

NOTICE OF FORECLOSURE SALE

June 10, 2024

(Deed of Trust):

Dated: January 29, 2013

Grantor: Filiberto Ibarra and Xochitl Ibarra

Trustee: Thomas J. Rothe

Lender: DONALD W. HOGAN

Recorded in: In the Official Public Records of Edwards County, Texas, as Instrument Number: 2013-80, on January 29, 2013, in BK-OR VL-313 PG-24

Legal Description: Lot 125 of the Jackson Ranch Subdivision, Edwards County, Texas, comprising approximately 42.61 acres out of the Joe Garcia Survey No. 52, Block F, Abstract No. 2005, and 7.39 acres out of H.E. & W.T. R.R. Co. Survey No. 53, Block F, Abstract No. 410, both surveys in Edwards County, Texas, and being more particularly described in Exhibit "A" attached hereto and made a part hereof for all purposes, TOGETHER WITH the right of ingress and egress over and across a sixty foot (60') wide road easement being more particularly described in Exhibit "B" attached hereto and made a part for all purposes.

Secures: Promissory Note ("Note") in the original Principal Amount: SIXTY FIVE THOUSAND AND NO/100 DOLLARS (\$65,000.00), executed by Filiberto Ibarra and Xochitl Ibarra ("Borrower") and payable to the order of Beneficiary and all other indebtedness of Borrower to Beneficiary.

Property: The real property, improvements, and personal property described in and mortgaged in the Deed of Trust, including the real property described above, and all rights and appurtenances thereto.

Substitute Trustee: Kyle Sullivan, Christopher Sullivan, and Allen Moody

Substitute Trustee's Address: 430 N. Carroll Ave.
Suite 120
Southlake, Texas 76092

Foreclosure Sale**Date:** Tuesday, July 2, 2024**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 11:00 P.M. and not later than three hours thereafter.**Place:** Back courthouse door of the Edwards County Courthouse Annex located at 101 East Main St., Rocksprings, Edwards County, Texas, 78880**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 Lender'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, DONALD W. HOGAN, 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 Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with DONALD W. HOGAN'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 DONALD W. HOGAN 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.

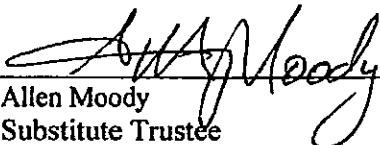
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain 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 Lender. 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.

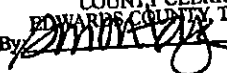
Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the 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 BENEFICIARY.


Allen Moody
Substitute Trustee

 FILED FOR RECORD
At 2:19 O'clock PM

JUN 11 2024

OLGA LYDIA REYES
COUNTY CLERK
EDWARDS COUNTY, TEXAS
By:  Deputy

Notice of Foreclosure Sale

June 10, 2024

Deed of Trust:

Dated: September 17, 2021

Grantor: Robert Allen Billman and Sarah Dawn Billman

Trustee: Gary Glick

Lender: Rancho Paula Verde, LLC

Recorded in: Instrument No. 2021-1600 of the real property records of Edwards County, Texas

Legal Description: Lot 33, containing 42.16 acres of land, Rancho Paula Verde East Subdivision, according to the plat thereof recorded in Volume 3, Pages 181-182, Plat Records, Edwards County, Texas

Secures: Real Estate Lien Note in the original principal amount of \$100,000.00, executed by Robert Allen Billman and Sarah Dawn Billman ("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 Horizon Bank, SSB. ("Beneficiary") by an instrument dated May 4, 2023, recorded in Instrument No. 2023-844 of the real property records of Edwards County, Texas.

Substitute Trustee: Matthew Barcelo or Michael Barcelo or Renata Castro

Substitute Trustee's Address: 1301 South Capital of Texas Highway, Suite A234, Austin, Texas 78746

Mortgage Servicer: Lone Star Land Company

Mortgage Servicer's Address: P.O. Box 4688, Horseshoe Bay, Texas 78657

Foreclosure Sale:

Date: July 2, 2024

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 12:00 p.m. and not later than three hours thereafter.**

Place: Front courthouse door of the Edwards County Courthouse located at 400 West Main Street, Rocksprings, Texas 78880

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 Lender'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, Lender, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

Mortgage Servicer is representing Lender in connection with the loan evidenced by the Note and secured by the Deed of Trust under a servicing agreement with Lender. 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 Lender 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 Lender. 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.



FILED FOR RECORD
At 3:40 O'clock PM

Substitute Trustee

JUN 11 2024

OLGA LYDIA REYES
COUNTY CLERK
EDWARDS COUNTY, TEXAS
By: Deputy