

MAY 27 2025

Notice of Foreclosure Sale

1. Property to be Sold. The Property to be sold is described as follows: *Ruby Leahy*
fences, windmills and tanks, pumps, motors, watering and irrigation equipment and apparatus and *Clerk, County Court Building, Co., Texas*
any other improvements and fixtures now or later affixed to or used on the described land):

TRACT ONE:

0.492 acre tract of land in Comanche County, Texas, said tract being out of the John Duncan Survey No. 1, Abstract No. 256, said tract being part of a 0.685 acre tract described in a deed from Central West Texas Milk Producers to Milk Producers, Inc., as recorded in Volume 344, Page 187, Deed Records of Comanche County, Texas, said 0.492 acre tract being more fully described as follows;

BEGINNING at an iron stake found in the ground, said stake being located N 00° 30' 00" E 100.0' from the Southeast corner of said 0.985 acre tract and marking the Southeast corner of this tract; THENCE N 89° 13' 58" W 84.99' to an iron stake found in the ground in the East line of State Highway 16, said stake marking the Southwest corner of this tract; THENCE N 00° 28' 58" E 251.53' along said East line to an iron stake found in the ground at a fence corner, said stake marking the Northwest corner of this tract and said 0.685 acre tract; THENCE S 89° 36' 30" E 85.07' along a fence line to an iron stake found in the ground at a fence corner, said stake marking the Northeast corner of this tract and said 0.685 acre tract; THENCE S 00° 30' 00" W 252.09' along a fence line and the projection thereof to the place of beginning.

LESS SAVE AND EXCEPT

The south 16' of the 0.492 acre tract of land, said South 16' feet being the same property conveyed from Thomas C. Mazurek III and Patricia Mazurek to James R. Riley and Callie J. Riley in Volume 1086, Page 457 of the Deed Records of Comanche County, Texas.

TRACT TWO:

All that certain 0.143 acres of land, more or less, out of the John Duncan Survey No. 1, Abstract No. 256 and being part of the land that is described in a Deed from Sedalia Hilley to Sardella Properties, Inc. dated February 12, 1993, and recorded in Volume 717, Page 148, Deed Records of Comanche County, Texas, and being described by metes and bounds as follows:

BEGINNING at the Southwest corner of the above referenced tract of land for the Southwest corner of this tract;

THENCE N 00 degrees 54' 22" East 95 feet to a point for the Northwest corner of this tract;

THENCE S 88 degrees 47' 04" East 65.27 feet to a point for the Northeast corner of this tract;

THENCE S 00 degrees 30' 30" West 95.01 feet to a point for the Southeast corner of this tract;

THENCE N 88 degrees 47' 04" West 65.95 feet to the place of beginning.

Being the same land and premises described in Warranty Deed dated February 6, 1997, from Sardella Properties, Inc. to Kingdom Hall of Jehovah's Witnesses, recorded in Volume 751, Page 221, Deed Records of Comanche County, Texas, to which record reference is here made for all purposes.

LESS SAVE AND EXCEPT

The south 16' of the 0.143 acre tract of land, said South 16' feet being the same property conveyed from Thomas C. Mazurek III and Patricia Mazurek to James R. Riley and Callie J. Riley in Volume 1086, Page 457 of the Deed Records of Comanche County, Texas.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated August 3, 2021 recorded in Volume 481, Page 249, Deed of Trust Records of Comanche County, Texas.

3. Date, Time and Place of Sale. The sale is scheduled to be held at the following date, time and place:

Date: July 1, 2025

Time: 10:00 am – 1:00 pm

Place: Comanche County Annex located at 204 E. Oak Avenue, Comanche, Texas 76442

The deed of trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiling may be after the date originally scheduled for this sale.

4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

The 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 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. The sale shall not cover any part of the property that has been released of public records from the lien of the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the Deed of Trust, the Beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (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 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

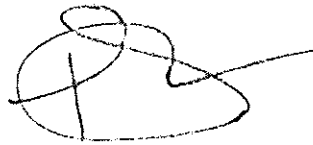
5. Type of sale. The sale is a nonjudicial deed of trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by Grantor therein. The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

6. Obligations Secured. The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively, the "Obligations") including but not limited to (a) the promissory note in the original principal amount of \$95,000.00, executed by Esteban Ibarra and Maria R. Ibarra, and payable to the order of Thomas C. Mazurek III and Patricia Mazurek; (b) all renewals and extensions of the note; and (c) any and all present and future indebtedness of Grantor to Beneficiary. Thomas C. Mazurek III and Patricia Mazurek is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

Questions concerning the sale may be directed to the undersigned at 114 S. Houston Street, Comanche, Texas 76442; (32) 356-1086.

7. Default and Request to Act. Default has occurred under the deed of trust, and the beneficiary has requested me, as trustee, or any substitute trustee I, as Trustee, may appoint to conduct this sale. Notice is given that before the sale the beneficiary may appoint another substitute trustee to conduct the sale.

Dated: May 27, 2025.



THOMAS C. MAZUREK IV
Mazurek, Belden & Burke, PC
114 S. Houston Street
Comanche, Texas 76442
(325) 356-1086