

## NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**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.**

Notice is hereby given that a public sale auction of the Property (as that term is defined below) will be held at the date, time, and place specified herein.

**Information regarding the indebtedness and deed of trust lien that is the subject of this appointment:**

Promissory Note:

Date: October 13, 2022  
Borrower(s): Marcia Soledad Morales Perez and Artemio Aunez Rodas Gonzalez  
Payee: Glaser Farms Partners, LP, a Texas Limited Partnership  
Original Principal Amount: \$107,990.00

Deed of Trust:

Date: October 13, 2022  
Grantor(s): Marcia Soledad Morales Perez and Artemio Aunez Rodas Gonzalez  
Trustee: Brooks Willig  
Recorded in: Document Number 4935; Milam County, Texas

Filed 13th day of May  
in 2025, At 10:28 A.M.  
JODI MORGAN  
County Clerk, Milam County, Texas  
By Milida Corona  
Deputy

Property (including any improvements):

Being 5.04 acres of land, more or less, in the JOSE ANTONIO DEPENA SURVEY, ABSTRACT NO. 43, situated in Milam County, Texas, a portion of a called 136.835 acre tract, being that same track conveyed to Glaser Farm Partners, LP in Document No. 2022-774, of the Official Public Records of Milam County, Texas, and as more particularly described by metes and bounds in Exhibit A attached hereto.

Subject property is wholly in Milam County, Texas

Present Owner of Promissory Note(s) and Beneficiary under Deed of Trust:

Stonebridge Purchasing, LLC

**Information regarding the public sale to be held:**

Substitute Trustee: Isaac Valerio *or* Linda Martinez  
LA TIERRA REALTY  
3571 Far West Blvd, PMB 103  
Austin, Texas 78731

Appointed by written instrument dated May 12, 2025, and recorded or to be recorded in the Official Public Records of Milam County, Texas.

Date of Sale: June 3, 2025, being the first Tuesday in said month.

Time of Sale: The earliest time at which the sale will occur is 10:00 a.m., Cameron, Texas local time, but in no event later than 3 hours thereafter.

Place of Sale: Milam County, Texas at the following location: ALL PUBLIC SALES ARE HELD AT THE EAST DOOR OF THE MILAM COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

Default has occurred in the payment of the indebtedness evidenced by the Promissory Note. Because of such default, Stonebridge Purchasing, LLC appointed a Substitute Trustee and has requested the Substitute Trustee to enforce the Deed of Trust.

Therefore, notice is given that, on the date and time and at the place set forth hereinabove, Substitute Trustee, will sell the above-referenced Property by public sale to the highest bidder for cash in accordance with the Deed of Trust and the laws of the State of Texas.

Prospective bidders are advised to make their own examination of title to the Property to determine the existence of any easements, restrictions, liens, or other matters affecting the title to the Property. Neither Substitute Trustee nor Stonebridge Purchasing, LLC make any representation of warranty (express or implied) regarding the title to or the condition of the Property. The Property to be sold at the public sale will be sold in its present "AS IS" condition and subject to all ad valorem taxes then-owing with respect to the Property.

  
Isaac Valerio, Substitute Trustee

EXHIBIT A

A 5.04 ACRE (219,622 SQUARE FEET), TRACT OF LAND, LYING WITHIN THE JOSE ANTONIO DEPEÑA SURVEY, ABSTRACT NO. 43, MILAM COUNTY, TEXAS, A PORTION OF A CALLED 136.835 ACRE TRACT, GLASER FARM PARTNERS, LP IN DOCUMENT NO. 2200-774, OFFICIAL RECORDS OF MILAM COUNTY, TEXAS, DESCRIBED AS FOLLOWS:

COMMENCING, AT AN 1/2" IRON PIPE FOUND FOR THE EASTERNMOST CORNER OF SAID 136.835 ACRE TRACT, ALSO BEING THE SOUTHERNMOST CORNER OF A CALLED 2.42 ACRE TRACT TO CONVEYED TO JONAH SALAZAR IN DOCUMENT NO. 2010-17863, OFFICIAL RECORDS OF MILAM COUNTY, TEXAS, ALSO BEING THE NORTHWESTERN RIGHT OF WAY LINE OF S. 8<sup>TH</sup> ST. (COUNTY ROAD 1915) (65' RIGHT-OF-WAY):

THENCE, WITH A SOUTHEASTERN LINE OF SAID 136.835 ACRE TRACT, ALSO BEING SAID NORTHWEST RIGHT OF WAY LINE OF S. 8<sup>TH</sup> ST. (COUNTY ROAD 1915), S17°28'30"W, A DISTANCE OF 146.16 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "ATWELL LLC" SET FOR THE EASTERNMOST CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE SOUTHEASTERN LINE OF SAID 136.835 ACRE TRACT, ALSO BEING SAID NORTHWEST RIGHT OF WAY LINE OF S. 8<sup>TH</sup> ST. (COUNTY ROAD 1915), AND THE EASTERN LINE OF THE HEREIN DESCRIBED TRACT, S17°28'30"W, A DISTANCE OF 311.14 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "ATWELL LLC" SET; FOR THE SOUTHERNMOST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, LEAVING SAID NORTHWEST S. 8<sup>TH</sup> ST. (COUNTY ROAD 1915) RIGHT-OF-WAY, OVER AND ACROSS SAID 136.835 ACRE TRACT, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. N72°41'37"W, A DISTANCE OF 705.75 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "ATWELL LLC" SET; FOR THE WESTERNMOST CORNER OF THE HEREIN DESCRIBED TRACT;
2. N17°18'34"E, A DISTANCE OF 310.76 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "ATWELL LLC" SET; FOR THE NORTHERNMOST CORNER OF THE HEREIN DESCRIBED TRACT; FROM WHICH A 1/2" IRON ROD WITH CAP STAMPED "TLS" FOUND FOR AN ELL CORNER OF SAID 136.835 ACRE TRACT, ALSO BEING ON THE WESTERNMOST CORNER OF A SAID 2.42 ACRE TRACT BEARS, N80°08'02"E, A DISTANCE OF 322.66' FEET;
3. S72°43'28"E, A DISTANCE OF 706.83 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "ATWELL LLC" SET TO A POINT OF BEGINNING.

CONTAINING 5.04 ACRES OR 219,622 SQUARE FEET, MORE OR LESS.