

FILED
AT 4:00 O'CLOCK P M

JUN 2 2025

NOTICE TRUSTEE'S SALE

Ruby Leiby

Clerk, County Court Comanche Co., Texas

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.

1. Date, Time and Place of Sale.

Date: July 1, 2025

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: WEST ENTRANCE DOOR TO THE COMANCHE COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS pursuant to Section 51.002 of the Texas Property Codes where foreclosure sales are to take place.

2. Terms of Sale: Cash
3. Instrument to be Foreclosed.

The Instrument to be foreclosed is the Deed of Trust dated July 31, 2019 and recorded September 30, 2019, real property records, Instrument Number, 2275 452-406, COMANCHE County, Texas, with Rodolfo Flores, Jr., unmarried. ("Borrower") conveyed to Lana Strissel, Trustee.

4. Obligations Secured. Deed of Trust executed by Rodolfo Flores, Jr., a married couple, securing the payment of the indebtednesses in the original principal amount of \$52,900.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Surfside Quest Trust is the mortgagee of the note and Deed of Trust.
5. Property to Be Sold. The property to be sold is described as follows:

Being the same land and premises described in Warranty Deed dated June 17, 2015, recorded June 18, 2015, from Grady Wright and Mary Wright, his wife to David Vaughn and Lyndall Vaughn, his wife, recorded in Volume 993, Page 221, Deed Records of Comanche County, Texas to which record reference is here made for all purposes.

Being the same land and premises described in Warranty Deed dated July 1, 2013, recorded July 3, 2013, from Norris Sydow and Marilyn Norris, his wife to Grady Wright and Mary Wright, his wife, recorded in Volume 965, Page 351, Deed Records of Comanche County, Texas to which record reference is here made for all purposes.

All that certain tract or parcel of land out of the John Duncan Survey No. 4, Abstract No. 259, and the Chaney Third Addition to the City of Comanche, and being the same land described in two tracts, in deed from R.C. Isham to Leonard E. Bonick, dated the 11th day of August 1965, and recorded in Volume 326, Page 77, of the Deed Records of Comanche County, Texas, and being described by metes and bounds as follows;

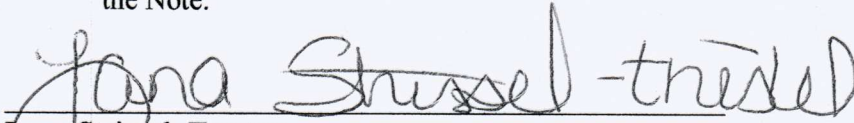
BEGINNING at an iron rod driven in the Southeasterly right of way line of State Highway No. 16 at the SW corner of Lot No. 6 of the Chaney Third addition, for the SWC of this tract;
THENCE S 47 30' E on and with the fenced South line of Lot No. 6, at 100' pass the SEC of the Second Tract in the above mentioned deed, for the SEC of this tract;
THENCE N 39 30' E and with the existing fence line along the East line of the Second Tract, a distance of 100' to an iron rod driven at the NEC of this tract;

THENCE N 47 30' W at 30' pass the NEC of Lot No. 7, a distance of 130' to an iron rod set in the Southeasterly right of way line in said highway, at the NWC of Lot No. 7 of the Chaney Third Addition for the NWC of this tract;

THENCE S 39 30' W, on and with the said highway right of way line, a distance of 100' to the point of beginning. Being the same land and premises described in Warranty Deed dated October 2, 2001 from Dorothy N. Cook to Anthony J. Lew, recorded in Volume 808, Page 178, Deed Records of Comanche County, Texas to which record reference is here made for all purposes.

More commonly known as: 1110 N Austin, Comanche, Texas 76442

6. Default has occurred under the terms of the Note and the Deed of Trust, and the indebtedness evidenced therein is now wholly due, Surfside Quest Trust, the current owner and holder of the Note and the deed of Trust lien and all other liens securing the Note, has requested the undersigned to sell the Property to satisfy the Note.


Lana Strissel, Trustee