

NOTICE OF FORECLOSURE SALE

April 11, 2025

Deed of Trust ("Deed of Trust"):

Dated: February 21, 2023

Grantor: Aaron Christopher Mathew and Rachel Nicole Mathew

Trustee: Liang Gao

Lender: 7070 Properties, LLC

Recorded in: Instrument No. 00012760 of the real property records of Falls County, Texas

Legal Description: Being a 7.784 acre tract situated in the James O. Rice Survey, Abstract Number 304, being a portion of that certain called 70.062 acre tract described in instrument to Fluffy Unicorn Properties, LLC, recorded in Volume 379, Page 681 of the Official Public Records of Falls County, Texas (O.P.R.F.C.T), said 7.784 acre tract being more particularly described by metes and bounds in the attached Exhibit.

Secures: Promissory Note ("Note") in the original principal amount of \$141,000.00, executed by Aaron Christopher Mathew and Rachel Nicole Mathew ("Borrower") and payable to the order of Lender

Assignment: The Note and the liens and security interests of the Deed of Trust were transferred and assigned to **Eric Nelson** ("Beneficiary") by an instrument dated February 22, 2023, recorded in Instrument No. 00013176 of the real property records of Falls County, Texas

Substitute Trustee: Richard H. Hester, Kelly Goddard, Pete Florez, Florence Rosas or David Garvin

Substitute Trustee's Address: c/o Foreclosure Services, LLC
8101 Boat Club Rd., Suite 320
Fort Worth, Texas, 76179

Foreclosure Sale:

Date: Tuesday, May 6, 2025

FILED
At _____ o'clock _____ M

APR 15 2025

ELIZABETH PEREZ, COUNTY CLERK
FALLS COUNTY, TEXAS
BY _____ DEPUTY

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: Falls County, Texas, at the South entrance steps leading through the South Courthouse door to second floor of the Falls County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by County Commissioner's Court or at any other place designated for real property foreclosures under Texas Property Code Section 51.002.

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 Eric Nelson'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, Eric Nelson, 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 Eric Nelson's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Eric Nelson'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 Eric Nelson 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 Eric Nelson. 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.

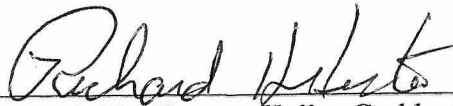
Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.



Margaret H. Banahan
Texas Bar No. 24078188
Veronica A. Martinez
Texas Bar No. 24102149
R. Alex Weatherford
Texas Bar No. 24079553
Banahan Martinez Weatherford, PLLC
1400 Broadfield Blvd., Suite 105
Houston, Texas 77084
Tel. (281) 394-3122
Fax (281) 940-2743
Attorney for Lender



Richard H. Hester, Kelly Goddard, Pete Florez,
Florence Rosas or David Garvin
c/o Foreclosure Services LLC
8101 Boat Club Road, Suite 320
Fort Worth, Texas 76179

Exhibit A

TA 23 3293E

TEXAS PROFESSIONAL SURVEYING, LLC.

3032 N. FRAZIER STREET, CONROE, TEXAS 77303
(936)756-7447 FAX (936)756-7448
FIRM REGISTRATION No. 100834-00

FIELD NOTE DESCRIPTION

TRACT 4

7.784 ACRES

IN THE JAMES O. RICE SURVEY, ABSTRACT NUMBER 304 FALLS COUNTY, TEXAS

BEING a 7.784 acre tract situated in the James O. Rice Survey, Abstract Number 304, being a portion of that certain called 70.062 acre tract described in instrument to Fluffy Unicorn Properties, LLC., recorded in Volume 379, Page 681 of the Official Public Records of Falls County, Texas (O.P.R.F.C.F.), said 7.784 acre tract being more particularly described by metes and bounds as follows.

BEGINNING at a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the northeasterly line of that certain called 49.82 acre tract described in instrument to Ralph Boyd Scott, recorded in Volume 57, Page 727 of the Deed Records of Falls County, Texas (D.R.F.C.F.), the westerly southwesterly line of said 70.062 acre tract, for the northwesterly corner of the herein described 7.784 acre tract, from which a 2 inch iron pipe found for the common northerly corner of said 70.062 acre tract and that said 49.82 acre tract, bears North 32°59'41" West, 733.50 feet, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of N: 10,429,866.177, E: 3,313,855.922, Texas Central Zone (4203), grid measurements;

THENCE severing, over and across said 70.062 acre tract the following two (2) courses and distances:

- 1 North 56°59'34" East, 783.02 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
- 2 North 47°45'23" East, at a distance of 592.20 feet pass a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for reference, in all, a total distance of 626.17 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set within the margins of County Road 473 (C.R. 473), the northeasterly line of said 70.062 acre tract, for the northerly corner of the herein described 7.784 acre tract;

THENCE South 32°34'41" East, 330.12 feet, with the approximate centerline of said C.R. 473, a northeasterly line of said 70.062 acre tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for the easterly corner of the herein described 7.784 acre tract;

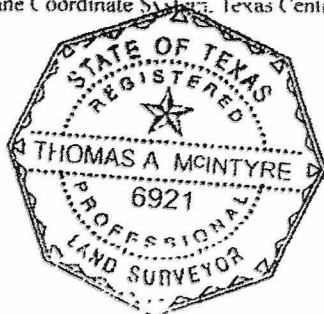
THENCE South 57°46'10" West, continuing over and across said 70.062 acre tract, at a distance of 35.34 feet pass a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for reference, in all, a total distance of 1398.78 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the northeasterly line of said 49.82 acre tract, the southwesterly line of said 70.062 acre tract, for the southerly corner of the herein described 7.784 acre tract, from which a 5/8 inch iron rod with cap found for the common southerly corner of said 70.062 acre tract and said 49.82 acre tract bears South 32°59'41" East, 1263.90 feet;

THENCE North 32°59'41" West, 210.64 feet, with the common line between said 70.062 acre tract and said 49.82 acre tract, to the **POINT OF BEGINNING** and containing a computed area of 7.784 acres of land within this Field Note Description

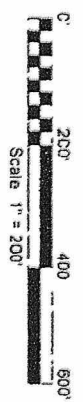
This Field Note Description was prepared from a survey performed on the ground on May 13, 2022, by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number 25009.

Bearings and distances recited herein are based on GPS observations and reference the North American Datum of 1983 (NAD83), Texas State Plane Coordinate System, Texas Central Zone (4203), grid measurements.

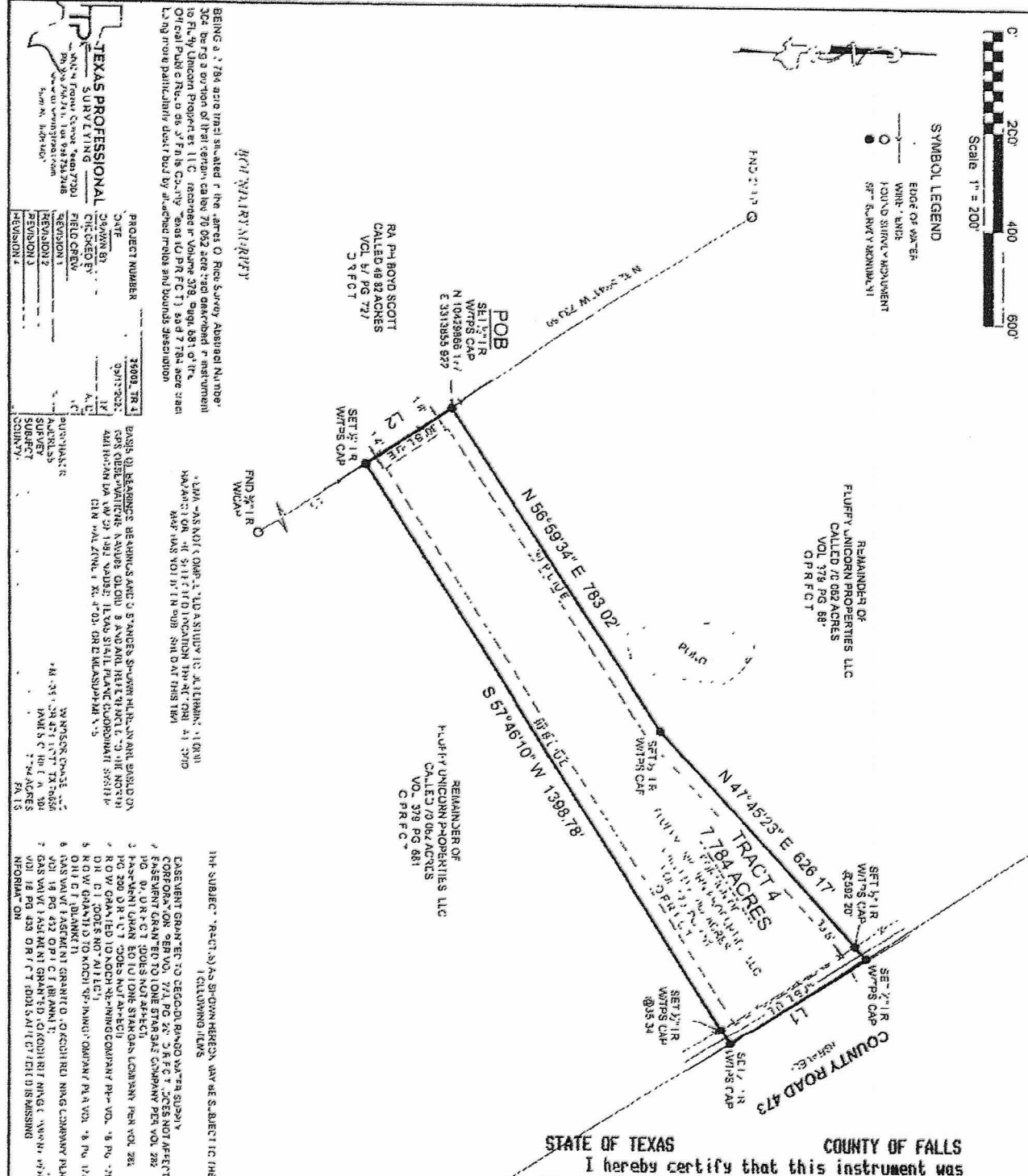
July 12, 2022
Date



Thomas A. McIntyre
R.P.L.S. No. 6921



SYMBOL LEGEND
— EDGE OF WATER
— WIRE FENCE
● FOUND SURVEY MONUMENT
● SET SURVEY MONUMENT



TEXAS PROFESSIONAL SURVEYING
DATE: 09/17/2023
PROJECT NUMBER: 2009, TR 4
CITY: FALLS COUNTY, TEXAS
FIELD CREW: JAMES O. RICE
REVISION 1: 09/17/2023
REVISION 2: 09/17/2023
REVISION 3: 09/17/2023
REVISION 4: 09/17/2023

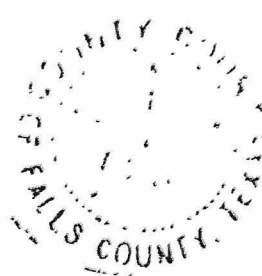
PROPERTY INFORMATION
BASIS OF MEASURE: BEARINGS AND DISTANCES SHOWN ON THE SURVEY MAP.
FOR CORRELATION: BEARINGS AND DISTANCES SHOWN ON THE SURVEY MAP.
CITY: FALLS COUNTY, TEXAS
COUNTY: FALLS COUNTY, TEXAS
PA 15

THE SUBJECT (TRACT 4) AS SHOWN HEREON, MAY BE SUBJECT TO THE FOLLOWING CLAIMS:
1. EASEMENT GRANTED TO RECORD-BRAND VA TRACT SUPPLY CO. FOR THE PURPOSE OF THE OPERATION OF THE BUSINESS OF THE COMPANY, PER VOL. 282, PG. 200 OF THE PUBLIC RECORDS OF FALLS COUNTY, TEXAS.
2. EASEMENT GRANTED TO THE STATE OF TEXAS, PER VOL. 282, PG. 200 OF THE PUBLIC RECORDS OF FALLS COUNTY, TEXAS.
3. EASEMENT GRANTED TO THE STATE OF TEXAS, PER VOL. 282, PG. 200 OF THE PUBLIC RECORDS OF FALLS COUNTY, TEXAS.
4. EASEMENT GRANTED TO THE STATE OF TEXAS, PER VOL. 282, PG. 200 OF THE PUBLIC RECORDS OF FALLS COUNTY, TEXAS.
5. EASEMENT GRANTED TO THE STATE OF TEXAS, PER VOL. 282, PG. 200 OF THE PUBLIC RECORDS OF FALLS COUNTY, TEXAS.
6. EASEMENT GRANTED TO THE STATE OF TEXAS, PER VOL. 282, PG. 200 OF THE PUBLIC RECORDS OF FALLS COUNTY, TEXAS.
7. EASEMENT GRANTED TO THE STATE OF TEXAS, PER VOL. 282, PG. 200 OF THE PUBLIC RECORDS OF FALLS COUNTY, TEXAS.
8. EASEMENT GRANTED TO THE STATE OF TEXAS, PER VOL. 282, PG. 200 OF THE PUBLIC RECORDS OF FALLS COUNTY, TEXAS.
9. EASEMENT GRANTED TO THE STATE OF TEXAS, PER VOL. 282, PG. 200 OF THE PUBLIC RECORDS OF FALLS COUNTY, TEXAS.
10. EASEMENT GRANTED TO THE STATE OF TEXAS, PER VOL. 282, PG. 200 OF THE PUBLIC RECORDS OF FALLS COUNTY, TEXAS.

STATE OF TEXAS COUNTY OF FALLS
I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page in Official Public Records of Falls County Falls County
Feb 27, 2023 at 02:26P

JAMES O. RICE SURVEY
ABSTRACT NO. 304

James A. McInnis
Approved Professional Land Surveyor No. 6921



LINE	BEARING	DISTANCE
1	S 32°34'44" E	130.14'
2	N 32°34'44" W	70.84'
3	S 32°34'44" E	38.10'