

NOTICE OF TRUSTEE'S SALE

Date: December 5, 2023

Trustee: Clay E. Morgan

Lender: Tierra Hermosa, LLC

Note: Real Estate Lien Note dated 8/7/2020, in the original principal amount of \$115,500.00, executed by Borrower and made payable to the order of Lender.

Deed of Trust: Deed of Trust dated 8/7/2020, executed by Montserrat Gonzalez Martinez and Jorge I. Ruiz-Landero to Clay E. Morgan, Trustee for the benefit of lender, covering the Property and recorded in Document Number 20-04801 of the Official Public Records of Fayette County, Texas

Property: Lot 8, Buckner's Creek Landing, Fayette County, Texas

Date of Sale (first Tuesday of month): January 2, 2024

Time of Sale: 9:00 a.m. to 12:00 p.m., local time

Place of Sale: The location designated by the commissioner's court of Fayette County, Texas for conducting public foreclosure sales at the Fayette County Courthouse, 151 N. Washington Street, La Grange, Texas 78945.

Lender has duly appointed Clay E. Morgan as Trustee under the Deed of Trust. Lender has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

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." The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

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 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.



Clay E. Morgan

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CO. CLERK, FAYETTE CO., TEXAS