

FILED

NOTICE OF SALE BY TRUSTEE

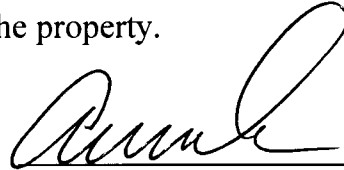
2025 AUG 20 AM 9:53

**WHEREAS**, on November 21, 2016, Jose Guadalupe Gonzalez and wife Cristina Granados executed and delivered a Deed of Trust conveying to T.J. Lane as Trustee, the real estate hereinafter described, to secure Julian Manuel Vasquez, Jr. in the payment of the indebtedness in said Deed of Trust, said Deed of Trust recorded in Clerk's File No. 20161121001581470, Official Records of Collin County, Texas; and

**WHEREAS**, default has occurred in the payment of said indebtedness, and the same is now wholly due. Julian Manuel Vasquez, Jr. as the current owner and holder of said debt, has appointed Grady R. Thompson as Substitute Trustee in the place of said original Trustee, to sell said property to satisfy said indebtedness, upon the contingency and in the manner authorized by said Deed of Trust; and

**NOW, THEREFORE, NOTICE IS HEREBY GIVEN** that on Tuesday, the 7<sup>th</sup> day of October, 2025, between 1:00 p.m. and 4:00 p.m. I will sell said Real Estate at the Courthouse steps designated by the County Commissioners to be the place for such foreclosure sales, to the highest bidder for cash. The sale will begin at 1:00 p.m. but not later than three hours after that time. Said Real Estate is more fully described in **EXHIBIT A ATTACHED HERETO**.

The warranty contained herein is expressly limited to and the property will be sold subject to any other matters which are superior to the lien of the Deed of Trust, to the extent such matters are valid, in existence and affect the property.

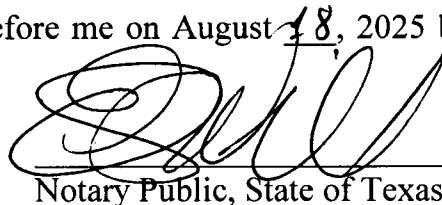
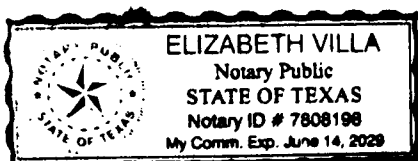


GRADY R. THOMPSON  
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STATE CLERK  
COLLIN COUNTY, TEXAS  
BY: N. MACA DEPUTY

State of Texas  
County of Collin

This instrument was acknowledged before me on August 18, 2025 by Grady R. Thompson in the capacity therein stated.

  
Notary Public, State of Texas

## EXHIBIT A

an approximately **0.290 acre** tract of land situated at the southeast corner of Coleman Street and White Avenue in the City of McKinney, Collin County, Texas; being commonly known as 1216 Coleman Street; and being more particularly described by metes and bounds as follows:

*A part of Block No. 8 of F.M. Thompson's Addition*, an Addition to the City of McKinney according to the plat thereof recorded in *Volume 59, Page 477*, Deed Records of **Collin County, Texas**; being a resurvey of a tract of land described in a Deed to Cecelia LaRue of record in *Volume 5574, Page 8150*, Deed Records of said County; and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod set for corner at the intersection of the south right-of-way line of White Street (50 foot ROW) with the east right-of-way line of Coleman Street (53.5 foot ROW), said point being the northwest corner of said Block No. 8;

THENCE *North 89 degrees 11 minutes 40 seconds East* with the south right-of-way line of White Street, a distance of *192.00 feet* to a 5/8 inch iron rod set for corner at the northeast corner of Block No. 8;

THENCE *South 00 degrees 36 minutes 42 seconds West* with the West right-of-way line of a 15-foot alley right-of-way, a distance of *66.80 feet* to a 5/8 inch iron rod set for corner at the southeast corner of the LaRue tract;

THENCE *South 89 degrees 43 minutes 45 seconds West* along the south boundary line of the LaRue tract, a distance of *191.27 feet* to a 5/8 inch iron rod set for corner in the east right-of-way line of Coleman Street;

THENCE *North* with the east right-of-way line of Coleman Street, a distance of *65.00 feet* to the PLACE OF BEGINNING and containing **0.290 acre of land**, more or less.