

20-000FC

### NOTICE OF FORECLOSURE SALE

April 23, 2026

FILED FOR RECORD  
SHELBY COUNTY, TEXAS  
2026 APR 23 AM 10:02  
JENNIFER L. FOUNTAIN  
COUNTY CLERK  
BY \_\_\_\_\_ DEPUTY

Deed of Trust ("Deed of Trust"):

Dated: February 7, 2019

Grantor: Josue Alejandro Vigil, a single man

Trustee: Matthew D. Mettauer

Lender: Huk Properties, LLC

Recorded in: Instrument No. 2019000412, Official Public Records, Shelby County, Texas

First Underlying Lien: Note dated January 17, 2019, in the original principal sum of \$72,000.00 executed by Huk Properties, LLC and payable to BancorpSouth Bank, and described in Deed of Trust recorded in Document No. 2019000320, Official Public Records, Shelby County, Texas

Legal Description:

15.891 acres, more or less, in the Samuel Strickland Sur., A-640, Shelby County, Texas, being described by metes and bounds in Exhibit A attached hereto.

Secures: Real Estate Lien Note ("Note") in the original principal amount of \$106,500.00 executed by Josue Alejandro Vigil ("Borrower") and payable to the order of Lender

Foreclosure Sale:

Date: Tuesday, June 2, 2026

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: Front steps of the Shelby County Courthouse located at 200 San Augustine St., Center, Texas 75935

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 Huk Properties, LLC's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust, and First Underlying Lien.

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, Huk Properties, LLC, 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 Huk Properties, LLC 's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Huk Properties, LLC '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, the Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust and First Underlying Lien, and applicable Texas law.

If Huk Properties, LLC passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and re-filed 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, including the First Underlying Lien, 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 Huk Properties, LLC. 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.

Pursuant to section 51.0075(a) of the Texas Property Code, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee.

**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.**



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Attorney for Huk Properties, LLC

EXHIBIT A

TRACT ONE:

All that certain lot or parcel of land situated in Shelby County, Texas, in the SAMUEL STRICKLAND SURVEY, A-640, being 14.902 acres out of a called 15.35 acre tract listed as TRACT ONE and out of a called 2.125 acre tract listed as TRACT TWO conveyed from Mary Lee Blackwell to HUK Properties, LLC and recorded in Clerk File No. 2018003654 of the Official Public Records of Shelby County, Texas, and being more particularly described as follows:

Bearings refer to Grid North of the Texas Coordinate System of 1983 (Central Zone 4203).

**BEGINNING** at a 1/2" Iron Rod found for corner with at the easternmost corner of the called 15.35 acre tract listed as TRACT ONE conveyed to HUK Properties, LLC and recorded in Clerk File No. 2018003654 of the Official Public Records of Shelby County, Texas;

**THENCE** S 37° 01' 14" W with the west right-of-way of State Highway 7 a distance of 184.68 feet to a Broken Concrete Monument found for corner;

**THENCE** S 09° 48' 14" W with the west right-of-way of State Highway 7 a distance of 120.19 feet to a 5/8" Iron Rod set for corner with cap stamped "ETSM, LLC";

**THENCE** N 56° 24' 51" W with the north line of a called 1.024 acre tract surveyed this same day for HUK Properties, LLC, at 257.52 feet pass a 5/8" Iron Rod set for reference with cap stamped "ETSM, LLC" and at a total distance of 338.53 feet to a Point for Corner in a Pond;

**THENCE** S 32° 37' 01" W with the west line of a called 1.024 acre tract surveyed this same day for HUK Properties, LLC, a distance of 106.18 feet to a 5/8" Iron Rod set for corner with cap stamped "ETSM, LLC";

**THENCE** S 32° 37' 01" W with the west line of a called 0.989 acre tract surveyed this same day for HUK Properties, LLC, a distance of 175.15 feet to a 5/8" Iron Rod set for corner with cap stamped "ETSM, LLC";

**THENCE** N 53° 47' 39" W with the north line of a called 4.0380 acre tract conveyed to Luis Sanchez-Guerrero and wife, Miriam L. Morales and recorded in Clerk File No. 2014003681 of the Official Public Records of Shelby County, Texas, and generally with a barbed wire fence, a distance of 236.97 feet to a 2" Iron Pipe found for corner;

**THENCE** S 27° 51' 31" W with the west line of the called 4.0380 acre tract conveyed to Luis Sanchez-Guerrero and wife, Miriam L. Morales and recorded in Clerk File No. 2014003681 of the Official Public Records of Shelby County, Texas, and generally with a barbed wire fence, a distance of 346.11 feet to a 1/2" Iron Rod found for corner;

**THENCE** N 59° 59' 05" W with the most easterly north line of a called 1.19 acre tract conveyed to Joseph Clifford Bartlett, Sr. and recorded in Volume 1017 Page 424 of the Official Public Records of Shelby County, Texas, and generally with a barbed wire fence, a distance of 209.83 feet to a 1/2" Iron Rod found for corner;

**THENCE** N 53° 04' 02" W with the most westerly north line of the called 1.19 acre tract conveyed to Joseph Clifford Bartlett, Sr. and recorded in Volume 1017 Page 424 of the Official Public Records of Shelby County, Texas, and generally with a barbed wire fence, a distance of 244.71 feet to a 4" Corner Post found for corner;

THENCE N 31° 38' 00" E with the east line of a called 15 acre tract listed as FIRST TRACT conveyed to Jeffrey Lee Webster and recorded in Volume 724 Page 488 of the Real Property Records of Shelby County, Texas, and generally with a barbed wire fence, a distance of 759.38 feet to a 1/2" Iron Rod found for corner;

THENCE N 32° 44' 45" E with the east line of a called 15.0000 acre tract conveyed to Jeffrey L. Webster and recorded in Volume 650 Page 369 of the Deed Records of Shelby County, Texas, and generally with a barbed wire fence, a distance of 196.90 feet to a 1/2" Iron Pipe with Elbow found for corner;

THENCE S 53° 37' 16" E with the southwest line of the residue of the called 63 acre tract listed as THIRD TRACT conveyed to Freddy C. Lawrence, Sr. and recorded in Volume 1079 Page 174 of the Official Public Records of Shelby County, Texas, and generally with a barbed wire fence, a distance of 982.19 feet to the **Point of Beginning** being 14.902 acres of land more or less.

TWO TWO:

All that certain lot or parcel of land situated in Shelby County, Texas, in the SAMUEL STRICKLAND SURVEY, A-640, being 0.989 acre out of a called 15.35 acre tract listed as TRACT ONE and out of a called 2.125 acre tract listed as TRACT TWO conveyed from Mary Lee Blackwell to HUK Properties, LLC and recorded in Clerk File No. 2018003654 of the Official Public Records of Shelby County, Texas, and being more particularly described as follows:

Bearings refer to Grid North of the Texas Coordinate System of 1983 (Central Zone 4203).

**BEGINNING** at a 5/8" Iron Rod set for corner with cap stamped "ETSM, LLC", at the westernmost corner of a called 0.391 acre tract surveyed this same day for HUK Properties, LLC from which a 1/2" Iron Rod found for the southeast corner of the called 2.125 acre tract listed as TRACT TWO conveyed to HUK Properties, LLC and recorded in Clerk File No. 2018003654 of the Official Public Records of Shelby County, Texas, bears S 53° 47' 39" E a distance of 217.09 feet;

**THENCE** N 53° 47' 39" W with the northeast line of a called 4.0380 acre tract conveyed to Luis Sanchez-Guerrero and wife, Miriam L. Morales and recorded in Clerk File No. 2014003681 of the Official Public Records of Shelby County, Texas, a distance of 149.04 feet to a 5/8" Iron Rod set for corner with cap stamped "ETSM, LLC" from which a 2" Iron Pipe found at the southwest corner of the called 2.125 acre tract listed as TRACT TWO conveyed to HUK Properties, LLC and recorded in Clerk File No. 2018003654 of the Official Public Records of Shelby County, Texas, bears N 53° 47' 39" W a distance of 236.98 feet;

**THENCE** N 32° 36' 57" E across the called 2.125 acre tract listed as TRACT TWO and across the called 15.35 acre tract listed as TRACT ONE conveyed to HUK Properties, LLC and recorded in Clerk File No. 2018003654 of the Official Public Records of Shelby County, Texas, a distance of 175.15 feet to a 5/8" Iron Rod set for corner with cap stamped "ETSM, LLC";

**THENCE** S 50° 35' 37" E across the called 15.35 acre tract listed as TRACT ONE conveyed to HUK Properties, LLC and recorded in Clerk File No. 2018003654 of the Official Public Records of Shelby County, Texas, a distance of 366.66 feet to a 5/8" Iron Rod set for corner with cap stamped "ETSM, LLC";

**THENCE** S 32° 07' 18" W with the west right-of-way of State Highway 7a distance of 63.38 feet to a 5/8" Iron Rod set for corner with cap stamped "ETSM, LLC";

**THENCE** N 53° 13' 55" W with the most easterly north line of the called 0.391 acre tract surveyed this same day for HUK Properties, LLC, a distance of 72.14 feet to a 5/8" Iron Rod set for corner with cap stamped "ETSM, LLC";

**THENCE** S 32° 39' 30" W with the most easterly northwest line of the called 0.391 acre tract surveyed this same day for HUK Properties, LLC, a distance of 15.11 feet to a 5/8" Iron Rod set for corner with cap stamped "ETSM, LLC";

**THENCE** N 56° 39' 55" W with the most westerly north line of the called 0.391 acre tract surveyed this same day for HUK Properties, LLC, a distance of 140.20 feet to a 5/8" Iron Rod set for corner with cap stamped "ETSM, LLC";

**THENCE** S 35° 40' 41" W with the most westerly northwest line of the called 0.391 acre tract surveyed this same day for HUK Properties, LLC, a distance of 69.72 feet to the Point of Beginning being 0.989 acre of land more or less.