

NOTICE OF FORECLOSURE SALE
(Archer County)

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.

Notice is hereby given of a public nonjudicial foreclosure sale.

1. Property to Be Sold. The property to be sold is described as follows:

35.01 ACRE OF LAND OUT OF A 320.67 ACRE TRACT IN SECTION 22, H&T.C. RAILROAD COMPANY SURVEY, BLOCK 1, ARCHER COUNTY, TEXAS, AS RECORDED IN INSTRUMENT #153052, OFFICIAL PUBLIC RECORDS OF ARCHER COUNTY, TEXAS, SAID 35.01 ACRE TRACT DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod set in the West line 320.67 acre tract which bears N 01° 09' 01" E a distance of 3230.67 feet from a stone found in the South line of said Section 22, for the Southwest corner of said 320.67 acre tract;

N 01° 01' 09" E with the West line of said 320.67 acre tract, a distance of 1092.80 feet to an iron rod set for the Northwest corner of this tract;

THENCE S 54° 17' 45" E, at 1954.42 feet pass an iron rod set in the West Right-of-Way line of State Highway 79 and continuing on the same course, in all a distance of 2004.42 feet to a pk nail set in centerline of State Highway 79 for the Northeast corner of this tract;

THENCE S 35° 42' 22" W, with the centerline of State Highway 79 a distance of 900.03 feet to a pk nail set for the Southeast corner of this tract;

THENCE N 54° 17' 41" W, at 49.97 feet pass an iron rod set in the West Right-of-Way line of State Highway 79 and continuing on the same course in all a distance of 1384.57 feet to the PLACE OF BEGINNING and containing 35.01 acres of land.

2. Instruments to be Foreclosed. The instruments to be foreclosed are (1) the Deed Of Trust (“Deed Of Trust”) recorded as Instrument No. 154549, Official Public Records, Archer County, Texas; (2) the Warranty Deed With Vendor’s Lien (“Warranty Deed With Vendor’s Lien”) recorded as Instrument No. 154548, Official Public Records, Archer County, Texas; and any and all other instruments filed of record with respect to said Deed of Trust and Warranty Deed With Vendor’s Lien (which are hereinafter referred to as the “Security Instruments”).

3. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

Date: April 2, 2024

Time: The sale shall begin no earlier than 11:00 A.M. or no later than three hours thereafter. The sale shall be completed by no later than 4:00 P.M.

Place: Archer County Courthouse Annex, 112 E. Walnut Street, Archer City, Archer County, Texas, 76351, at the following location:
North entrance of Courthouse Annex, or as designated by the county commissioners.

The Security Instruments permit the Beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the Security Instruments need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiling may be after the date originally scheduled for this sale.

4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Security Instruments, permitting the Beneficiary

thereunder to have the bid credited to the Note up to the amount of the unpaid debt secured by the Security Instruments at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

The sale will be made expressly subject to any title matters set forth in the Security Instruments, but prospective bidders are reminded that by law the 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 Security Instruments. The sale shall not cover any part of the property that has been released of public record from the liens of the Security Instruments. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the Security Instruments, the Beneficiary has the right to direct the Trustee and/or Substitute Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the Security Instruments. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Pursuant to section 51.0075 of the Texas Property Code, the Trustee and/or Substitute Trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the Trustee or any Substitute Trustee.

5. Type of Sale. The sale is a nonjudicial deed of trust lien foreclosure sale being conducted pursuant to the power of sale granted by the Security Instruments executed by MANUEL ORONA, JR., and wife, VICTORIA A. SOLIS.

6. Obligations Secured. The Security Instruments provide that they secure the payment of the indebtedness and obligations therein described (collectively, the "Obligations") including but not limited to the Real Estate Lien Note ("Note") dated April 11, 2022, in the original principal amount of \$159,920.00, executed by MANUEL ORONA, JR., and wife, VICTORIA A. SOLIS, and payable to the order of MAAG RANCH ESTATES, LLC, a Texas limited liability company. MAAG RANCH ESTATES, LLC, a Texas limited liability company, is the current owner and holder of the Obligations and is the Beneficiary under the Security Instruments.

As of February 26, 2024, there was owed \$171,189.88 on the Note, being principal, interest, late fees, service charges, and attorney's fees in the following amounts: \$158,732.27 in principal; \$10,287.16 in interest; \$670.45 in late fees; and at least \$1,500.00 in attorney's fees, with additional interest accruing at the rate of \$41.31 per day thereafter. Applicable Trustee's fees, additional interest, late fees, delinquent ad valorem taxes and property insurance, if any, additional attorney's fees and other expenses, may be added to the amount owed.

Questions concerning the sale may be directed to the undersigned at (940) 569-2201.

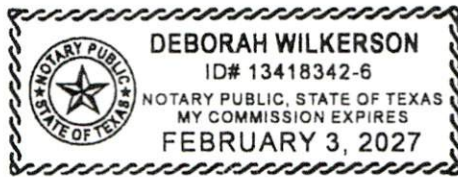
7. Default and Request to Act. Default has occurred under the Security Instruments, and the Beneficiary has requested me, as Trustee, to conduct this sale. Notice is given that before the sale the Beneficiary may appoint another person substitute trustee to conduct the sale.

DATED February 28, 2024.

Jonathan R. Ellzey
JONATHAN ELLZEY, Trustee
320 E. Third Street
Burkburnett, Texas 76354
(940) 569-2201
(940) 569-5032 (Fax)

THE STATE OF TEXAS :
:
COUNTY OF WICHITA :

This instrument was acknowledged before me on the 28th day of February, 2024, by JONATHAN ELLZEY, Trustee.



Deborah Wilkerson
Notary Public, State of Texas