

NOTICE OF FORECLOSURE SALE

2024 SEP -9 PM 1:38

September 6, 2024

KIMBERLY MENKE
COUNTY CLERK

MK

Deed of Trust ("Deed of Trust"):

Dated: October 28, 2022

Grantor: Isidro Sanchez Castro

Trustee: N. Nixon Daughtrey, Jr.

Lender: Windsor Chase LLC

Recorded in: Document No. 5272 of the real property records of Colorado County, Texas

Legal Description: Called Tract 6, being a 15.000 acre tract situated in the Henry Austin Survey, Abstract No. 4, Colorado County, Texas, being a portion of a called 99.919 acre tract described in instrument to Windsor Chase LLC, recorded in Volume 994, Page 261 of the Official Records of Colorado County, Texas (O.R.C.C.T.), said 15.000 acre tract being more particularly described by metes and bounds in the attached Exhibit.

Secures: Promissory Note ("Note") in the original principal amount of \$287,000.00, executed by Isidro Sanchez Castro ("Borrower") and payable to the order of Lender

Substitute Trustee: Debby Jurasek or David Garvin

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

Foreclosure Sale:

Date: Tuesday, October 1, 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: Colorado County Courthouse, 400 Spring St., Columbus, Texas 78934 or in the area designated by the Commissioner's Court, pursuant to Section 51.002 of the Texas Property Code.

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.

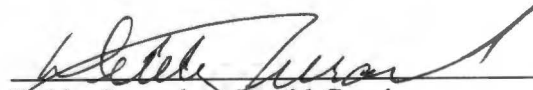
Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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 Almaguer
Texas Bar No. 24102149
R. Alex Weatherford
Texas Bar No. 24079553
Banahan Almaguer Weatherford, PLLC
1400 Broadfield Blvd., Suite 105
Houston, Texas 77084
Telephone (281) 394-3122
Telecopier (281) 940-2743
Attorney for Lender



Debby Jurasek or David Garvin
Substitute Trustee
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

**FIELD NOTE DESCRIPTION
TRACT 6
15.000 ACRES
IN THE HENRY AUSTIN SURVEY, ABSTRACT NUMBER 4
COLORADO COUNTY, TEXAS**

BEING a 15.000 acre tract situated in the Henry Austin Survey, Abstract Number 4, Colorado County, Texas, being a portion of that certain called 99.919 acre tract described in instrument to Windsor Chase LLC, recorded in Volume 994, Page 261 of the Official Records of Colorado County, Texas (O.R.C.C.T.), said 15.000 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a ½ inch iron rod with cap stamped "TPS 100834-00" set in the southerly margin of Union Pacific, the northerly line of said 99.919 acre tract for the northerly northwest corner of the herein described 15.000 acre tract, from which a ½ inch iron rod found for the northerly northwest corner of said 99.919 acre tract bears, North 85°26'48" West, 978.99 feet, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of N: 13,809,241.94 E: 2,676,167.24 Texas South Central Zone (4204), grid measurements;

THENCE South 85°26'48" East, 710.32 feet, with the southerly margin of said Union Pacific Railroad, the northerly margin of said CR 220, the northerly line of said 99.919 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set in the northerly margin of County Road 220 (CR 220) for the northeasterly corner of the herein described 15.000 acre tract;

THENC E severing, over and across said 99.919 acre tract, the following two (2) courses and distances:

1. South 59°12'44" West, at a distance of 122.60 feet, pass a ½ inch iron rod found for reference in the southerly margin of said CR 220, in all, a total distance of 1869.36 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the southwesterly corner of the herein described 15.000 acre tract;
2. North 01°57'32" West, 578.06 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the westerly northwest corner of the herein described 15.000 acre tract;
3. North 64°36'36" East, 1015.70 feet, to the **POINT OF BEGINNING** and containing a computed area of 15.000 acres of land within this Field Note Description.

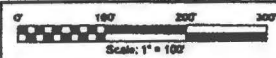
This Field Note Description was prepared from a survey performed on the ground on April 4, 2022 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number 24388.

Bearings and distances recited herein are based on GPS observations and reference the North American Datum of 1983 (NAD83), Texas State Plane Coordinate System, Texas South Central Zone (4204), grid measurements.

May 9, 2022
Date



Carey A. Johnson
Carey A. Johnson



LINE	READING	DISTANCE
11	178.26' W	171.8'

HENRY AUSTIN SURVEY
ABSTRACT NO. 4

SYMBOL LEGEND

- PLAINLINE
- HAZARD
- CHURNED POINT
- WIRE FENCE
- SURVEYOR'S BLOCK
- POINT SURVEY MONUMENT
- SET SURVEY MONUMENT
- METEOR PILE
- POWER POLE

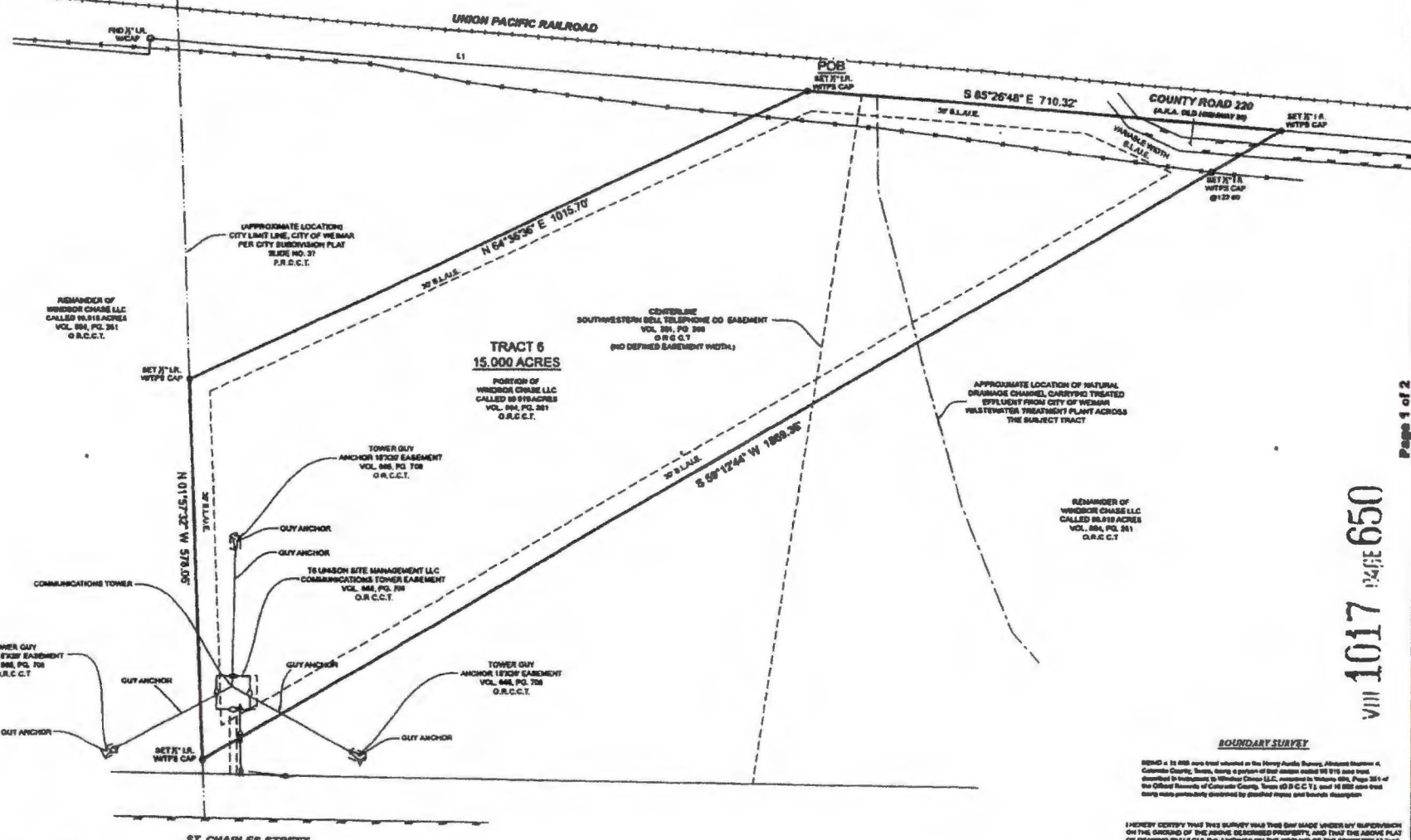


Exhibit A

Page 1 of 2

VIII 1017 PAGE 650

BOUNDARY SURVEY

BEING a 15,000 acre tract situated in the Henry Austin Survey, Adams Number 4, Columbia County, Texas, being a portion of that certain tract of 19,910 acre tract described in Instrument by Witham Chase LLC, recorded in Volume 584, Page 581 of the Official Records of Columbia County, Texas (2012 C.C.T.), and 16,000 acre tract being more particularly described by attached map and through Assumption.

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 FIELDWORK ON THE GROUND OF THE PROPERTY AT THIS TIME AND THAT THIS SURVEY MEETS THE MINIMUM STANDARDS OF PRACTICE AS APPROVED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS.



Cary A. Johnson
Registered Professional Land Surveyor No. 6524

GENERAL NOTES

1) THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. SURVEYOR DID NOT ABSTRACT TITLE AND DOES NOT CARRY TO EASEMENTS OR RESTRICTIONS NOT SHOWN. CHECK WITH YOUR LOCAL GOVERNMENT AGENCIES FOR ANY ADDITIONAL EASEMENTS, BUILDING LINES OR OTHER RESTRICTIONS NOT REFLECTED ON SURVEY.

NO PORTION OF THIS PROPERTY APPEARS TO BE WITHIN THE 100 YEAR FLOODPLAIN PER GRAPHIC SCALING OF COMMUNITY PANEL. NO ADJACENT HOLDINGS ARE RESPECTIVE GROUND CONDITIONS.

BASE OF BEARING, BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON GROUND CONDITIONS AND ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 SPECIAL TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE (TXS-CENT), GRID MEASUREMENTS.

PROJECT NUMBER	6524
DATE	APR 2012
DRAWN BY	TLJ
CHECKED BY	MAN
FIELD COUNTY	CO
SECTION 1	
SECTION 2	
SECTION 3	
SECTION 4	

PURCHASER: BLUE HOLE REALTY
ADDRESS: COUNTY ROAD 220, WESMOR, TX 75783
SURVEY: HENRY AUSTIN, A.O.
SUBJECT: 15,000 ACRES
COUNTY: COLUMBIA