

NOTICE OF TRUSTEE SALE

“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 duty including active military duty 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.”

Date: April 2, 2024

CONTRACT FOR DEED

DATE: March 28, 2019
GRANTOR: Oscar Lopez
GRANTOR'S ADDRESS: Oscar Lopez
5391 FM 1343 Highway
Devine, Texas 78016
SELLER: LANDCO INVESTMENTS, INC.
COUNTY WHERE PROPERTY IS LOCATED: Medina County
PROPERTY: SEE ATTACHED EXHIBIT A.
HOLDER: Landco Investments, Inc
PO Box 490069
Key Biscayne, Florida 33149
TRUSTEE: Robert J. Rockett or Jacob Castillo or Javier Alejandro
2211 S IH-35 #208
Austin, TX 78741
SENDER OF NOTICE: Robert J. Rockett
307 W. 7th Street #1719
Fort Worth, Texas 76102

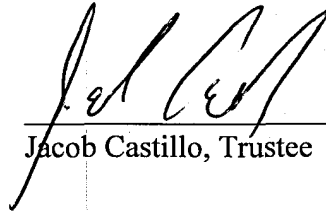
DATE of PROPERTY SALE: (First Tuesday of the Month): MAY 7, 2024

EARLIEST TIME OF SALE OF PROPERTY: **10:00 AM**

PLACE OF PROPERTY SALE: Medina County, Texas at the following location: THE AREA ON THE EAST SIDE OF THE MEDINA COUNTY COURTHOUSE ANNEX, 1300 AVENUE M, HONDO, TEXAS 78861, NEAR THE FRONT ENTRANCE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or designated by the County Commissioners Court.

Default has occurred in the Note and Contract for Deed. Buyer has failed to cure the default after notice, and the period to cure has expired. Seller, the owner, and holder of the Note and Contract for Deed, has designated Trustee to post, file, and serve notice of the sale and conduct the sale as prescribed by section 51.002 of the Texas Property Code.

Trustee will sell the Property at public auction to the highest bidder for cash at the Place of Sale on the Date of Sale to satisfy the unpaid balance of the Note. The earliest time the sale will begin is the Time of Sale, and the sale will be conducted no later than three hours after that time.



Jacob Castillo, Trustee

Robert J. Rockett
307 West 7th St Ste. 1719
Fort Worth, Texas 76102
817-332-2434

EXHIBIT A

A 5.41 ACRE TRACT OF LAND BEING SITUATED ABOUT 15 MILES S 50 DEGREES E OF HONDO IN MEDINA COUNTY, TEXAS AND BEING OUT OF SURVEY NO. 6, NICHOLAS GEORGE, ORIGINAL GRANTEE, ALSO BEING ALL OF A 5.41695 ACRE TRACT CONVEYED FROM BERTIE S. VANDERLEEST TO JOEL A SAVAGE BY DEED DATED NOVEMBER 25, 2002 AND RECORDED IN VOLUME 465, PAGE 493 OF THE OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING: AT A 3 1/2" PIPE POST FOUND IN THE EAST LINE OF F.M. HIGHWAY 1343 (80 FEET WIDE) FOR THE SOUTHWEST CORNER OF A 1/2 ACRE TRACT (VOLUME 290, PAGE 796, DEED RECORDS) AND THE LOWER NORTHWEST CORNER OF THIS TRACT FROM WHICH A 3 1/2" PIPE POST FOUND FOR THE NORTHWEST CORNER OF SAID 1/2 ACRE TRACT BEARS N 00 DEGREES 06 MINUTES 04 SECONDS W 144.68 FEET;

THENCE: N 89 DEGREES 55 MINUTES 09 SECONDS E 150.21 FEET WITH FENCE TO A 3 1/2" PIPE POST FOUND FOR THE SOUTHEAST CORNER OF SAID 1/2 ACRE TRACT AND AN INTERIOR CORNER OF THIS TRACT;

THENCE: N 00 DEGREES 06 MINUTES 58 SECONDS W 145.40 FEET WITH FENCE TO A 1/2" PIPE POST FOUND FOR THE NORTHEAST CORNER OF SAID 1/2 ACRE TRACT AND THE UPPER NORTHWEST CORNER OF THIS TRACT;

THENCE N 89 DEGREES 42 MINUTES 06 SECONDS E 493.21 FEET WITH FENCE AND THE SOUTH LINE OF A 21.54665 ACRE TRACT (VOLUME 347, PAGE 910, OFFICIAL PUBLIC RECORDS) TO A 5/8" IRON PIN SET BY A 12" CREOSOTE POST FOR THE UPPER NORTHWEST CORNER OF A 21.57335 ACRE TRACT (VOLUME 396, PAGE 963, OFFICIAL PUBLIC RECORDS) AND THE NORTHEAST CORNER OF THIS TRACT;

THENCE: S 00 DEGREES 58 MINUTES 08 SECONDS W 403.71 FEET WITH FENCE TO A 5/8" IRON PIN SET BY A 12" CREOSOTE POST FOR AN INTERIOR CORNER OF SAID 21.57335 ACRE TRACT AND THE SOUTHEAST CORNER OF THIS TRACT;

THENCE: S 89 DEGREES 49 MINUTES 42 SECONDS W 634.57 FEET WITH FENCE TO A 12" CREOSOTE POST FOUND FOR THE LOWER NORTHWEST CORNER OF SAID 21.57335 ACRE TRACT AND THE SOUTHWEST CORNER OF THIS TRACT;

THENCE; N 00 DEGREES 23 MINUTES 02 SECONDS W 257.38 FEET WITH FENCE AND THE EAST LINE OF SAID HIGHWAY TO THE POINT OF BEGINNING.

Commonly known as: 5391 FM 1343 Highway, Devine, TX 78016



Medina County
Gina Champion
Medina County Clerk

Instrument Number: 24-000054

Foreclosure Posting

Recorded On: April 16, 2024 03:29 PM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$2.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

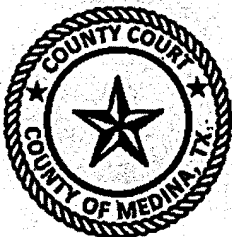
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 24-000054
Receipt Number: 20240416000045
Recorded Date/Time: April 16, 2024 03:29 PM
User: Vangie G
Station: ccscan3.medinacounty.local

Record and Return To:

LANDCO INVESTMENTS INC



STATE OF TEXAS
Medina County

I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Records of Medina County, Texas

Gina Champion
Medina County Clerk
Medina County, TX