

Notice of Trustee's Sale

Date: May 15, 2023

Trustee/Substitute Trustee: Matthew Barcelo or Michael Barcelo or Renata Castro

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

Lender: Rancho Paula Verde, LLC

Note: Real Estate Lien Note ("Note") in the original principal amount of \$74,500.00, executed by Derek Anthony Southerland and Christina Nabih Chammas ("Borrower") and payable to the order of Lender

Deed of Trust

Date: December 12, 2022

Grantor: Derek Anthony Southerland and Christina Nabih Chammas

Lender: Rancho Paula Verde, LLC

Recording information: Instrument No. 2023-51 of the real property records of Edward County, Texas

Property: Lot 7, containing 28.41 acres of land, Oak Valley Ranch Subdivision, according to the plat thereof recorded in Volume 3, Pages 194-195 of the Plat Records of Edwards County, Texas together with all improvements, fixtures, and appurtenances thereto and mortgaged in the Deed of Trust and all rights and appurtenances thereto

County: Edwards County, Texas

Date of Sale (first Tuesday of month): June 6, 2023

Time of Sale: 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.**

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

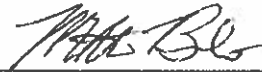
ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT

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.

Gary Glick is Trustee under the Deed of Trust. Lender has appointed Matthew Barcelo, Michael Barcelo, and Renata Castro as Trustees under the Deed of Trust. Lender has instructed Trustees to offer the Property for sale toward the satisfaction of the Note.

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 LENDER OR MORTGAGE SERVICER.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The sale will begin at the Time of Sale or not later than three hours thereafter. This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.



Trustee – Matthew Barcelo

FILED FOR RECORD
At 1:13 O'clock P.M.

MAY 15 2023

OLGALYDIA REYES
COUNTY CLERK
EDWARDS COUNTY, TEXAS
By  Deputy