

NOTICE OF FORECLOSURE SALE

December 17, 2024

Deed of Trust ("Deed of Trust"):

Dated: April 14, 2016.

Grantor: Gerson Augusto Balchac Perez and Juana Elizabeth Maldonado Ovalle

Trustee: William C. Rountree III

Lender: Pelican Laundromat, L.C.

Recorded in: Clerk's Document No. 20160000689 of the real property records of Willacy County, Texas.

Legal Description: 1.248 Acres, more or less, out of Lot 1, Section 7, Raymond Town & Improvement Company's Subdivision, Willacy County, Texas, as more particularly described on attached Exhibit "A."

Secures: Promissory ("Note") in the original principal amount of \$28,000.00, executed by Gerson Augusto Balchac Perez and Juana Elizabeth Maldonado Ovalle ("Borrower") and payable to the order of Lender

Substitute Trustee: Richard W. Shuey

Substitute Trustee's Address: P. O. Box 203, Raymondville, TX, 78580

Foreclosure Sale:

Date: Tuesday, January 7, 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 9:00 a.m. and not later than three hours thereafter.

Place: Willacy County Courthouse in Raymondville, Texas, at the following location: in that area in front of the door of the Willacy County Courthouse, Raymondville, Willacy County, Texas, as designated by Resolution Order of the Commissioners Court of

Willacy County, Texas dated November 9, 1987, recorded in Volume 163, Pages 332 and 333, Deed Records, Willacy County, Texas.

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 Pelican Laundromat, L.C.'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, Pelican Laundromat, L.C., 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 Pelican Laundromat, L.C.'s election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Pelican Laundromat, L.C.'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 Pelican Laundromat, L.C. 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.

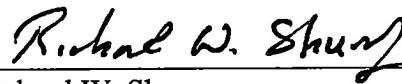
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain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

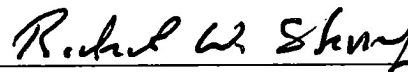
Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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.



Richard W. Shuey
Secretary/Treasurer for Pelican Laundromat, L.C.



Richard W. Shuey, Substitute Trustee
P. O. Box 203
Raymondville, TX 78580
Telephone (956) 286-2937
Telecopier (956) 412-1235

EXHIBIT "A"

sho

A tract of land out of Lot Number One, in Section Number Seven, of the Raymond Town & Improvement Company's Subdivision, Willacy County, Texas, according to the Official Map or Plat thereof recorded in Volume 1, Page 575, Transcribed Records from Cameron County to Willacy County, Texas, and being described by metes and bounds as follows:

BEGINNING at a point on the South line of Wood Avenue and the West right-of-way line of the Missouri Pacific Railway Company;

THENCE, West along said South line of Wood Avenue for a distance of 260 feet to a point;

THENCE, South 373.8 feet to a point on the North right-of-way line of the said Missouri Pacific Railway Company's right-of-way, said right-of-way being that of the Raymondville-Edinburg extension of said St. Louis, Brownsville and Mexico Railway;

THENCE, in a Northeasterly direction along the North side of said right-of-way, following the arc of a 4 degree, 9 min. curve, for a distance of 452.45 feet to the point of beginning.

The triangle formed by the above three points, and the segment of the curve formed by the arc of the hypotenuse of the triangle, contains 1.248 acres, more or less.

11:13 A.M.
FILED + posted
COUNTY COURT
DEC 17 2024

SUSANA R. GARZA, CLERK
WILLACY COUNTY, TEXAS
BY: *Alma Mireles* DEPUTY