

**Notice of Foreclosure Sale**

August 29, 2024

Deed of Trust ("Deed of Trust"):

Dated: November 15, 2020

Grantor: Luis Enrique Silva Sanchez

Trustee: Marilyn Tillery

Trustee's Mailing  
Address: 4133 NW 60<sup>th</sup> St., Oklahoma City, Oklahoma 73112

Lender: Paul Allen Pletcher and Bonnie June Pletcher

Recorded in: Clerk's File No. 223692, Official Public Records of Gray County,  
Texas

Legal Description: Being a 20.1 acre tract out of the Southwest corner of Section 88,  
Block 3, I&GN Survey, Gray County, Texas;

BEGINNING at a point in the South Line of said Section 88 for  
the Southwest corner of this tract from whence a Mag Nail Found  
for the Southwest corner of said Section 88 bears S 88° 59' 45" W  
a distance of 1467.45 feet;

THENCE N 00° 22' 16" W a distance of 38.32 feet pass a 1/2" Iron  
Rod with cap set in the North Right-of-Way of County Road 1  
continuing a total distance of 1170.30 feet to a 1/2" Iron Rod with  
cap set for the Northwest corner of this tract.

THENCE N 89° 00' 04" E a distance of 745.16 feet to a 1/2" Iron  
Rod with cap Set for the Northeast corner of this tract;

THENCE S 00° 44' 13" E a distance of 1131.41 feet pass a 1/2"  
Iron Rod with cap Set in the North Right-of-Way of County Road  
1 continuing a total distance of 1168.50 feet to a point in the South  
Line of said Section 88 for the Southeast corner of this tract;

THENCE S 88° 59' 45" W along the South line of said Section 88  
a distance of 752.60 feet to the POINT OF BEGINNING and  
containing 20.1 acres.

Secures: Real Estate Lien Note ("Note") in the original principal amount of \$58,000.00, executed by Luis Enrique Silva Sanchez ("Borrower") and payable to the order of Lender

Assignment: The Note and the liens and security interests of the Deed of Trust were transferred and assigned to Pletcher Estate Properties, LLC ("Beneficiary") by an instrument dated January 1, 2022, recorded in Clerk's File No. 227805, Official Public Records of Gray County, Texas

Foreclosure Sale:

Date: Tuesday, October 1, 2024

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: Gray County Courthouse South entrance or as designated by the County Commissioner's Court

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 Pletcher Estate Properties, 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, Pletcher Estate Properties, LLC, the owner and holder of the Note, has requested Trustee to sell the Property.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Pletcher Estate Properties, 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.

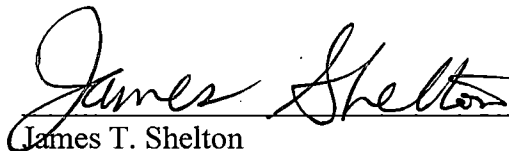
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain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

**THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE TRUSTEE.**



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