

**Notice of Foreclosure Sale**

March 9, 2026

Deed of Trust ("Deed of Trust"):

Dated: June 7, 2022

Grantor: Holly Ann Moreno

Trustee: Samuel L. Martinez

Lender: Keith Teeple

Recorded in: Document No. 10437 of the real property records of Falls County, Texas

Legal Description: A one-half (1/2) interest in the following property:

All that certain 1.00 acres of land out of the F. Scranton Survey, A037, Falls County, Texas, as described in a deed dated June 15, 2013, from Stephen C. Cast and wife, Mary Cast to Valorie K. Teeple and husband, Keith Daniel Teeple, recorded in Volume 00283, Page 00439, of the Official Public Records of Falls County, Texas, and more fully described by metes and bounds attached hereto as Exhibit A and incorporated herein for all purposes;

And all the buildings and other improvements now on or that may be placed hereafter on said land and all and singular rights and appurtenances to the same belonging or in anywise incident or appertaining.

Secures: Promissory Note ("Note") in the original principal amount of \$107,500.00, executed by Holly Ann Moreno ("Borrower") and payable to the order of Lender

Substitute Trustees: Craig C. Lesok, Pete Florez, Agency Sales and Posting, LLC

Substitute Trustees' Address:

226 Bailey Ave, Ste 101, Fort Worth, TX, 76107

Foreclosure Sale:

Date: Tuesday, April 7, 2026

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

FILED  
At 3:43 o'clock P M

MAR 16 2026

ELIZABETH PEREZ, COUNTY CLERK  
FALLS COUNTY, TEXAS

BY *West* DEPUTY



Foreclosure Sale will begin is 11:00 A.M. and not later than three hours thereafter.

**Place:** The south entrance steps leading through the south courthouse door to the 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 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 Keith Teeple'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, Keith Teeple, 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 Keith Teeple's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Keith Teeple'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 Keith Teeple 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 Keith Teeple. 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.**

/s/ Craig C. Lesok

Craig C. Lesok  
Attorney for Mortgagee  
SBOT No. 24027446



Craig C. Lesok, Pete Florez, Agency Sales and Posting, LLC  
226 Bailey Ave, Ste 101  
Fort Worth, TX 76107  
Telephone (817) 882-9991  
Telecopier (817) 882-9993  
E-mail: craig@lesoklaw.com

SCALE: 1" = 200'



All that certain 1.00 acres of land lying and being situated in Falls County, Texas, out of the F. Brenton Survey, being a part of 103.3 acres of land conveyed by J. C. Herwell, et al to Jess Mengum, et ux by deed dated June 11, 1936 and recorded in Vol. 164, Page 334 of the Deed Records of Falls County, Texas and described by metes and bounds as follows:

Beginning at an iron stake and a corner post in the east line of the 103.3 acres and north line of F. M. Highway No. 107, being 374.87 feet north 29 deg 20 min 35 seconds west from the southeast corner of said tract;

Thence around a curve to the right in said north line, radius 5654.65 Feet, chord bears north 70 deg 11 min west 414.4 Feet, a distance of 414.5 feet to an iron stake for a corner;

Thence north 50 deg 39 min 25 seconds east 271 Feet to an iron stake for a corner in the east line of the 103.3 acres;

Thence south 29 deg 20 min 35 seconds east 313.5 Feet with said east line to the place of beginning.

THE STATE OF TEXAS )  
 COUNTY OF MCLENNAN ) I, Arvin McDonald, Registered Public Surveyor  
 No. 272, do hereby certify the above and  
 forgoing to be a true and correct field note as surveyed by me  
 of the ground.

Witness my hand and seal of office this 3rd day of March, 1984.

**EXHIBIT A**



*Arvin McDonald*  
 Arvin McDonald  
 Registered Public Surveyor

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STATE OF TEXAS  
 I hereby certify that this instrument was  
 filed on the date and time stated herein in an  
 office duly recorded in the volume and page  
 in Official Public Records of Falls County  
 Falls County  
 Jan 10, 2022 at 03:22P