

Filed 12th day of Aug
in 2024, At 2:55P M.

JODI MORGAN
County Clerk, Milam County, Texas
By Jeni Charanya
Deputy

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: November 15, 2022
Borrower(s): Luis Dagoberto Gonzalez Montano and Rina Elizabeth Fuentes de Gonzalez
Payee: Ben Arnold Ranch Partners, LP, a Texas Limited Partnership
Original Principal Amount: \$98,990.00

Deed of Trust:

Date: November 15, 2022
Grantor(s): Luis Dagoberto Gonzalez Montano and Rina Elizabeth Fuentes de Gonzalez
Trustee: Brooks Willig
Recorded in: Document Number 5475; Milam County, Texas

Property:

Lot 1, BEN ARNOLD RANCH PLAT 1, a subdivision in Milam County, Texas, according to the map or plat of record in Cabinet A, Slide 193A, of the Plat Records of Milam County, Texas.

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: Bailey Holle or Thomas “Charlie” Wetzl
LA TIERRA REALTY
2301 S. Capital of Texas Hwy, Bldg J-101
Austin, Texas 78746

Appointed by written instrument dated August 8, 2024, and recorded or to be recorded in the Official Public Records of Milam County, Texas.

Date of Sale: September 3, 2024, being the first Tuesday in said month.

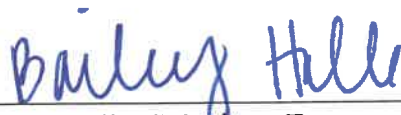
Time of Sale: The earliest time at which the sale will occur is 10:00 a.m., Milam, Texas local time, but in no event later than 3 hours thereafter.

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 COMMISSIONER’S 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.



Bailey Holle, Substitute Trustee