

NOTICE OF FORECLOSURE SALE

September 29, 2025

FILED FOR RECORD

2025 OCT 14 AM 7:56

Deed of Trust ("Deed of Trust"):

Dated: January 6, 2025

Grantor: Rey Obdulio Mairena Toledo

Trustee: Banahan Almaguer Weatherford, PLLC

Lender: J-P REI Solutions LLC

Recorded in: Instrument No. 2025-150619 of the real property records of Hardin County, Texas

Legal Description: Being a 17.86 acre tract of land in and part of the S.P. Bankston League, Abstract Number 3, Hardin County, Texas, and also being a part of Block 79 of the Southwestern Settlement and Development Company Farm Subdivision Number 1, recorded in Volume 2, Page 24 Map Records, Hardin County, Texas, and also being a part of a called 10.1 acre tract, and also being a part of a called 10.00 acre tract as recorded in File Number 2013-35970, of the Official Public Records of Hardin County, Texas, said 17.86 acre tract being more particularly described by metes and bounds in the attached Exhibit.

Secures: Promissory Note ("Note") in the original principal amount of \$189,000.00, executed by Rey Obdulio Mairena Toledo ("Borrower") and payable to the order of Lender

Collateral Assignment: The Note and the liens and security interests of the Deed of Trust were collaterally assigned to Thomas W. Schrock and Yukiko Y. Schrock (50%), Stephen Moore (9%), and STRATA Trust FBO Bradley Moore IRA 300007319 (41%) ("Secured Party") by an instrument dated March 4, 2025, recorded in Instrument No. 2025-151228 of the real property records of Hardin County, Texas

Substitute Trustee: James W. King, Renee Roberts, Edye Patterson, Marc Henry and/or David Garvin

JOHNNIE BECKTON
COUNTY CLERK
HARDIN COUNTY, TEXAS
BY *Ashley Helms*

Substitute Trustee's

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

Foreclosure Sale:

Date: Tuesday, November 4, 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 hours thereafter.

Place: Commissioner's Courtroom area of the Hardin County Courthouse, with the east entrance of the courthouse as the alternative site, OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS

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 J-P REI Solutions 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, J-P REI Solutions 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 J-P REI Solutions 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 J-P REI Solutions 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 J-P REI Solutions 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 J-P REI Solutions 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 Banahan
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Veronica Almaguer
Texas Bar No. 24102149
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Texas Bar No. 24079553
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Attorney for Lender



James W. King, Renee Roberts, Edye Patterson,
Marc Henry and/or David Garvin
8101 Boat Club Rd., Suite 320
Fort Worth, Texas 76179

EXHIBIT A

Being a 17.86 acre tract of land in and part of the S.P. Bankston League, Abstract Number 3, Hardin County, Texas, and also being a part of Block 79 of the Southwestern Settlement and Development Company Farm Subdivision Number 1, recorded in Volume 2, Page 24 Map Records, Hardin County, Texas, and also being a part of a called 10.1 acre tract, and also being a part of a called 10.00 acre tract as recorded in File Number 2013-35970, of the Official Public Records of Hardin County, Texas, said 17.86 acre tract being more particularly described by metes and bounds as follows;

BEGINNING at a bolt found for corner, located at the Northeast corner of a called 0.48 acre tract as recorded in File Number 2019-95308, of the Official Public Records of Hardin County, Texas, said bolt is also located on the West right-of-way line of F.M. Highway 92, said bolt has a State Plane Coordinate Value of N=10162096.68 and E=4236993.03;

THENCE, South 87 deg. 11 min. 25 sec. West, along the North line of the said called 0.48 acre tract, also along the North line of a called 0.94 acre tract as recorded in Volume 818, Page 777, of the Official Public Records of Hardin County, Texas, also along the North line of a called 0.43 acre tract as recorded in File Number 2017-75512, of the Official Public Records of Hardin County, Texas, also along the North line of a called 0.44 acre tract (no deed found), also along the North line of a called 0.45 acre tract as recorded in File Number 2021-114557, of the Official Public Records of Hardin County, Texas, also along the North line of a called 0.17 acre tract as recorded in File Number 2015-56109, Official Public Records of Hardin County, Texas, for a distance of 949.80 feet to a ½" iron rod capped SHINE found for corner, said ½" iron rod is located at the Southeast corner of a called 0.06 acre tract as recorded in File Number 2021-120444, of the Official Public Records of Hardin County, Texas;

THENCE, North 04 deg. 36 min. 06 sec. West, along the East line of the said called 0.06 acre tract, and also along the East line of a called 0.44 acre tract as recorded in Volume 1459, Page 254, of the Official Public Records of Hardin County, Texas, for a distance of 213.00 feet to a ½" iron rod capped BLS 2512 set for corner, said ½" iron rod is located at the Northeast corner of the said called 0.44 acre tract;

THENCE, South 87 deg. 12 min. 10 sec. West, along the North line of the said called 0.44 acre tract, for a distance of 105.52 feet to a pinched pipe found for corner, said pinched pipe is located on the East right of-way line of Tucker Road;

THENCE, North 00 deg. 35 min. 02 sec. West, along the said East right-of-way line of Tucker Road, for a distance of 556.32 feet to a ½" iron rod capped BLS 2512 set for corner, said ½" iron rod is located at the intersection the said East right of-way line of Tucker Road, and the South right-of-way line of F.M. Highway 1122;

THENCE, North 86 deg. 35 min. 24 sec. East, along the said South right-of-way line of F.M. Highway 1122, for a distance of 845.68 feet to a 5/8" iron rod found for corner, said 5/8" iron rod is located at the Northwest corner of a called 1.03 acre tract as recorded in File Number 2017-79870, Official Public Records of Hardin County, Texas;

THENCE, South 04 deg. 49 min. 44 sec. East, along the West line of the said called 1.03 acre tract, for a distance of 199.81 feet to a ½" iron rod found for corner, said ½" iron rod is located at the Southwest corner of the said called 1.03 acre tract;

THENCE, North 86 deg. 30 min. 27 sec. East, along the South line of the said called 1.03 acre tract, for a distance of 250.00 feet to a ½" iron rod capped F&S found for corner, said ½" iron rod is located on the said West right-of-way line of F.M. Highway 92;

THENCE, along the West right -of-way line of F.M. Highway 92, and along a curve to the left, with a Radius of 2946.48 feet, a Chord Bearing South 03 deg. 18 min. 30 sec. West, a Chord Distance of 584.29 feet, and having a Length of 585.26 feet, to the POINT OF BEGINNING and containing 17.86 acres of land.

Note: Bearings, distances, and coordinates are referenced to the Texas State Plane Coordinate System Central Zone (4203) NAD Grid scale factor 0.999909022.

2025-150619
CONNIE BECTON
COUNTY CLERK
2025 Feb 14 at 11:26 AM
HARDIN COUNTY, TEXAS
By: TT, DEPUTY