

NOTICE OF FORECLOSURE SALE

November 7, 2025

Deed of Trust ("Deed of Trust"):

Dated: July 30, 2024

Grantor: Jose Jesus Platero Donado

Trustee: Liang Gao

Lender: Good Bull 477, LLC

Recorded in: Document No. 00017387 of the real property records of Falls County, Texas

Legal Description: Tract 4 BEING a 9.643 acre tract situated in the Pedro Salinas Survey, Abstract Number 64, Falls County, Texas, being a portion of that certain called 153.277 acre tract, described in instrument to Good Bull 477 LLC, recorded in Volume 410, Page 469 of the Official Records of Falls County, Texas (O.R.F.C.T.) said 9.643 acre tract being more particularly described by metes and bounds in the attached Exhibit A

Secures: Promissory Note ("Note") in the original principal amount of \$180,000.00, executed by Jose Jesus Platero Donado ("Borrower") and payable to the order of Lender and all other indebtedness of Borrower to Lender

Assignment: The Note and the liens and security interests of the Deed of Trust were transferred and assigned to Equity Trust Company Custodian FBO Neil Miserendino 200676922 ("Beneficiary") by an instrument dated December 6, 2024, recorded in Document No. 00019266 of the real property records of Falls County, Texas

Substitute Trustee: Richard H. Hester, Pete Flores, Florence Rosas or David Garvin

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

Mortgage Servicer: TexStar Escrow

FILED
At 10:00 o'clock A.M.
NOV 10 2025
ELIZABETH PETER COUNTY CLERK
FALLS COUNTY, TEXAS
BY [Signature] DEPUTY

Mortgage Servicer's

Address: 5809 Acacia Cir, El Paso, Texas, 79912

Foreclosure Sale:

Date: Tuesday, December 2, 2025

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: AT THE SOUTH ENTRANCE STEPS LEADING THROUGH THE SOUTH COURTHOUSE DOOR TO THE SECOND FLOOR OF THE FALLS COUNTY COURTHOUSE LOCATED AT 125 BRIDGE ST., MARLIN, TEXAS 76661; OF IF THE PRECEDING AREA IS NO LONGER THE DESIGNATED AREA, AT THE MOST RECENTLY DESIGNATED BY THE COUNTY COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

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 Equity Trust Company Custodian FBO Neil Miserendino 200676922'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, Equity Trust Company Custodian FBO Neil Miserendino 200676922, 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 Equity Trust Company Custodian FBO Neil Miserendino 200676922's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Equity Trust Company Custodian FBO Neil Miserendino 200676922's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Mortgage Servicer is representing Equity Trust Company Custodian FBO Neil Miserendino 200676922 in connection with the loan evidenced by the Note and secured by the Deed of Trust under a servicing agreement with Equity Trust Company Custodian FBO Neil Miserendino 200676922. The address of Mortgage Servicer is set forth above.

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 Equity Trust Company Custodian FBO Neil Miserendino 200676922 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.

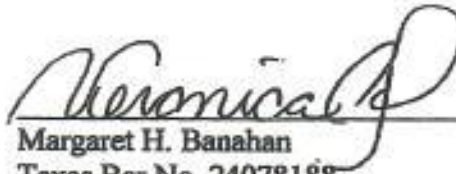
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain 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 Equity Trust Company Custodian FBO Neil Miserendino 200676922. 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 Almaguer
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, Pete Flores, Florence Rosas or
David Garvin

c/o Foreclosure Services LLC
8101 Boat Club Road, Suite 320
Fort Worth, Texas 76179

Exhibit A

TA 24 5104E

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

9.643 ACRES

**IN THE PEDRO SALINAS SURVEY, ABSTRACT NUMBER 64
FALLS COUNTY, TEXAS**

BEING a 9.643 acre tract situated in the Pedro Salinas Survey, Abstract Number 64, Falls County, Texas, being a portion of that certain called 153.277 acre tract, described in instrument to Good Bull 477 LLC, recorded in Volume 410, Page 469 of the Official Records of Falls County, Texas (O.R.F.C.T.), said 9.643 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a ½ inch iron rod with cap stamped "TPS 100834-00" set in the easterly margin of said County Road 254 (CR 254), the southwesterly line of said 153.277 acre tract, for the westerly corner of the herein described 9.643 acre tract, said POINT OF BEGINNING having a Texas State Plane Coordinate value of N: 10418579.61, E: 3417239.00, Texas Central Zone (4203), grid measurements;

THENCE North 55°55'35" East, 1531.40 feet, over and across said 153.277 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set in the northerly line of said 153.277 acre tract, in the southerly margin of a Railroad (abandoned), for the northerly corner of the herein described 9.643 acre tract;

THENCE over and across said 153.277 acre tract, the following three (3) courses and distances:

1. South 02°35'51" West, 679.32 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the easterly south corner of the herein described 9.643 acre tract;
2. North 33°10'29" West, 269.69 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the interior corner of the herein described 9.643 acre tract;
3. South 55°55'35" West, 1131.92 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set in the northeasterly margin of said CR 254, the southwesterly line of said 153.277 acre tract, for the southernmost corner of the herein described 9.643 acre tract;

THENCE North 33°39'27" West, 275.22 feet, with the northeasterly margin of said CR 254 and the southwesterly line of said 153.277 acre tract, to the PLACE OF BEGINNING and containing a computed area of 9.643 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on October 18, 2022, by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number 25104.

Bearings and distances recited herein are based on GPS observations and are referenced to the North American Datum of 1983 (NAD83), Texas State Plane Coordinate System, Central Zone (4303), grid measurements.

October 28, 2022
Date



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

BOUNDARY SURVEY



Thomas L. Schuler

FILE WAS NOT COMPLETED A RILEY TO DETERMINE #3003
INBARS FOR THE SELECTED LOCATION. THE REPORT, A FLOOD
MAP WAS NOT BEEN PUBLISHED AT THIS TIME.

ALL OF OURS. OURS AND DISTANCES IN OUR HOURS ARE KEPT ON TOP OF OURS AND ARE REFERENCED TO THE NORTH AMERICAN DATE OF 1980. TRANSITING PLANE COMPONENT SYSTEMS CENTRAL (TRANSITING) AND MANAGEMENT

COUNTRY: **STATE:** **CITY:** **ZIP:**

SUBSCRIPTION HAS BEEN DISCONTINUED BY THE PUBLISHERS DUE TO NON-PAYMENT OF SUBSCRIPTION FEES.

 TEXAS PROFESSIONAL SURVEYORS 10000 West Loop West, Suite 1000 Houston, Texas 77042 713/861-1111 www.tpsurveyors.com	PROJECT NUMBER	DATE
	DATE	BY
	REVISION	BY
	REVISION	BY
	REVISION	BY
	REVISION	BY



SYMBOL LEGEND

—○—	OVERHEAD ELECTRIC
—●—	WIRE FENCE
—+—	POWER POLE FOR
■	SIT QUASI-TEMPERAMENT

