

NOTICE OF TRUSTEE'S FORECLOSURE 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 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.

Foreclosure Sale

Date: Tuesday, November 7, 2023

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.

Place: At the Annex Front Door, 412 N. Texana Street of the Courthouse of Lavaca County, in the City of Hallettsville, Texas, or at such other location as designated by the county commissioners for such purposes.

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 Holders' bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Instrument/Obligation Secured- Deed of Trust ("Deed of Trust"):

Dated: May 27, 2022

Grantors: QUINTANILLA REAL ESTATE GROUP, LLC (hereinafter "Borrower")
c/o Raul Quintanilla, Managing Member
1151 Brittmoores Road, Suite C
Houston Texas 77043

Trustee: I. RAY KERLICK OR KARI D. LUTRINGER
101 West Burleson
Wharton, Texas, 77488

Lenders: JAMES BRIAN PRITCHARD
1707 Katy Shadow Lane
Katy, Texas 77494

DAVID CARL PRITCHARD
2601 CR 419
Yoakum, TX 77995

JOHN M. PRITCHARD, JR.
6114 Dubose
Wallis, TX 77485

CYNTHIA KAY PRITCHARD
307 Sheehan
Yoakum, TX 77995 (collectively referred to herein as "Lender" or "Holder"),

FILED FOR RECORD
At 10:25 O'Clock 7 AM

SEP 18 2023

BARBARA K. STEFFEK, CLERK
COUNTY COURT, LAVACA CO., TEXAS
By *Barbara K. Steffek* Deputy

Recorded: Volume 939, Page 393 of the Official Records of Lavaca County, Texas

Secures: Real Estate Lien Note ("Note") in the original principal amount of \$637,400.00, executed by Quintanilla Real Estate Group, LLC ("Borrower") and payable to the order of Lenders/holders

Legal Description:

SURFACE ONLY OF A 276.123 ACRE TRACT OF LAND LYING IN AND BEING SITUATED OUT OF THE NICHOLAS MARTINEZ SURVEY, ABSTRACT 311 AND THE G.W. EDWARDS SURVEY, ABSTRACT 161 IN LAVACA COUNTY, TEXAS AND BEING THE REMAINDER OF THAT CERTAIN 453.50 ACRE TRACT OF LAND CONVEYED TO JOHN M. PRITCHARD, JR. ET AL BY DEED RECORDED IN VOLUME 418, PAGE 848, DEED RECORDS, LAVACA COUNTY, TEXAS; SAID 276.123 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT A HERETO

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, Lenders/holders of the Note, have requested Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Lenders/holders' election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Lenders/holders'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 Lenders/holders 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 Lenders/holders. 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.

Dated: September 12, 2023

A handwritten signature in black ink, appearing to read 'I. Ray Kerlick', written in a cursive style.

I. Ray Kerlick
Trustee
101 West Burlison Street
Wharton, Texas 77488
Telephone (979) 532-3871
Facsimile (979) 532-3508