

NOTICE OF FORECLOSURE SALE

March 7, 2025

Deed of Trust ("Deed of Trust"):

Dated: January 26, 2024

Grantor: Josue Martinez and Jennifer Reyna Martinez

Trustee: Liang Gao

Lender: Good Bull 477, LLC

Recorded in: Instrument No. 00015790 of the real property records of Falls County, Texas

Legal Description: BEING a 10.000 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 teh Official Records of Falls County, Texas (O.R.F.C.T.), said 10.000 acre tract being more particularly described in the attached Exhibit.

Secures: Promissory Note ("Note") in the original principal amount of \$175,000.00, executed by Josue Martinez and Jennifer Reyna Martinez ("Borrower") and payable to the order of Lender

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, April 1, 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.

FILED
At _____ o'clock _____ M
MAR 10 2025
ELIZABETH PEREZ, COUNTY CLERK
FALLS COUNTY, TEXAS
BY _____ DEPUTY

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 Good Bull 477, LLC'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, Good Bull 477, 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 Good Bull 477, 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 Good Bull 477, 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, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Good Bull 477, LLC 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 Good Bull 477, 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, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such

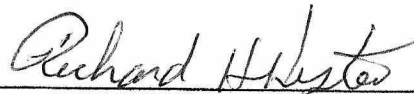
further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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
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Tel. (281) 394-3122
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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 437E

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 7
10.000 ACRES
IN THE PEDRO SALINAS SURVEY, ABSTRACT NUMBER 64
FALLS COUNTY, TEXAS**

BEING a 10.000 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 10.000 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 10.000 acre tract, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of N: 10418042.83, E: 3417596.41, Texas Central Zone (4203), grid measurements;

THENCE North 55°55'35" East, 2257.94 feet, over and across said 153.277 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00 set in the common line of said 153.277 acre tract and that certain called 2,131.654 (NET) acre tract described in instrument to Jack Garey (Garey tract), recorded in Volume 104, Page 508, O.R.F.C.T., being the northerly corner of the herein described 10.000 acre tract;

THENCE South 33°26'10" East, 293.33 feet, with the common line between said 153.277 acre tract and said Garey tract, to a ½ inch iron rod with cap stamped "TPS 100834-00 set for the easterly corner of the herein described 10.000 acre tract;

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

1. South 55°55'35" West, 1085.50 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the easterly south corner of the herein described 10.000 acre tract;
2. North 33°23'33" West, 193.33 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the interior corner of the herein described 10.000 acre tract;
3. South 55°55'35" West, 1172.19 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 10.000 acre tract;

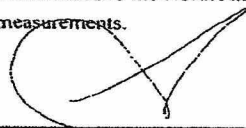
THENCE North 33°39'27" West, 100.00 feet, with the northeasterly margin of said CR 254 and the southwesterly line of said 153.277 acre tract, to the **PLACE OF BEGINNING** and containing a computed area of 10.000 acres of land within this Field Note Description.

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 (4203), grid measurements.

October 28, 2022
Date




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

