

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**Notice of Foreclosure Sale**

**Date:** March 7, 2024

**Deed of Trust**

**Dated:** April 12, 2023

**Grantor:** Valentin S. Estrada and Reyna Robles

**Trustee:** Karl R. Quebe

**Lender:** Dog Gone Properties, LLC – Series 509 Willow Street

**Recorded in:** Deed of Trust recorded in Volume 424, Page 102, real property records of Falls County, Texas.

**Legal Description:**

Being a 0.12 acre tract of land in the William Gilmore Survey, Abstract No. 193, Falls County, Texas, and being part of Lots 1, 2, and 3, Block 51 of the Town of Lott, according to a plat of record in Volume 33, Page 188 of the Deed Records of Falls County, Texas (DRFCT), further being that certain tract of land described in a deed to Dog Gone Properties, LLC, recorded in Volume 395, Page 651 of the Official Public Records of Falls County, Texas (OPRFCT). Said 0.12 acre tract being shown on attached plat and more particularly described by metes and bounds on Exhibit A attached hereto.

**Note Secured by Deed of Trust (Note)**

**Date:** April 12, 2023

**Makers:** Valentin S. Estrada and Reyna Robles

**Original Principal Amount:** \$151,081.83

**Lender:** Dog Gone Properties, LLC – Series 509 Willow Street

**Foreclosure Sale:**

**Date of Sale of Property (first Tuesday of month):**

April 2, 2024

**FILED**  
At 2:10 o'clock P M

**MAR 08 2024**

ELIZABETH PEREZ, COUNTY CLERK  
FALLS COUNTY, TEXAS  
BY [Signature] DEPUTY

**Time:** The sale of the Property will be held between the hours of 11:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 1:00 p.m. and not later than three hours thereafter.

**Place:** Falls County Courthouse, 125 Bridge Street, Marlin, Texas, at the following location: South entrance steps leading through the South Courthouse door to the second floor of the Falls County Courthouse, or as designated by the County Commissioner's office or as designated by the County Commissioners Court.

**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 Dog Gone Properties, LLC, 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, Dog Gone Properties, LLC, the owner and holder of the Note, has requested Trustee to sell the Property.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

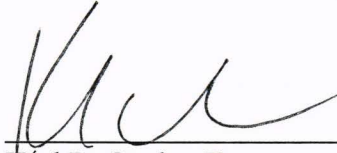
If Trustee or Lender passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

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 Dog Gone 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.**

A handwritten signature in black ink, appearing to read 'Karl R. Quebe', is written over a horizontal line.

Karl R. Quebe, Trustee  
5400 Bosque Blvd., Ste. 312  
Waco, Texas 76710  
Email: bigkq@aol.com  
Tel: (254) 751-1830  
Fax: (254) 751-1833