

NOTICE OF FORECLOSURE SALE

June 3, 2025

Deed of Trust ("Deed of Trust"):

Dated: August 8, 2024

Grantor: Jesus Andres Moreno Navarrete, Smerling Fabricio Sabillon Alberto, Mauricio Jose Rodriguez Alvarez and Ana Luisa Moreno Rodriguez

Trustee: Liang Gao

Lender: Good Bull 477, LLC

Recorded in: Instrument No. 00017526 of the real property records of Falls County, Texas

Legal Description: Tract 39 BEING a 8.414 acre tract of land situated in the Anastacio De La Serda Survey, Abstract Number 67, Falls County, Texas, being a portion of that certain called 294.728 acre tract described in instrument to Good Bull 477, LLC, recorded in Volume 406, Page 519 of the Official Public Records of Falls County, Texas (O.P.R.F.C.T.), said 8.414 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 \$144,000.00, executed by Jesus Andres Moreno Navarrete, Smerling Fabricio Sabillon Alberto, Mauricio Jose Rodriguez Alvarez and Ana Luisa Moreno Rodriguez ("Borrower") and payable to the order of Lender and all other indebtedness of Borrower to 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

Mortgage Servicer: TexStar Escrow

Mortgage Servicer's Address: 5809 Acacia Circle, El Paso, Texas, 79912

FILED
At 10:15 o'clock A.M.

JUN 09 2025

ELIZABETH PEREZ, COUNTY CLERK
FALLS COUNTY, TEXAS
BY  DEPUTY

Foreclosure Sale:

- Date:** Tuesday, July 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 AM 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 as designated by the County Commissioner's Office pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are
- 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.

Mortgage Servicer is representing Good Bull 477, LLC in connection with the loan evidenced by the Note and secured by the Deed of Trust under a servicing agreement with Good Bull 477, LLC. 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 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.

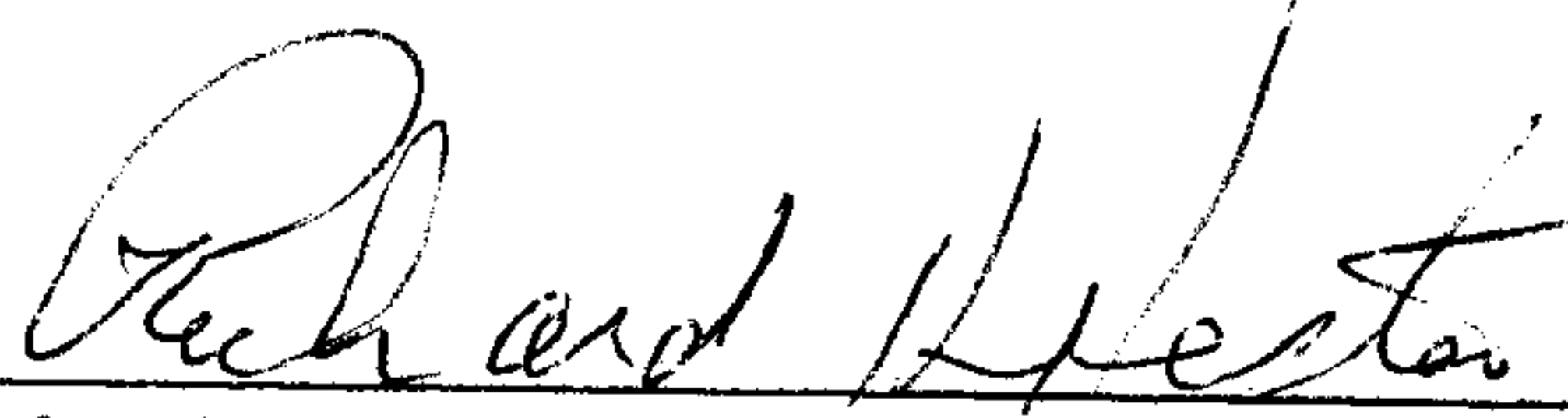
Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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 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, 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

JA 24 4829 E

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 39

8.414 ACRES

**IN THE ANASTACIO DE LA SERDA SURVEY, ABSTRACT NUMBER 67
FALLS COUNTY, TEXAS**

BEING a 8.414 acre tract of land situated in the Anastacio De La Serda Survey, Abstract Number 67, Falls County, Texas, being a portion of that certain called 294.728 acre tract described in instrument to Good Bull 477, LLC, recorded in Volume 406, Page 519 of the Official Public Records of Falls County, Texas (O.P.R.F.C.T.), said 8.414 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 within the margins of County Road 129A (CR 129A), the northerly line of said 294.728 acre tract, for the northwesterly corner of the herein described 8.414 acre tract from which a ½ inch iron rod found at the intersection of the approximate centerline of County Road 129 (CR 129) with the approximate centerline of said CR 182, for the southerly corner of said 294.728 acre tract, bears South 21°47'44" West, 4062.11 feet, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of N:10,471,590.570, E:3,402,257.642, Central Zone (4203), grid measurements:

THENCE South 79°49'02" East, 233.90 feet, with the margins of said CR 129A, the northerly line of said 294.728 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the northeasterly corner of the herein described 8.414 acre tract;

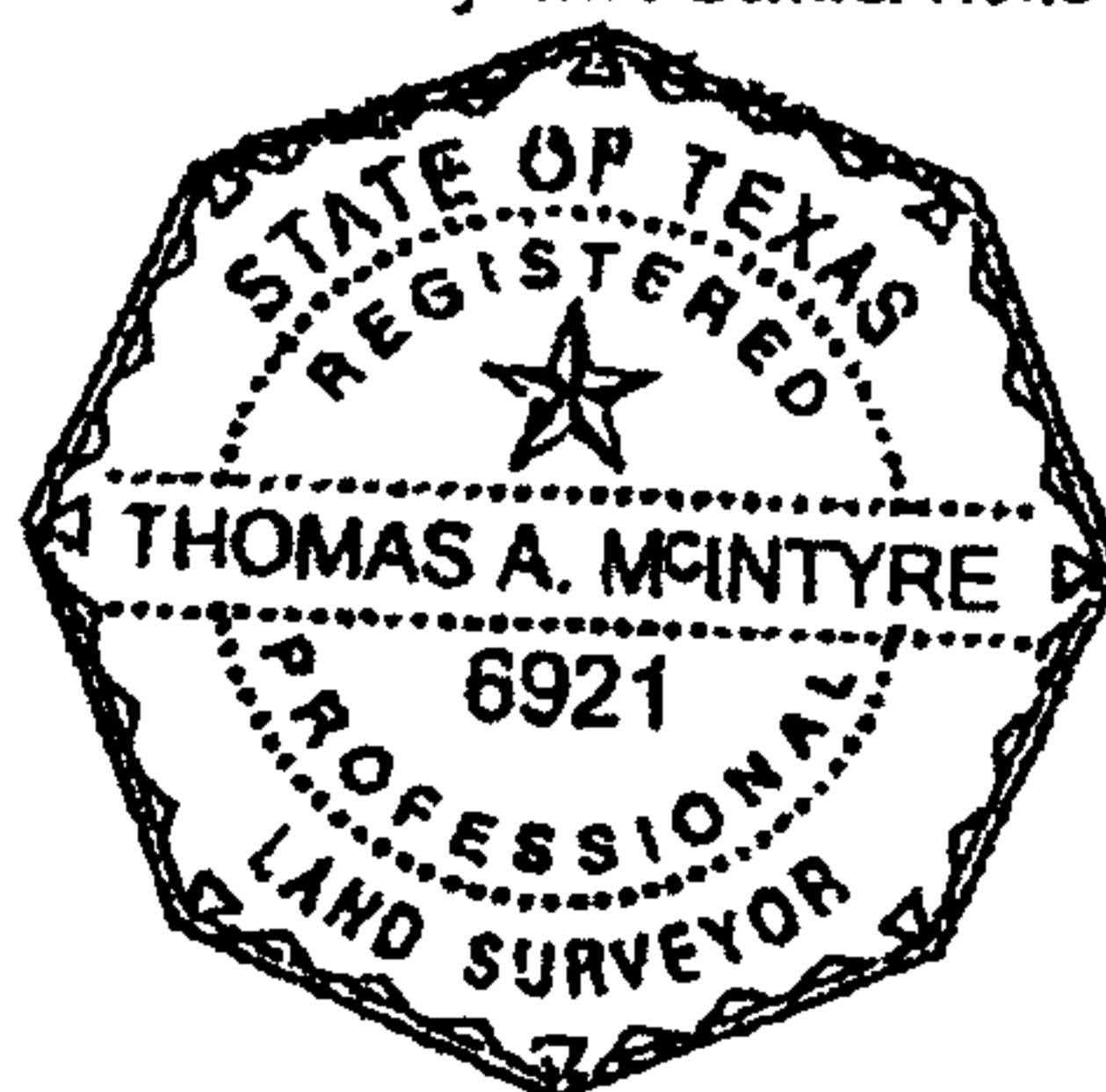
THENCE severing, over and across said 294.728 acre tract, the following three (3) courses and distances:

1. South 10°10'58" West, at a distance of 28.96 feet, pass a ½ inch iron rod with cap stamped "TPS 100834-00" set for reference, in all, a total distance of 1465.41 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the southeasterly corner of the herein described 8.414 acre tract;
2. South 59°10'58" West, 309.92 feet, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the southerly corner of the herein described 8.414 acre tract;
3. North 10°10'58" East, at a distance of 1640.18 feet pass a ½ inch iron rod with cap stamped "TPS 100834-00" set in the southerly margin of said CR 129A for reference, in all, a total distance of 1668.74 feet, to the **POINT OF BEGINNING** and containing a computed area of 8.414 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on March 3, 2022, by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number 23482-AD

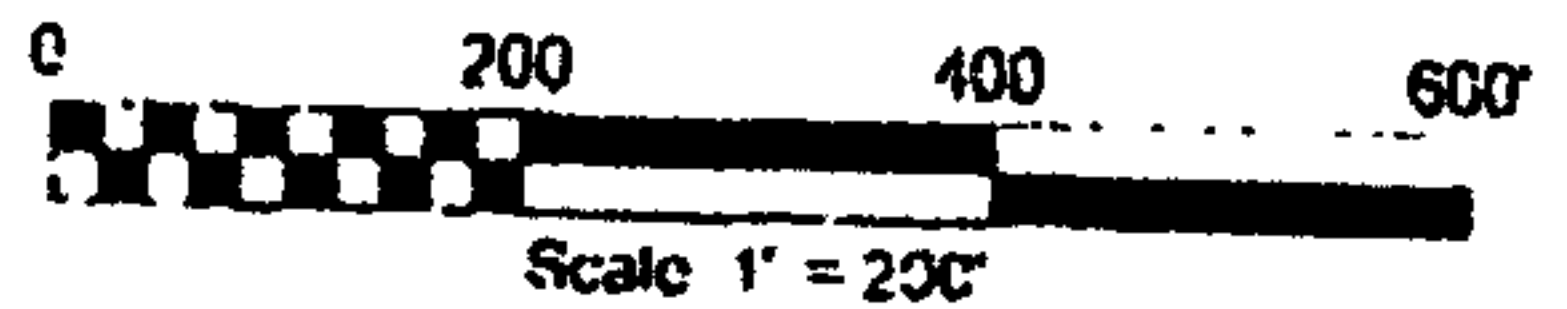
Bearings and distances recited herein are based on GPS observations and are referenced to the North American Datum of 1983 (NAD83), Texas State Plane Coordinate System, Central Zone (4203), grid measurements.

June 24, 2022
Date



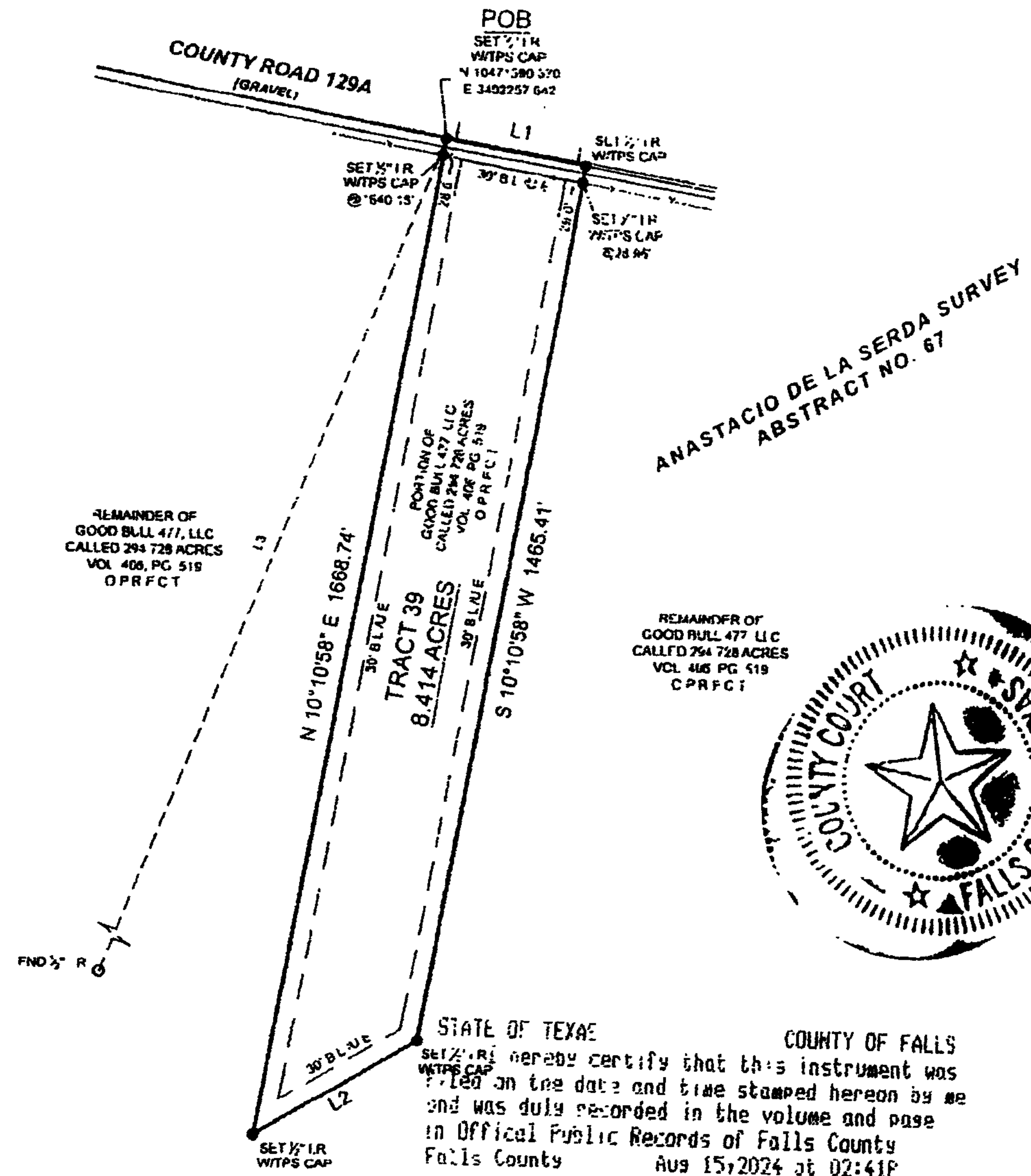
Thomas A. McIntyre
R.P.L.S. No. 6921

JA 24 4829E

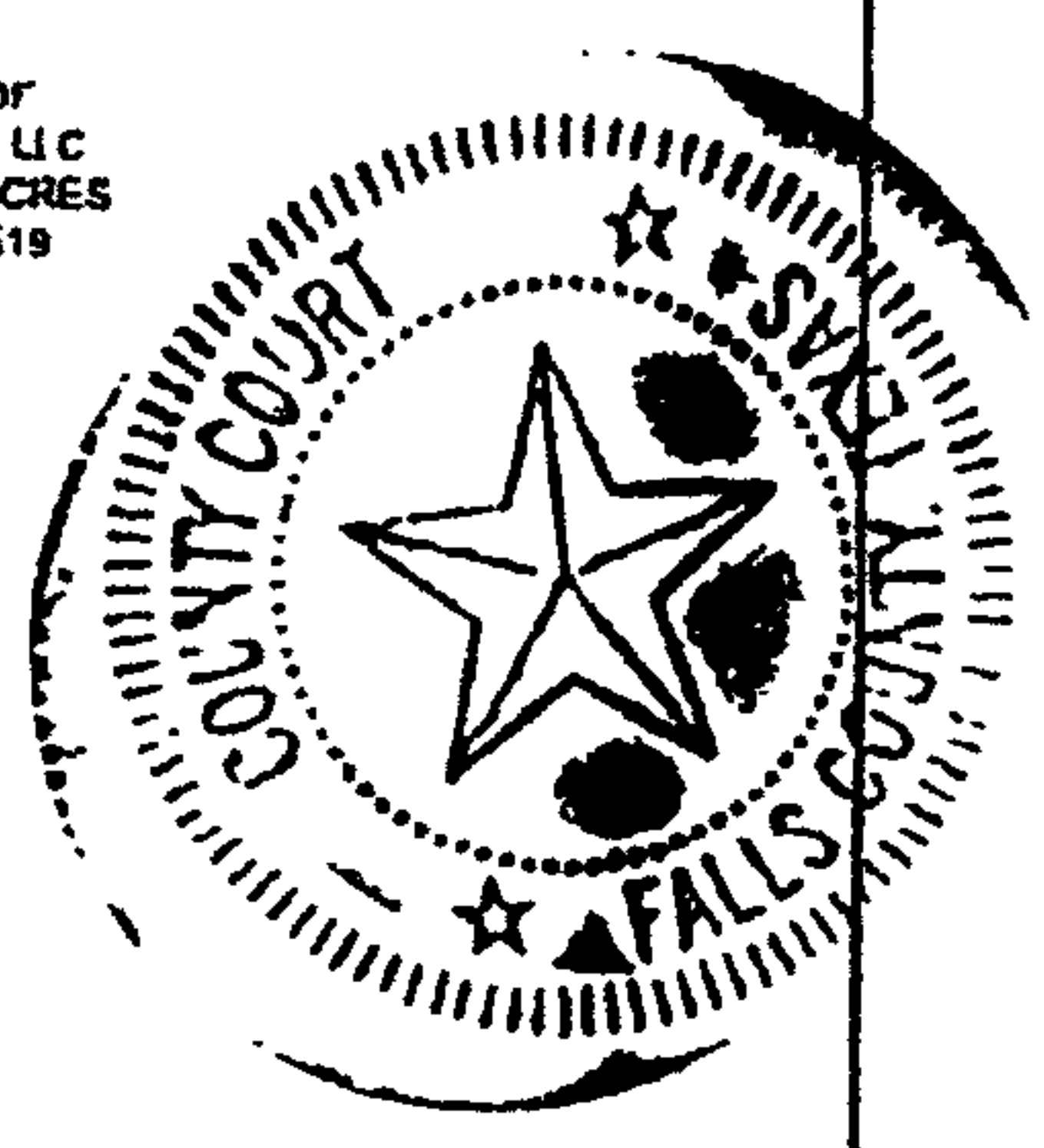


LINE	BEARING	DISTANCE
L1	S 79° 45' 02" E	231.90
L2	S 18° 13' 53" W	309.92
L3	S 21° 47' 44" W	4062.11

SYMBOL LEGEND
--- WIRE FENCE
○ SOUND SURVEY MONUMENT
● SET SURVEY MONUMENT



ANASTACIO DE LA SERDA SURVEY
ABSTRACT NO. 67



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 Aug 15, 2024 at 02:41P

GENERAL NOTE

THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. SURVEYOR DID NOT ABSTRACT TITLE AND DOES NOT CERTIFY TO EASEMENTS OR RESTRICTIONS NOT SHOWN. CHECK WITH YOUR LOCAL GOVERNING AGENCIES FOR ANY ADDITIONAL EASEMENTS, BUILDING LINES OR OTHER RESTRICTIONS NOT REFLECTED ON SURVEY.

BEING a 8.414 acre tract of land situated in the Anastacio De la Serda Survey Abstract Number 67, Falls County, Texas, being a portion of the certain as 294 728 acre tract described in instrument to Good Bull 477 LLC, recorded in Volume 408, Page 519 of the Official Public Records of Falls County, Texas (O.P.R.C.T.), said 8.414 acre tract being more particularly described by attached maps and bounds description.

PROJECT NUMBER	23482_TR_39
DATE	03-02-2023
DRAWN BY	TK
CHECKED BY	AJD
FIELD CREW	TC
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	

TEXAS PROFESSIONAL SURVEYING
2211 N. Federal, Carroll, Texas 77302
P.O. Box 736, Carroll, Texas 77302
www.surveyingland.com
Phone 409.393.4000

FEMA HAS NOT COMPLETED A STUDY TO DETERMINE FLOOD HAZARD FOR THE SELECTED LOCATION. THEREFORE, A FLOOD MAP HAS NOT BEEN PUBLISHED AT THIS TIME.

BASIS OF BEARINGS BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON GPS OBSERVATIONS AND ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (TXC-4203), GRID MEASUREMENTS.

I HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE UNDER MY SUPERVISION ON THE GROUND OF THE ABOVE DESCRIBED PROPERTY AND THAT THE ABOVE PLAT OR DRAWING REFLECTS THE FINDINGS ON THE GROUND OF THE PROPERTY AT THIS TIME AND THAT THIS SURVEY MEETS THE MINIMUM STANDARDS OF PRACTICE AS APPROVED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

PURCHASER
ADDRESS
SURVEY
SUBJECT
COUNTY

Thomas A. McIntyre
Registered Professional Land Surveyor No. 6921

