

FILED FOR RECORD  
COLORADO COUNTY, TX

2024 DEC -4 AM 9:00

NOTICE OF FORECLOSURE SALE

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Property: 804 Hastedt Street, Garwood, TX 77442

November 20, 2024

**Deed of Trust:** Deed of Trust (The term "Deed of Trust" herein shall mean the Deed of Trust as so modified, renewed, and/or extended.)

**Dated:** September 7, 2022  
**Trustee:** Doc Prep 911  
**Address:** 1707 1/2 Post Oak Blvd #651  
Houston, TX, 77056

**Substitute Trustees:** I. Ray Kerlick or Shea A. Kraukopf or John D. Perches  
**Address:** Wadler Perches & Kerlick  
101 W. Burleson Street  
Wharton, TX 77488

**Grantor:** SGI Group Investment, LLC

**Mortgagees:** Irma D. Ochoa and Susanna D. Ozuna (hereafter "Lenders")

**Recording Information:** Volume 1014 Page 764 of the real property records of Colorado County, Texas.

**Property Address:** 804 Hastedt Street, Garwood, TX

**Legal Description:** Being Lots 15, 16, 17, 18, 19, 20, 21, 22, and 23, Block 4, of the Town of Garwood, Colorado County, Texas, according to the plat recorded in Volume 24, Page 412, Deed Records of Colorado County, Texas. Being the same property described in Deed dated February 19, 2003, executed by Arlis R. Johnson and wife, Nettie M. Johnson to James Leon Johnson, recorded in Volume 426, Page 56, Official Records of Colorado County, Texas.

**Note Secured by Deed of Trust:** Promissory Note (The term "Note" herein shall mean the Note as so modified, renewed, and/or extended.)

**Date:** September 7, 2022 and various other dates  
**Original Principal Amount:** \$100,000.00 (Incorrectly stated as \$25,000)  
**Maker:** SGI Group Investment, LLC  
**Lenders:** Irma D. Ochoa and Susanna D. Ozuna

**PROPERTY:** Being Lots 15, 16, 17, 18, 19, 20, 21, 22, and 23, Block 4, of the Town of Garwood, Colorado County, Texas, according to the plat recorded in Volume 24, Page 412, Deed Records of Colorado County, Texas. Being the same property described in Deed dated February 19, 2003, executed by Arlis R. Johnson and wife, Nettie M. Johnson to James Leon Johnson, recorded in Volume 426, Page 56, Official Records of Colorado County, Texas.

**Sale Location:** Colorado County Annex Building  
318 Spring Street  
Columbus, Texas 78934

**Sale Date:** January 7, 2025

**Sale Time:** The public auction of the Foreclosure Sale will take place between the hours of 10:00 AM and 4:00 PM local time. The earliest time the sale will begin is 10:00 am, or within six hours from that time.

**Terms of the Sale:** This public Foreclosure Sale will sell all property "AS IS" at a public auction to the highest cash bidder, with the exception of the Lenders, who will be allowed to bid credit against the amount owed under the obligation secured by the lien in the Deed of Trust.

Due to the default in payment of the Note and in performance of the obligations under the terms of the Deed of Trust, the Lenders directed the Trustee to administer the trust provisions.

The above described Deed of Trust encumbers real property. This document constitutes formal notice by the Lenders to foreclose and sell the property, as described in Lenders's right and remedies under the Deed of Trust and in accordance with the terms of Section 9.604(a) of the Texas Business and Commerce Code and the Deed of Trust.

Notice is hereby given that the Foreclosure Sale will commence at the Sale Location, Sale Date, and Sale Time indicated above. At that time, the Trustee will direct the sale of the property described in the Deed of Trust in the manner allowed by the Deed of Trust and applicable Texas law.

If there is any postponement or rescheduling of the Foreclosure Sale, additional notice will be reposted and refiled in accordance with the terms of the Deed of Trust and applicable Texas law.

Potential purchasers are reminded that this sale of property is made subject to the exceptions to conveyance and warranties of the Deed of Trust, all prior liens and defects to title, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust, and any rights of recession as set forth in the Texas Property Code. Potential purchasers should examine the property records describing the property within the Deed of Trust for further assurances.

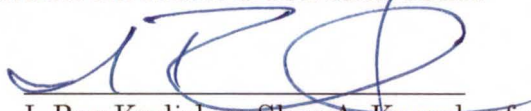
Pursuant to Section 51.009 of the Texas Property Code, this property will be sold "AS IS" to the highest cash bidder. Please be aware that the sale of this property will not include any possession warranties, title warranties, warranties of quiet enjoyment or other

warranties, except as expressly provided by the Deed of Trust. All potential purchasers should conduct examinations of the property records for further assurances.

Pursuant to Section 51.0075(a) of the Texas Property Code, the Trustee will establish conditions for the Foreclosure Sale as are deemed reasonable and in accordance with the Texas Property Code. Any conditions beyond what are listed in this document will be disclosed prior to the opening of bidding on the day of the Foreclosure Sale.

**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 DOCUMENT ASSIGNS I. RAY KERLICK OR SHEA A. KRAUSKOPF OR JOHN D. PERCHES AS THE SUBSTITUTE TRUSTEE IDENTIFIED TO CARRY OUT THE SALE OF PROPERTY IDENTIFIED IN THE SECURITY INSTRUMENT AS SET FORTH IN THIS NOTICE OF FORECLOSURE SALE. THE SIGNER OF THIS DOCUMENT IS THE DULY AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

A handwritten signature in blue ink, appearing to be 'I. Kerlick' or similar, written over a horizontal line.

I. Ray Kerlick or Shea A. Krauskopf or John D. Perches, Trustee