

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU 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.

Notice is hereby given that a public sale auction of the Property (as that term is defined below) will be held at the date, time, and place specified herein.

Information regarding the indebtedness and deed of trust lien that is the subject of this appointment:

Promissory Note:

Date: October 28, 2021

Borrower(s): Diana Iris Curtis Casco, Felicita Alejandra Rios, Jonathan David Lopez Rios and Jesus Perez Castillo

Payee: YT Ranch Partners, LP, a Texas Limited Partnership

Original Principal Amount: \$134,990.00

Filed 13th day of May
in 2025, At 10:28 A M.
JODI MORGAN
County Clerk, Milam County, Texas
By Melinda Corona
Deputy

Deed of Trust:

Date: October 29, 2021

Grantor(s): Diana Iris Curtis Casco, Felicita Alejandra Rios, Jonathan David Lopez Rios and Jesus Perez Castillo

Trustee: Brooks Willig

Recorded in: Document Number 5062; Milam County, Texas

Property (including any improvements):

Being 11.02 acres of land, more or less, in the WILLIAM M. MOWDY SURVEY, ABSTRACT NO. 275, situated in Milam County, Texas, and being a portion of a called 56.16 acre tract, conveyed in Document No. 2021-2097, of the Real Property Records of Milam County, Texas and as more particularly described by metes and bounds in Exhibit A attached hereto.

Subject property is wholly in Milam County, Texas.

Present Owner of Promissory Note(s) and Beneficiary under Deed of Trust:

Stonebridge Purchasing, LLC

Information regarding the public sale to be held:

Substitute Trustee: Isaac Valerio *or* Linda Martinez
LA TIERRA REALTY
3571 Far West Blvd, PMB 103
Austin, Texas 78731

Appointed by written instrument dated May 12, 2025, and recorded or to be recorded in the Official Public Records of Milam County, Texas.

Date of Sale: June 3, 2025, being the first Tuesday in said month.

Time of Sale: The earliest time at which the sale will occur is 10:00 a.m., Cameron, Texas local time, but in no event later than 3 hours thereafter.

Place of Sale: Milam County, Texas at the following location: ALL PUBLIC SALES ARE HELD AT THE EAST DOOR OF THE MILAM COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS' OFFICE or as designated by the County Commissioners Court.

Default has occurred in the payment of the indebtedness evidenced by the Promissory Note. Because of such default, Stonebridge Purchasing, LLC appointed a Substitute Trustee and has requested the Substitute Trustee to enforce the Deed of Trust.

Therefore, notice is given that, on the date and time and at the place set forth hereinabove, Substitute Trustee, will sell the above-referenced Property by public sale to the highest bidder for cash in accordance with the Deed of Trust and the laws of the State of Texas.

Prospective bidders are advised to make their own examination of title to the Property to determine the existence of any easements, restrictions, liens, or other matters affecting the title to the Property. Neither Substitute Trustee nor Stonebridge Purchasing, LLC make any representation of warranty (express or implied) regarding the title to or the condition of the Property. The Property to be sold at the public sale will be sold in its present "AS IS" condition and subject to all ad valorem taxes then-owing with respect to the Property.


Isaac Valerio, Substitute Trustee

Exhibit A

A 11.02 ACRES (480,233 SQUARE FEET), TRACT OF LAND, LYING WITHIN THE WILLIAM M. MOWDY SURVEY, ABSTRACT 275, MILAM COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 56.16 ACRE TRACT, CONVEYED TO YT RANCH PARTNERS, LP IN DOCUMENT NO. 2021-2097, REAL PROPERTY RECORDS OF MILAM COUNTY, TEXAS, DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH CAP STAMPED "6410 TLS" FOUND AT THE NORTHEASTERN CORNER OF SAID 56.16 ACRE TRACT, ALSO BEING THE INTERSECTION POINT OF THE SOUTHERN RIGHT-OF-WAY LINE OF F.M. 485 (R.O.W. VARIES) WITH THE WESTERN RIGHT-OF-WAY LINE OF F.M. 2269 (R.O.W. VARIES), FOR THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE EASTERN LINE OF SAID 56.16 ACRE TRACT ALSO BEING THE WESTERN LINE OF F.M. 2269 RIGHT-OF-WAY, THE FOLLOWING TWO (2) COURSES AND DISTANCES

1. S 18° 13' 25" E, A DISTANCE OF 172.17 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL, LLC" SET FOR THE EASTERNMOST CORNER OF THE HEREIN DESCRIBED TRACT;
2. S 17° 14' 25" W, A DISTANCE OF 455.58 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL, LLC" SET FOR THE SOUTHERNMOST CORNER OF THE HEREIN DESCRIBED TRACT

THENCE, OVER AND ACROSS SAID 56.16 ACRE TRACT THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. N 72° 45' 35" W, A DISTANCE OF 820.85 FEET TO A SET 1/2" IRON ROD WITH CAP STAMPED "ATWELL, LLC" FOR THE WESTERNMOST CORNER OF THE HEREIN DESCRIBED TRACT;
2. N 17° 14' 25" E, A DISTANCE OF 590.73 FEET TO A SET 1/2" IRON ROD WITH CAP STAMPED "ATWELL, LLC" FOR THE NORTHERNMOST CORNER OF THE HEREIN DESCRIBED TRACT; ALSO BEING THE NORTHERN LINE OF SAID 56.16 ACRE TRACT AND SOUTHERN RIGHT-OF-WAY OF SAID FM 485; FROM WHICH AN IRON ROD FOUND STAMPED "6410 TLS" BEARS N 73° 09' 50" W, A DISTANCE OF 621.32 FEET FOR THE NORTHERNMOST CORNER OF SAID 56.16 ACRE TRACT ALSO BEING THE EASTERNMOST CORNER OF A CALLED 1.12 ACRE TRACT CONVEYED TO FRANKIE MOJICA IN VOLUME 1164, PAGE 617, REAL PROPERTY RECORDS OF MILAM COUNTY, TEXAS;

THENCE, WITH THE SOUTHERN LINE OF SAID F.M. 485 ALSO BEING THE NORTHERN LINE OF SAID 56.16 ACRE TRACT, S 73° 09' 50" E, A DISTANCE OF 720.98 FEET TO THE POINT OF BEGINNING.

CONTAINING 11.02 ACRES OR 480,233 SQUARE FEET, MORE OR LESS.