

FILED
at 4:12 o'clock p M
JUL 14 2025
Nancy E. Ruter
County Clerk, Williamson Co., TX

Notice of Foreclosure Sale

July 14, 2025

Deed of Trust ("Deed of Trust"):

Dated: January 11, 2022

Grantor: Mario A. Marin Rodriguez, Omar Morales Solis, Maria Del Rosario Marin Cortes, and Bertin Cordero Deloya

Address: 2205 Hunters Glen Drive, Georgetown, TX 78626

Trustee: Lucinda Doyle

Lender: Adelaida Flores and Moses A. Flores

Address: PO Box 624, Granger, Texas 76530-0624

Recorded in: Williamson County Official Public Records under Document Number 2022005792

Legal Description: Being 36.00 acres of land, more or less, out of the C. Botello Survey, Abstract No. 71, in Williamson County, Texas, and being a portion of a called 59.694 acre tract as described in a deed from Paul Pokorny, Jr. and wife, Bernice Pokorny to Moses A. Flores and wife, Adelaida Flores, dated August 24, 2000, and recorded in Document No. 2000058527 of the Official Public Records of Williamson County, Texas, said 36.00 acre tract being more particularly described by metes and bounds in Exhibit "A", attached hereto. Commonly known as 18345 FM 971, Granger, Texas 76530.

Secures: Note ("Note") in the original principal amount of \$620,000.00, executed by Mario A. Marin Rodriguez, Omar Morales Solis, Maria Del Rosario Marin Cortes, and Bertin Cordero Deloya ("Borrower") and payable to the order of Lender

Foreclosure Sale:

Date: Tuesday, August 5, 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: The sale will be conducted at the Williamson County Courthouse Annex, 405 Martin Luther King Jr. Street, Georgetown, Texas 78626 (the area outside the northeast lower level door) as designated by the Commissioners' Court of said county pursuant to Section 51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent to the location where this notice was posted.

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 Lender'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, Lender, 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 Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Lender'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 Lender 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 Adelaida Flores and Moses A. Flores. 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.

EXHIBIT A Page 1 of 3**JDS SURVEYING, INC.**T.B.P.E.L.S. Firm Registration No. 10194118
159 W. MAIN - VAN, TX 75790 - Phone: (903) 963-2333**36.00 ACRES**

All that certain lot, tract or parcel of land located within the C. Botello Survey, Abstract No. 71 of Williamson County, Texas, and being a portion of a called 59.694 acre tract as described in a deed from Paul Pokorny, Jr. and wife, Bernice Pokorny to Moses A. Flores and wife, Adelaida Flores, dated August 24, 2000 and recorded in Document No. 2000058527 of the Official Records of Williamson County, Texas, and this 36.00 acre tract being more fully described as follows:

BEGINNING at a 1/2" Iron Rod with a blue cap stamped "JDS 10194118" Set (henceforth referred to as 1/2" Iron Rod Set) for corner in the North right-of-way line of Farm-to-Market 971 (variable width right-of-way), from which a 1/2" Iron Rod Found at the most southerly common corner of said 59.694 acre tract and a called 20 acre tract as described in a deed from G. Fonville to Kelly E. Matthews, dated June 19, 2001 and recorded in Document No. 2001053691 bears South 73 deg. 32 min. 40 sec. East, a distance of 197.69 feet;

THENCE North 70 deg. 33 min. 26 sec. West, with the North right-of-way line of said Farm-to-Market 971, a distance of 242.31 feet to a 1/2" Iron Rod Set, from which a Concrete Monument Found in the South right-of-way line of said Farm-to-Market 971 bears South 14 deg. 17 min. 45 sec. West, a distance of 170.00 feet;

THENCE North 75 deg. 42 min. 15 sec. West, continuing with the North right-of-way line of said Farm-to-Market 971, a distance of 176.81 feet to a 1/2" Iron Rod Set at the South common corner of said 59.694 acre tract and a tract of land now or formerly owned by Gilbert Strmiska and wife, Georgia Strmiska (no deed of record found);

THENCE North 20 deg. 52 min. 14 sec. West, with the common line of said 59.694 acre tract and said Strmiska tract, a distance of 361.93 feet to a 1/2" Iron Rod Set at the North common corner of same, from which the east end of a tabor culvert bears South 16 deg. 26 min. 41 sec. West, a distance of 46.77 feet;

THENCE North 17 deg. 16 min. 13 sec. East, continuing with the common line of said 59.694 acre tract and said Strmiska tract, passing a 6" Cedar Post Found at 49.70 feet, and continuing with said course and with the common line of said 59.694 acre tract and a called 117.67 acre tract as described in a deed from Gilbert Strmiska and wife, Georgia Strmiska to Larry Wayne Strmiska and Nadine Ann Goodney, dated December 15, 1995 and recorded in Document No. 9600527 for a total distance of 2,210.01 feet to a 1/2" Iron Rod Set for corner, from which a 1/2" Iron Rod Set at the Northwest corner of said 59.694 acre tract bears North 17 deg. 16 min. 13 sec. East, a distance of 20.53 feet;

THENCE South 72 deg. 39 min. 17 sec. East, across said 59.694 acre tract, a distance of 642.23 feet to a 1/2" Iron Rod Set for corner, from which a 1" Iron Rod Found at the Northeast corner of said 59.694 acre tract bears South 73 deg. 34 min. 34 sec. East, a distance of 933.46 feet;

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THENCE South 17 deg. 16 min. 13 sec. West, continuing across said 59.694 acre tract, a distance of 2,493.83 feet to the POINT OF BEGINNING AND CONTAINING 36.00 ACRES OF LAND, MORE OR LESS. See Map No. 2844 prepared in conjunction with these field notes. The bearings hereon were oriented to agree with Grid North and were derived by the use of G.P.S. equipment. (TX Central Zone - NAD 83). I, Ryan J. Maxfield, do hereby state that the field notes hereon were prepared from a survey made on the ground under my supervision during the month of December, 2021.

GIVEN UNDER MY HAND & SEAL, this the 4th day of January, 2022.


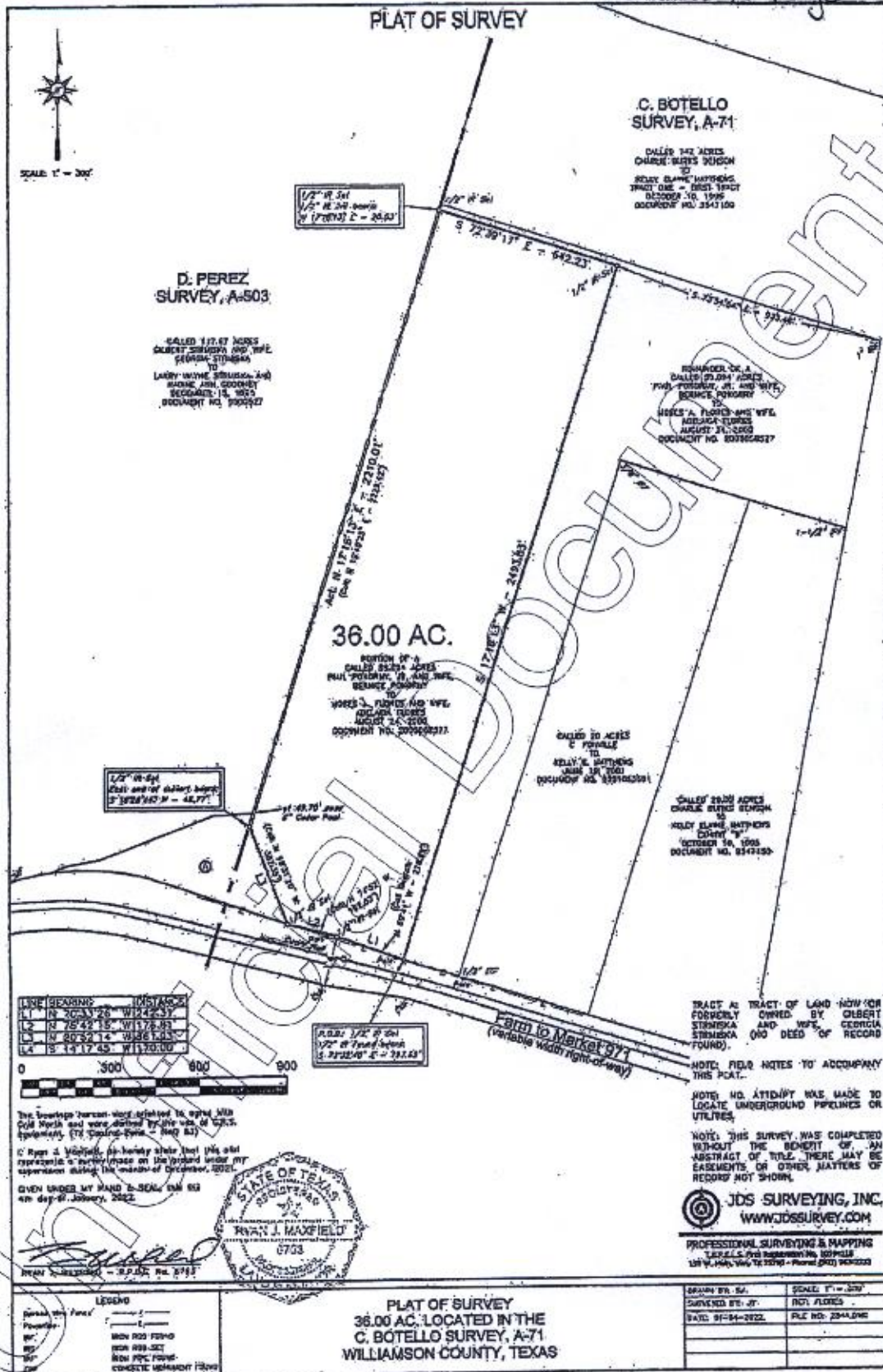

Ryan J. Maxfield
Registered Professional Land Surveyor
State of Texas No. 6763



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RECORDERS MEMORANDUM
 All or parts of the text on this page was not
 clearly legible for satisfactory recordation

X Messrs G. FloresX Adelaida Flores