

25-022FC

NOTICE OF FORECLOSURE SALE

July 14, 2025

Property:

Being a legal description to a 2.041 acre tract "Tract Two" in the JESSE McCELEVY SURVEY A-461, Shelby County, Texas being out of and part of a called 53.332 acre tract conveyed to Darin Borders from The Trustee of Albert Smith and Maurine H. Smith Revocable Living Trust dated July 17, 2012 and recorded in Document No. 2012004184, Official Public Records, Shelby County, Texas and being more particularly described in Exhibit "A" attached hereto and made a part hereof for all intents and purposes.

Deed of Trust: Deed of Trust (The term "Deed of Trust" herein shall mean the Deed of Trust as so modified, renewed, and/or extended.)

Dated: December 1, 2020

Trustee: J. KEN MUCKELROY
108 Foster St.
Center, Texas 75935

Grantor: GLADIS HERAS-JUAREZ and RAFAEL JORGE-AGUILAR

Mortgagee: SHELBY LOMA VISTA, LLC

Recording Information: Clerk No. 2020003667 of the Official Public Records of Shelby County, Texas.

Note Secured by Deed of Trust: Promissory Note (The term "Note" herein shall mean the Note as so modified, renewed, and/or extended.)

Date: December 1, 2020

Original Principal Amount: \$16,350.00

Maker: GLADIS HERAS-JUAREZ and RAFAEL JORGE-AGUILAR

Lender: SHELBY LOMA VISTA, LLC

Property: All real property and improvements as described in and mortgaged in the Deed of Trust, including all rights and appurtenances thereto, with the exception of any Released Property.

Sale Location: Upon the steps in front of the Shelby County Courthouse, said steps being located between the main entrance of the Shelby County Courthouse and San Augustine Street.

Sale Date: August 5, 2025

Sale Time: The public auction of the Foreclosure Sale will take place between the hours of 10:00 AM and 4:00 PM local time. The earliest time the sale will begin is 10:00 a.m., or within three hours from that time.

Terms of the Sale: This public Foreclosure Sale will sell all property "AS IS" at a public auction to the highest cash bidder, with the exception of the Lender, who will be allowed to bid credit against the amount owed under the obligation secured by the lien in the Deed of Trust.

Due to the default in payment of the Note and in performance of the obligations under the terms of the Deed of Trust, the Lender directed the Trustee to administer the trust provisions.

The above described Deed of Trust encumbers real property. This document constitutes formal notice by the Lender to foreclose and sell the property, as described in Lender's right and remedies under the Deed of Trust and in accordance with the terms of Section 9.604(a) of the Texas Business and Commerce Code and the Deed of Trust.

Notice is hereby given that the Foreclosure Sale will commence at the Sale Location, Sale Date, and Sale Time indicated above. At that time, the Trustee will direct the sale of the property described in the Deed of Trust in the manner allowed by the Deed of Trust and applicable Texas law.

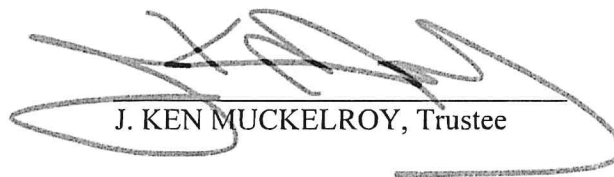
If there is any postponement or rescheduling of the Foreclosure Sale, additional notice will be reposted and refiled in accordance with the terms of the Deed of Trust and applicable Texas law.

Potential purchasers are reminded that this sale of property is made subject to the exceptions to conveyance and warranties of the Deed of Trust, all prior liens and defects to title, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust, and any rights of recession as set forth in the Texas Property Code. Potential purchasers should examine the property records describing the property within the Deed of Trust for further assurances.

Pursuant to Section 51.009 of the Texas Property Code, this property will be sold "AS IS" to the highest cash bidder. Please be aware that the sale of this property will not include any possession warranties, title warranties, warranties of quiet enjoyment or other warranties, except as expressly provided by the Deed of Trust. All potential purchasers should conduct examinations of the property records for further assurances.

Pursuant to Section 51.0075(a) of the Texas Property Code, the Trustee will establish conditions for the Foreclosure Sale as are deemed reasonable and in accordance with the Texas Property Code. Any conditions beyond what are listed in this document will be disclosed prior to the opening of bidding on the day of the Foreclosure Sale.

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.


J. KEN MUCKELROY, Trustee

FILED FOR RECORD

2025 JUL 14 AM 7:21

JENNIFER L. FOUNTAIN
COUNTY CLERK

BY  JENNIFER L. FOUNTAIN