

Notice of Trustee's Sale

Date: December 2, 2025

Trustee: SARA L. TIPPIT or JOHN L. TIPPIT, III

Trustee's Address: 820 W. Nolana, Suite C, McAllen, Hidalgo County, Texas 78504

Note Holder: WELCH & WELCH INVESTMENTS, LLC, A TEXAS LIMITED LIABILITY COMPANY (AS TO 2/3RDS) AND CHARLES CROWSEY (AS TO 1/3RD)

Note: ONE HUNDRED SEVENTY-TWO THOUSAND FOUR HUNDRED SEVENTY-SIX AND 33/100THS DOLLARS (\$172,476.33)

Deed of Trust

Date: December 22, 2023

Grantor: STEPHEN LEE PRATER and wife, MELINDA SUE PRATER

Mortgagee: WELCH & WELCH INVESTMENTS, LLC, A TEXAS LIMITED LIABILITY COMPANY (AS TO 2/3RDS) AND CHARLES CROWSEY (AS TO 1/3RD)

Recording information:

Deed of Trust (the "Deed of Trust") dated December 22, 2023, executed by Stephen Lee Prater and wife, Melinda Sue Prater ("Borrower") to Sara L. Tippit or John L. Tippit, III, Trustee for the benefit of Welch & Welch Investments, LLC, a Texas limited liability company, and Charles Crowsey covering certain property (the "Mortgaged Property") located in Willacy County, Texas as described therein and filed for record in the Office of the County Clerk of Willacy County, Texas under Document Number 20240000027; Volume 635, Page 3576, in the Official Records. The Deed of Trust secures, among other indebtedness, the Real Estate Lien Note (the "Note") dated December 22, 2023, in the face principal amount of \$172,476.33, executed by Borrower payable to the order of Welch & Welch Investments, LLC, a Texas limited liability company, and Charles Crowsey, as the same may have been renewed, extended and modified from time to time.

Property:

TRACT I: A tract 194 feet by 300 feet near the Northwest corner of Lot Number Five [5], Section Number One [1], Raymond Town and Improvement Company Subdivision, Willacy County, Texas, described as follows:

Beginning at a point in the North line of Lot No. 5 which is 20 feet East of the Northwest corner of said Lot, such point being in the South line of a public road shown on the map of said subdivision, for the Northwest corner of the tract being described;

Thence East along said North line a distance of 194 feet to, a point for the Northeast corner;

Thence South, parallel with the West line of Lot No. 5, a distance of 300 feet to a point for the Southeast corner;

Thence West, parallel with the North line of Lot No. 5, a distance of 194 feet to a point for the Southwest corner;

Thence North, a distance of 300 feet to the Point of Beginning.

TRACT II: A 0.3006 acre tract of land out of Lot Five [5], Section One [1], Raymond Town and Improvement Company Subdivision, Raymondville, Willacy County, Texas; according to Volume 1, Page 575 of the Transcribed Records Cameron County to Willacy County, Texas; said 0.3006 acre tract of land being more particularly described as follows:

Commencing at the Northwest corner of said Lot 5, said corner being on the intersection of the South right of way line of the 60.00 feet right of way of Wood Avenue and the extended centerline of the 50.00 feet right of way of 15th Street; Thence, South, with and along the West line of said Lot 5, a distance of 367.50 feet to a point; Thence, East, parallel with the North line of said Lot 5, a distance of 20.00 feet to a 1/2" diameter steel bar for the Point of Beginning and the Southwest corner of the tract herein described;

Thence, North, parallel with the West line of said Lot 5, a distance of 67.50 feet to a 1/2" diameter steel bar for the Northwest corner of this tract;

Thence, East, parallel with the North line of said Lot 5, a distance of 194.00 feet to a 1/2" diameter steel bar for the Northeast corner of this tract;

Thence, South, parallel with the West line of said Lot 5, a distance of 67.50 feet to a 1/2" diameter steel bar for the Southeast corner of this tract;

Thence, West, parallel with the North line of said Lot 5, a distance of 194.00 feet to the Point of Beginning.

County: **WILLACY**

Date of Sale (first Tuesday of month): **January 6, 2026**

Time of Sale: The sale will begin no earlier than 1:00 p.m. and no later than three hours after that time.

Place of Sale: Front door of the courthouse facing South on West Hidalgo Avenue or as designated by the County Commissioner's Office pursuant to Section 51.002 of the Texas Property Code as the place where Foreclosure Sales are to take place or designated by the County Commissioners.

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.

Mortgagee has appointed **SARA L. TIPPIT or JOHN L. TIPPIT, III** as Trustee under the Deed of Trust. Mortgagee 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." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PROPERTY IN THIS DISPOSITION. The sale will begin at the Time of Sale or not later than three hours thereafter. This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.

Sara L. Tippit
SARA L. TIPPIT, Trustee

9:40am
FILED
COUNTY COURT
DEC 04 2025 2:00pm

SUDANNA R. GARZA, CLERK
WILLACY COUNTY, TEXAS
BY: 