. Brooks Clerk of County
Court
JACKSON COUNTY, TEXAS
BY 