

NOTICE OF FORECLOSURE SALE

November 7, 2025

Deed of Trust ("Deed of Trust"):

Dated: January 20, 2025
Grantor: Ana Guzman Geronimo
Trustee: Liang Gao
Lender: Windsor Chase, LLC
Recorded in: Instrument No. 265201 of the real property records of Lavaca County, Texas

Legal Description: Tract 4 BEING a 5.435 acre tract of land situated in the J. S. Wilder Survey, Abstract Number 497, Lavaca County, Texas, being a portion of that certain called 81.453 acre tract described in instrument to Windsor Chase, LLC, recorded under Instrument Number 255151 of the Official Public Records of Lavaca County, Texas (O.P.R.L.C.T.), said 5.435 acre tract being more particularly described by metes and bounds in the attached Exhibit A

Secures: Promissory Note ("Note") in the original principal amount of \$139,000.00, executed by Ana Guzman Geronimo ("Borrower") and payable to the order of Lender and all other indebtedness of Borrower to Lender

Substitute Trustee: Debby Jurasek or David Garvin

Substitute Trustee's Address: c/o Foreclosure Services, LLC
8101 Boat Club Rd., Suite 320
Fort Worth, Texas, 76179

Mortgage Servicer: TexStar Escrow

Mortgage Servicer's Address: 5809 Acacia Cir., El Paso, Texas, 79912

Foreclosure Sale:

Date: Tuesday, December 2, 2025

FILED FOR RECORD
At 1:03 O'Clock P M

NOV 10 2025

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 10:00 a.m. and not later than three hours thereafter.

Place: THE SOUTH SIDE OF THE WEST FRONT DOOR OF LAVACA COUNTY COURTHOUSE ANNEX, 412 NORTH TEXANA, HALLETTSVILLE, TEXAS, OR IN THE AREA DESIGNATED BY THE COUNTY COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

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 Windsor Chase, LLC'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, Windsor Chase, LLC, 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 Windsor Chase, LLC's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Windsor Chase, LLC's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Mortgage Servicer is representing Windsor Chase, LLC in connection with the loan evidenced by the Note and secured by the Deed of Trust under a servicing agreement with Windsor Chase, LLC. The address of Mortgage Servicer is set forth above.

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 Windsor Chase, LLC 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.

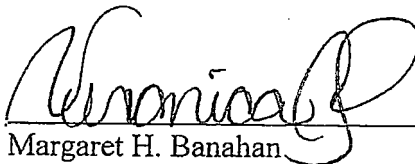
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain 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 Windsor Chase, LLC. 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.



Margaret H. Banahan

Texas Bar No. 24078188

Veronica Almaguer

Texas Bar No. 24102149

R. Alex Weatherford

Texas Bar No. 24079553

Banahan Martinez Weatherford, PLLC

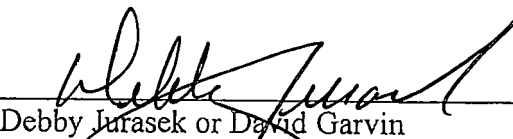
1400 Broadfield Blvd., Suite 105

Houston, Texas 77084

Tel. (281) 394-3122

Fax (281) 940-2743

Attorney for Lender



Debby Jurasek or David Garvin

c/o Foreclosure Services LLC

8101 Boat Club Road, Suite 320

Fort Worth, Texas 76179

Exhibit A



TA245490E

TEXAS PROFESSIONAL SURVEYING, LLC.

3032 N. FRAZIER STREET, CONROE, TEXAS 77303
(936)756-7447 FAX (936)756-7448
FIRM REGISTRATION No. 100834-00

FIELD NOTE DESCRIPTION

TRACT 4

5.435 ACRES

**IN THE J. S. WILDER SURVEY, ABSTRACT NUMBER 497
LAVACA COUNTY, TEXAS**

BEING a 5.435 acre tract of land situated in the J. S. Wilder Survey, Abstract Number 497, Lavaca County, Texas, being a portion of that certain called 81.453 acre tract described in instrument to Windsor Chase, LLC, recorded under Instrument Number 255151 of the Official Public Records of Lavaca County, Texas (O.P.R.L.C.T.), said 5.435 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with cap stamped "TPS 100834-00" found in the westerly margin of County Road 258, in the easterly line of said 81.453 acre tract, being the southeasterly corner of the herein described 5.435 acre tract, from which a 1-1/2 inch iron pipe found for the southeasterly corner of said 81.453 acre tract bears, South 01°42'46" East, 1535.57 feet, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of N: 13,778,782.57, E: 2,570,159.24, South Central Zone (4204), grid measurements;

THENCE South 87°07'31" West, 1714.08 feet, severing over and across said 81.453 acre tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the easterly line of that certain called 82.6 acre tract described in instrument to Frank Scott Leidolf, recorded under Instrument Number 216746, O.P.R.L.C.T., being the southwesterly corner of the herein described 5.435 acre tract, from which a 1 inch iron pipe found for the southwesterly corner of said 81.453 acre tract bears, South 02°14'39" East, 1522.02 feet;

THENCE North 02°14'39" West, 126.16 feet, with the common line between said 81.453 acre tract and said 82.6 acre tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the easterly line of said 82.6 acre tract, being the northwesterly corner of the herein described 5.435 acre tract, from which a 1-1/2 inch iron pipe found for the northwesterly corner of said 81.453 acre tract bears, North 02°14'39" West, 455.30 feet;

THENCE North 86°19'48" East, 1715.90 feet, severing over and across said 81.453 acre tract, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" found in the westerly margin of said County Road 258, being the northeasterly corner of the herein described 5.435 acre tract;

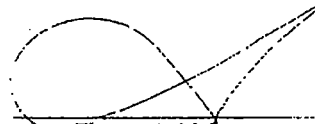
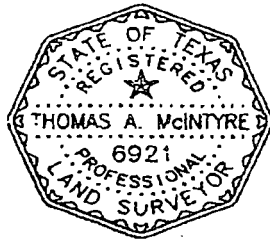
(INTENTIONALLY LEFT BLANK)

THENCE South $01^{\circ}42'46''$ East, 150.00 feet, with the westerly margin of said County Road 258, common to the easterly line of said 81.453 acre tract, to the **POINT OF BEGINNING** and containing a computed area of 5.435 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on April 28, 2023, by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project 30606_TR4.

Bearings recited hereon are based on GPS observations and are referenced to the North American Datum (NAD) 1983, Texas State Plane Coordinate System, South Central Zone (4204).

March 6, 2024
Date



Thomas A. McIntyre
R.P.L.S. No. 6921

