

**Notice of Foreclosure Sale**

June 30, 2022

Deed of Trust ("Deed of Trust"):

Dated: November 22, 2010  
Grantor: Roger N Gonzalez and Juana B Gonzalez  
Trustee: Michael Gary Orlando  
Lender: Vanderbilt Mortgage and Finance, Inc.  
Recorded in: Volume 1546, Page 295 of the real property records of Fayette County, Texas  
Legal Description: See Exhibit A

In addition to manufactured home more particularly described by Serial No. CW2013792TXAB

Secures: Promissory Note ("Note") in the original principal amount of \$125,275.97, executed by Roger N Gonzalez and Juana B Gonzalez ("Borrower") and payable to the order of Lender

Substitute Trustees: Craig C. Lesok, Pete Florez, Megan L. Randle, Ebbie Murphy, Elizabeth Anderson

Substitute Trustees' Address: 226 Bailey Ave, Ste 101, Fort Worth, TX, 76107

Foreclosure Sale:

Date: Tuesday, August 2, 2022  
Time: 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 1:00 P.M. and not later than three hours thereafter.  
Place: On the Fayette County Courthouse lawn on the west side at the posting board located on the stone wall enclosure fo the courthouse facing West Colorado Street near its intersection with North Main Street, or if the preceding area is no longer the designated area, at the area most recently designated



Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Vanderbilt Mortgage and Finance, Inc.'s bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Vanderbilt Mortgage and Finance, Inc., the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Vanderbilt Mortgage and Finance, Inc.'s election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Vanderbilt Mortgage and Finance, Inc.'s rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Vanderbilt Mortgage and Finance, Inc. passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure 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 Foreclosure 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. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Vanderbilt Mortgage and Finance, Inc. 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 "AS IS," without any expressed or implied warranties, except as to the warranties (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(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

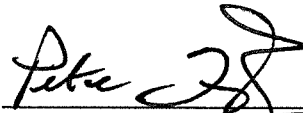
**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or**

**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.**

**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 MORTGAGEE OR MORTGAGE SERVICER.**

*/s/ Craig C. Lesok*

Craig C. Lesok  
Attorney for Mortgagee  
SBOT No. 24027446



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Exhibit "A"

All that certain tract or parcel of land situated in Fayette County, Texas, same being Lot No. Eight (8), the Southeast One-Half (1/2) of Lot No. Two (2) and the Northwest Forty-Five Feet (45') of Lot No. Three (3) in Farm Lot No. Twenty-One (21) of the Eblin Addition to the City of La Grange, according to the Plat of Record in Volume 51, Page 359 of the Deed Records of Fayette County, Texas, same being Lots 3 and 8 as described in a contract between Janie Eason and husband, Willie J. Eason and Ralph Scott and wife, Mabel Scott, dated August 8, 1951 and recorded in Volume 260, Page 24 of the Deed Records of Fayette County, Texas, LESS, the Southeast 5 feet of Lot 3 as described in a deed from Ralph Scott and wife, Mabel Scott to Rich Rehmet, dated June 21, 1947 and recorded in Volume 215, Page 156 of the Deed Records of Fayette County, Texas, same being the Southeast One-Half (1/2) of Lot No. Two (2) in Farm Lot No. Twenty-One (21) of the Eblin Addition to the City of La Grange, as described in a deed from Rich Rehmet and wife, Laura Rehmet to Ralph Scott, dated June 21, 1947 and recorded in Volume 211, Page 443 of the Deed Records of Fayette County, Texas, same lying within the corporate limits of the City of La Grange, Texas, and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at an iron rod set for the North corner, same being the North corner of the said Ralph Scott Southeast 1/2 of Lot 2, same being the East corner of the Northwest 1/2 of Lot 2 as described in a deed to John Hudec, et ux, in Volume 1396, Page 845, same lying in the Southwest margin of Reynolds Street;

THENCE, along the Northeast boundary of the said Ralph Scott Southeast 1/2 of Lot 2 the Northeast boundary of the said Ralph Scott, et ux, Lot 3 and the Southwest margin of Reynolds Street, S 45° E 70.0 feet to an iron rod set for the East corner, same being the North corner of the said Rich Rehmet Southeast 5 feet of Lot 3;

THENCE, along the Northwest boundary of the said Rich Rehmet Southeast 5 feet of Lot 3, S 45° W 120.0 feet to an iron rod set for the West corner of the said Rich Rehmet Southeast 5 feet of Lot 3, same lying in the Northeast boundary of the said Ralph Scott, et ux, Lot 8;

THENCE, along the Northeast boundary of the said Ralph Scott, et ux, Lot 8 and the Southwest line of Lot 3, S 45° E 5.0 feet to an iron rod set for the East corner of the said Ralph Scott, et ux, Lot 8, same being the North corner of Lot 9 as described in a deed to Sandra Gonzales in Volume 737, Page 833, same being the South corner of Lot 3;

THENCE, along the Southeast boundary of the said Ralph Scott, et ux, Lot 8 and the Northwest boundary of the said Sandra Gonzales Lot 9, S 45° W 80.0 feet to an iron rod set for the South corner of the said Ralph Scott, et ux, Lot 8, same being the West corner of the said Sandra Gonzales Lot 9, same lying in the Northeast margin of Overbay Street;

THENCE, along the Southwest boundary of the said Ralph Scott, et ux, Lot 8 and the Northeast margin of Overbay Street, N 45° W 75.0 feet to an iron rod set for the West corner of the said Ralph Scott, et ux, Lot 8, same being the South corner of the said John Hudec, et ux, Lot 7;

THENCE, along the Northwest boundary of the said Ralph Scott, et ux, Lot 8, the Northwest boundary of the said Ralph Scott Southeast 1/2 of Lot 2 and the Southeast boundaries of the said John Hudec, et ux, Lot 7 and Northwest 1/2 of Lot 2, N 45° E 200.0 feet to the place of beginning, containing 14,400 square feet of land, of which approximately 600 sq. ft. of land is overlapped with a 0.214 acre tract described in a deed to John Hudec and wife, Natalie in Volume 1317, Page 194, and approximately 800 sq. ft. of land lies between the deed boundary for Lot 8 and Lot 9 and an existing fence.

*filed*

**FILED**  
3:32PM KUB  
JUL 11 2022

*Brenda Fietsam*  
BRENDA FIETSAM  
CO. CLERK, FAYETTE CO., TEXAS