

FILED
AT 2:30 O'CLOCK P.M.

DEC 12 2024

Christina Newton
COUNTY CLERK, CORYELL CO., TEXAS

NOTICE OF FORECLOSURE SALE

STATE OF TEXAS

§
§
§

COUNTY OF HILL

KNOW ALL MEN BY THESE PRESENTS:

Notice is hereby given of a public non-judicial foreclosure sale.

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

SEE ATTACHED EXHIBIT "A"

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

Date: January 7, 2025

Time: The sale shall begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale shall be completed by no later than 1:00 p.m.

Place: The Coryell County Courthouse, Texas, located at 620 East Main Street, Gatesville, Texas 76528, North Door/Steps/Portch the North Entrance to the Courthouse or as designated for foreclosure sales by the Coryell County Commissioner's Court of Coryell County, Texas.

The Deed of Trust permits the Beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee under the Deed of Trust 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 re-filed in accordance with the posting and filing requirements of the Texas Property Code. Such re-posting or re-filing may be after the date originally scheduled for this sale.

3. Terms of Sale. The sale will be conducted in a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the Beneficiary

thereunder to have the bid credited to the Note up to the amount of the unpaid debt secured by the Deed of Trust 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 Deed of Trust, 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 Deed of Trust. 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 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 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 of the Texas Property Code, the 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.

4. Type of Sale. The sale is a non-judicial deed of trust lien foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust dated February 24, 2022, executed by The Archana Acharya 2015 Trust dated January 22, 2015, as Grantor to Kyle J. Barton, Trustee, filed of record as Document No. 349774 of the


Official Public Records of Coryell County, Texas (the "Deed of Trust").

5. Obligations Secured. The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (the "Obligation"), including but not limited to that one certain Promissory Note dated February 24, 2022, in the original principal amount of \$1,172,000.00 executed by The Archana Acharya 2015 Trust dated January 22, 2015, as Maker in favor of The First National Bank of Sonora, Texas DBA Sonora Bank as Payee ("the \$1.1MM Note"). The First National Bank of Sonora, DBA Sonora Bank is the current owner and holder of the Obligation and is the Beneficiary under the Deed of Trust.

6. Default and Request To Act. Default has occurred under the Deed of Trust 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 or trustee to conduct the sale.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU 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 ANY OTHER STATE, OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE MILITARY DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

DATED: December 9, 2024



GUILLERMO DEKAT, Substitute Trustee
10127 Morocco Street, Suite 137
San Antonio, TX 78216
(210) 828-5641
gdekat@flumelaw.net

STATE OF TEXAS
COUNTY OF BEXAR

§

This instrument was acknowledged before me on the 9 day of December 2024
by Guillermo Dekat, Substitute Trustee.





Notary Public in and for the State of Texas

EXHIBIT "A"

BEING 0.581 ACRES, MORE OR LESS, OF THE E. NORTON SURVEY, ABSTRACT NO. 782, AND BEING KNOWN AS LOT 5, IN BLOCK 6 OF EASTERN ANNEXATION TO THE CITY OF GATESVILLE ACCORDING TO THE PLAT OF RECORD IN CABINET A, SLIDE 199 OF THE PLAT RECORDS OF CORYELL COUNTY, TEXAS, AND CONVEYED TO KENNETH M. DOYLE AND WIFE, CHERYL A. DOYLE IN VOLUME 412, PAGE 338 OF THE DEED RECORDS OF CORYELL COUNTY, TEXAS;

BEGINNING AT A 3/8 INCH IRON PIN, FOUND, AT THE SOUTHEAST CORNER OF SAID LOT 5 AND AT THE NORTHEAST CORNER OF LOT 14, IN BLOCK NO. ONE OF MOUNTAIN VIEW SUBDIVISION, PART ONE, ACCORDING TO THE PLAT OF RECORD IN CABINET A, SLIDE 50 OF SAID PLAT RECORDS, AND ALSO BEING IN THE WEST LINE OF REGAL LANE;

THENCE, N 54° 17' 53" W, WITH THE COMMON LINE OF SAID LOT 5 AND SAID LOT 14, 126.34 FEET, TO A 1/2 INCH CAPPED IRON PIN, FOUND, AT THE SOUTHWEST CORNER OF A 0.556 ACRE TRACT DESCRIBED IN A DEED TO JOHNNY F. WEAVER AND WIFE, TWILA G. WEAVER AS RECORDED IN INSTRUMENT NO. 260272 OF THE PUBLIC RECORDS OF CORYELL COUNTY, TEXAS, AND BEING KNOWN AS LOT 4 IN SAID EASTERN ANNEXATION TO THE CITY OF GATESVILLE;

THENCE, N 5° 14' 25" E, WITH THE WEST LINE OF SAID LOT 5 AND THE EAST LINE OF SAID 0.556 ACRE TRACT AND SAID LOT 4, 158.43 FEET, TO THE NORTHWEST CORNER OF SAID LOT 5 AND THE NORTHEAST CORNER OF SAID 0.556 ACRE TRACT AND SAID LOT 4 AND ALSO BEING IN THE SOUTH R-O-W LINE OF U. S. HIGHWAY NO. 84, FROM WHENCE A 1/2 INCH CAPPED IRON PIN, FOUND, BRS. N 5° 14' 25" E, 0.07 FEET;

THENCE, WITH THE NORTH LINE OF SAID LOT 5 AND THE SOUTH R-O-W LINE OF SAID HIGHWAY, AROUND A CURVE IN A CLOCKWISE DIRECTION HAVING AN ARC DISTANCE OF 185.45 FEET, A RADIUS OF 1834.86 FEET, AND A CHORD OF S 66° 27' 57" E, 185.37 FEET, TO THE CALCULATED NORTHEAST CORNER OF SAID LOT 5 AND BEING AT THE INTERSECTION OF THE SOUTH R-O-W LINE OF SAID HIGHWAY WITH THE WEST LINE OF SAID REGAL LANE;

THENCE, S 27° 27' 20" W, WITH THE EAST LINE OF SAID LOT 5 AND THE WEST LINE OF SAID REGAL LANE, 177.47 FEET, TO THE PLACE OF BEGINNING