

STAYS IN FILE

NOTICE OF FORECLOSURE SALE

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.

Deed of Trust Commercial

Dated: May 11, 2021

Indebtedness (original amount): \$40,909.70

Grantor: Ivan Perez

Mortgagee: Sombrero Property Tax Fund I, LLC

Recorded: Document # 2021107453 in the Real Property Records of Travis County, Texas



1 pg

202240049

PROPERTY

DESCRIPTION OF 25.02 ACRES OF LAND OUT OF THE WILLIAM CORBIN SURVEY ABSTRACT NO. 159 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN (98.003 ACRE) TRACT OF LAND AS CONVEYED TO 626 JOINT VENTURE BY SPECIAL WARRANTY DEED RECORDED IN VOLUME 13310 PAGE 755 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN AN EXHIBIT "A" ATTACHED TO A DEED OF TRUST COMMERCIAL EXECUTED BY IVAN PEREZ TO SOMBRERO PROPERTY TAX FUND I, LLC RECORDED UNDER DOCUMENT NUMBER 2021107453 IN THE REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS.

DATE OF SALE March 1, 2022

EARLIEST TIME SALE WILL BEGIN 10:00 am

PLACE OF SALE OF THE PROPERTY At the Travis County Courthouse or as otherwise designated by the County Commissioners Court.

The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

Richard Duncan, Yanira Reyes, Jim Mills, Susan Mills, George Hawthorne, Ed Henderson, Kyle Walker, and/or Andrew Mills-Middlebrook
Substitute Trustee
c/o Harrison & Duncan PLLC, 8700 Crownhill, Suite 505, San Antonio, Texas 78209

Dated February 8, 2022



**FILED AND RECORDED
OFFICIAL PUBLIC RECORDS**

Dana DeBeauvoir, County Clerk
Travis County, Texas

202240049

Feb 04, 2022 01:57 PM

Fee: \$0.00

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