

025040

Notice of Trustee's Sale

Sept 2  
Date: ~~August~~ 2, 2025

FILED FOR RECORD

Trustee: Stephen A. Beal

Substitute Trustee: Eric Jancovech

Street Address for Trustee: PO Box 195607, Dallas County, Texas 75219

Current Owner and Holder of the Note and Deed of Trust: Sendero Residential, L.L.C.

Obligation: Real Estate Lien Note dated July 15, 2024, from Maker, Esmeralda Franco and Jason Ray Vanderslice to Payee, Sendero Residential, L.L.C., in the original principal amount of \$81,900.00

Deed of Trust

Date: July 15, 2024

Recording Information: Filed on July 22, 2024, and recorded under document number 241092 Official Public Records of MITCHELL County, Texas

Grantor: Esmeralda Franco and Jason Ray Vanderslice

Trustee: Stephen A. Beal

Substitute Trustee: Eric Jancovech

Beneficiary: Sendero Residential, L.L.C.

Property: Refer to EXHIBIT "A"

Date of Sale (first Tuesday of month): October 7, 2025

Time of Sale: The sale will begin no earlier than 10:00 AM, and no later than three hours thereafter.

Place of Sale: Mitchell County Courthouse

Default has occurred under the Deed of Trust. The current owner and holder of the Real Estate Lien Note and the Deed of Trust has instructed the Trustee to offer the Property for sale toward the satisfaction of the Real Estate Lien Note, by a nonjudicial foreclosure sale in accordance with the power of sale granted by the Deed of Trust.

**Notice is given that on the Date of Sale, the Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS", without any express or implied warranties, except warranties of title.**

SEP 02 2025

AT 10:25 O'CLOCK 4 M  
CARLA KERN  
County Clerk, Mitchell County, Texas  
By [Signature]

*Terms of Sale.* The sale will be conducted as a public auction to the highest bidder. If the highest bidder is someone other than the Lender, the purchase price will be payable in cash or its equivalent, at the discretion of the Trustee, and will be payable immediately on acceptance of the bid by the Trustee. If the Lender is the highest bidder, payment will be by a credit on the Obligation, as permitted by the Deed of Trust.

Those persons and entities desiring to purchase the Property at the public auction, other than the Lender, will need to demonstrate their ability to pay cash on acceptance of the bid by the Trustee.

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 from the lien of the Deed of Trust, as shown in the public records of the county where the Property is located. Prospective bidders are strongly urged to examine the applicable public records to determine the nature and extent of such matters, if any.

The Trustee may sell the Property in one or more parcels and/or 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.

"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 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."

  
Eric Jancovech, Substitute Trustee

## EXHIBIT A

A 0.2897 ACRE TRACT OF LAND BEING SITUATED IN SECTION 41, BLOCK 26, T&P RR CO SURVEY, ABSTRACT NUMBER 448, MITCHELL COUNTY, TEXAS, BEING A PART OF LOTS 7, 8, AND 9, BLOCK 191, OF THE R.T. MANUEL'S HIGHLAND PARK ADDITION, AS RECORDED IN SLIDE 24, PLAT RECORDS, MITCHELL COUNTY, TEXAS, AND BEING A PART OF THAT CERTAIN CALLED TRACT ONE AND TRACT 2, AS DESCRIBED IN A DEED FROM GWEN MERRITT TO JAMES MERRITT, DATED MARCH 3, 2016, RECORDED IN VOLUME 833, PAGE 348, OFFICIAL PUBLIC RECORDS, MITCHELL COUNTY, TEXAS, AND DESCRIBED MORE PARTICULARLY BY METES AND BOUNDS AS FOLLOWS:

BEGINNING: at a 1/2" iron rod (set with cap marked "PATRIOT SURVEYING") at the southwest corner of Lot 7 and the southwest corner of Block 191, being in the north right-of-way line of 15th Street and the east right-of-way line of Locust Street;

THENCE: North 06°25'23" East, for a distance of 150.00 feet, with the west boundary line of Block 191, and the east right-of-way line of Locust Street, to a 1/2" iron rod (set with cap marked "PATRIOT SURVEYING") at the northwest corner of Lot 9,

THENCE: South 83°34'37" East, for a distance of 84.21 feet, with the north boundary line of Lot 9, to a 1/2" iron rod (set with cap marked "PATRIOT SURVEYING").

THENCE: South 06°29'20" West, for a distance of 150.00 feet, to a 1/2" iron rod (set with cap marked "PATRIOT SURVEYING") in the south boundary line of Lot 7, Block 191, and the north right-of-way line of 15th Street;

THENCE: North 83°34'37" West, for a distance of 84.04 feet, with the south boundary line of Lot 7, Block 191, and the north right-of-way line of 15th Street, back to the Place of Beginning and containing 0.2897 acres of land.

NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct but is made only for informational and/or identification purposes and does not override Item 2 of Schedule B hereof (TRACT 1 and 2)