

NOTICE OF FORECLOSURE SALE

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Property: TRACT NO. 2 BEING THE SURFACE ONLY of 0.198 of an acre in the City of Smiley, Gonzales County, Texas, out of Lot 4, Block 14, Glover's Addition to the Town of Smiley of record in Volume 75, page 572, Deed Records of Gonzales County, Texas, refiled in Slide 52-B, Plat Records of Gonzales County, Texas, and being a portion of that certain tract called TRACT 1 (PARENT TRACT) described in conveyance to Donald Schoenfield of record in Document #22315303, Official Public Records of Gonzales County, Texas. Said 0.198 acre tract is herein being more particularly described by metes and bounds attached hereto in EXHIBIT "A" consisting of 2 pages said Exhibit "A" being incorporated herein for all purposes.

TRACT NO. 3 BEING THE SURFACE ONLY of 0.237 of an acre in the City of Smiley, Gonzales County, Texas, out of Lot 1, Block 14, Glover's Addition to the Town of Smiley of record in Volume 75, page 572, Deed Records of Gonzales County, Texas, refiled in Slide 52-B, Plat Records of Gonzales County, Texas, and being a portion of that certain tract called TRACT 1 (PARENT TRACT) described in conveyance to Donald Schoenfield of record in Document #22315303, Official Public Records of Gonzales County, Texas. Said 0.237 acre tract is herein being more particularly described by metes and bounds attached hereto in EXHIBIT "B" consisting of 2 pages said Exhibit "B" being incorporated herein for all purposes.

June 3, 2025

Deed of Trust: Deed of Trust (The term "Deed of Trust" herein shall mean the Deed of Trust as so modified, renewed, and/or extended.)

Dated: May 12, 2023

Trustee:

Ted Schoenfield

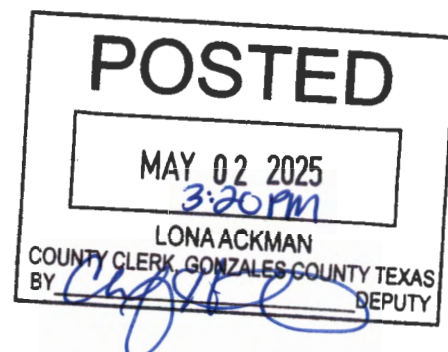
Address:

2901 Lindale Dr.
El Campo, TX, 77437

Substitute Trustee:

Craig W. Hahway

Address:



1209 N. Mechanic
El Campo, TX, 77437

Grantors: Mathew Flores and Melody Flores

Mortgagee: Donald Schoenfield (hereafter "Lender")

Recording Information: Recorded in Volume 1438, page 767 of the Deed of Trust Records of Gonzales Count of the real property records of Gonzales County, Texas.

Property Address: 105 N. FM 108, Smiley, TX 78159

Legal Description: TRACT NO. 2 BEING THE SURFACE ONLY of 0.198 of an acre in the City of Smiley, Gonzales County, Texas, out of Lot 4, Block 14, Glover's Addition to the Town of Smiley of record in Volume 75, page 572, Deed Records of Gonzales County, Texas, refiled in Slide 52-B, Plat Records of Gonzales County, Texas, and being a portion of that certain tract called TRACT 1 (PARENT TRACT) described in conveyance to Donald Schoenfield of record in Document #22315303, Official Public Records of Gonzales County, Texas. Said 0.198 acre tract is herein being more particularly described by metes and bounds attached hereto in EXHIBIT "A" consisting of 2 pages said Exhibit "A" being incorporated herein for all purposes.

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Note Secured by Deed of Trust: Real Estate Lien Note (The term "Note" herein shall mean the Note as so modified, renewed, and/or extended.)

Date: May 12, 2023

Original Principal Amount: \$39,000.00

Makers: Mathew Flores and Melody Flores

Lender: Donald Schoenfield

Property: All real property and improvements as described in and mortgaged in the Deed of Trust, including all rights and appurtenances thereto, with the exception of any Released Property.

Sale Location: Southeast corner of the Gonzales County Courthouse, 414 St. Joseph Street, Gonzales, Texas 78629.

Sale Date: June 3, 2025

Sale Time: The public auction of the Foreclosure Sale will take place between the hours of 10:00 AM and 4:00 PM local time. The earliest time the sale will begin is 2:00 PM, or within two hours from that time.

Terms of the Sale: This public Foreclosure Sale will sell all property "AS IS" at a public auction to the highest cash bidder, with the exception of the Lender, who will be allowed to bid credit against the amount owed under the obligation secured by the lien in the Deed of Trust.

Due to the default in payment of the Note and in performance of the obligations under the terms of the Deed of Trust, the Lender directed the Substitute Trustee to administer the trust provisions.

The above described Deed of Trust encumbers real property. This document constitutes formal notice by the Lender to foreclose and sell the property, as described in Lender's right and remedies under the Deed of Trust and in accordance with the terms of Section 9.604(a) of the Texas Business and Commerce Code and the Deed of Trust.

Notice is hereby given that the Foreclosure Sale will commence at the Sale Location, Sale Date, and Sale Time indicated above. At that time, the Substitute Trustee will direct the sale of the property described in the Deed of Trust in the manner allowed by the Deed of Trust and applicable Texas law.

If there is any postponement or rescheduling of the Foreclosure Sale, additional notice will be reposted and refiled in accordance with the terms of the Deed of Trust and applicable Texas law.

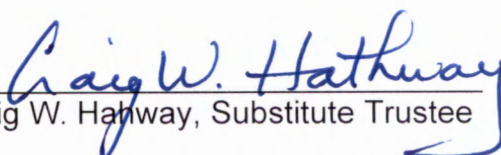
Potential purchasers are reminded that this sale of property is made subject to the exceptions to conveyance and warranties of the Deed of Trust, all prior liens and defects to title, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust, and any rights of recession as set forth in the Texas Property Code. Potential purchasers should examine the property records describing the property within the Deed of Trust for further assurances.

Pursuant to Section 51.009 of the Texas Property Code, this property will be sold "AS IS" to the highest cash bidder. Please be aware that the sale of this property will not include any possession warranties, title warranties, warranties of quiet enjoyment or other warranties, except as expressly provided by the Deed of Trust. All potential purchasers should conduct examinations of the property records for further assurances.

Pursuant to Section 51.0075(a) of the Texas Property Code, the Substitute Trustee will establish conditions for the Foreclosure Sale as are deemed reasonable and in accordance with the Texas Property Code. Any conditions beyond what are listed in this document will be disclosed prior to the opening of bidding on the day of the 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.

THIS DOCUMENT ASSIGNS CRAIG W. HAHWAY AS THE SUBSTITUTE TRUSTEE IDENTIFIED TO CARRY OUT THE SALE OF PROPERTY IDENTIFIED IN THE SECURITY INSTRUMENT AS SET FORTH IN THIS NOTICE OF FORECLOSURE SALE. THE SIGNER OF THIS DOCUMENT IS THE DULY AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.


Craig W. Hathway, Substitute Trustee

Surveying & Mapping Co.

Firm # 101822-00

P.O. Box 17971

San Antonio, Texas 78217

(210) 829-4244

STATE OF TEXAS
COUNTY OF GONZALES

TRACT: 2
0.198 ACRE TRACT

All that certain tract or parcel of land containing 0.198 of an acre in the City of Smiley, Gonzales County, Texas, out of Lot 4, Block 14, Glover's Addition to the Town of Smiley, of record in Volume 75, Page 572, Deed Records of Gonzales County, Texas, refiled in Slide 52-B, Plat Records of Gonzales County, Texas, and being a portion of that certain tract called Tract 1, (Parent Tract) described in conveyance to Donald Schoenfield, of record in Document # 22315303, Official Public Records of Gonzales County, Texas.

Said 0.198 acre tract being more particularly described by metes and bounds as follows:

BEGINNING: at a 5/8" iron pin found on the Northwest line of Pouncy Street at the East corner of Steven C. Ness tract (Southeast quarter of Lot 4, Block 14), of record in Volume 1364, Page 983, Official Public Records of Gonzales County, Texas, for the South corner of this tract;

THENCE: North 60 deg. 02 min. 32 sec. West, 92.36 feet to a 1/2" iron pin found on the Southeast line of Tract 1, 0.40 acres, surveyed this same day, at the North corner of said Ness tract, for the West corner of this tract;

THENCE: North 28 deg. 51 min. 25 sec. East, 92.38 feet to a 1/2" iron pin found on the Southwest line of Tract 3, 0.237 acre tract, surveyed this same day, at the East corner of said Tract 1, 0.40 acre tract, for the North corner of this tract;

THENCE: South 60 deg. 35 min. 21 sec. East, 93.19 feet to a 1/2" iron pin set with with cap on the Northwest line of Pouncy Street at the South corner of said Tract 3, 0.237 acre tract, Surveyed this same day, for the East corner of this tract;

THENCE: South 29 deg. 22 min. 37 sec. West, 93.25 feet along with the Northwest line of said Pouncy Street to the Point of Beginning.

EXHIBIT "A" Page 2

Bearing Basis - North 29 deg. 22 min. 40 sec. East, 182.13 feet - from the Northwest line of said Tract 1 (Parent Tract), as obtained from GPS Observation using WGS84, NAVD88).



A handwritten signature in cursive script that reads "Reynaldo Martinez Jr.".

REYNALDO MARTINEZ JR.
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 5482
W. O. # 23-2-24 (T2)
March 13, 2023
(SEE ACCOMPANYING SURVEY PLAT)

Surveying & Mapping Co.

Firm # 101822-00

P.O. Box 17971

San Antonio, Texas 78217

(210) 829-4244

STATE OF TEXAS
COUNTY OF GONZALES

TRACT 3
0.237 ACRE TRACT

All that certain tract or parcel of land containing 0.237 of an acre in the City of Smiley, Gonzales County, Texas, out of Lot 1, Block 14, Glover's Addition to the Town of Smiley, of record in Volume 75, Page 572, Deed Records of Gonzales County, Texas, refiled in Slide 52-B, Plat Records of Gonzales County, Texas, and being a portion of that certain tract called Tract 1, (Parent Tract) described in conveyance to Donald Schoenfield, of record in Document # 22315303, Official Public Records of Gonzales County, Texas.

Said 0.237 acre tract being more particularly described by metes and bounds as follows:

BEGINNING: at a 5/8" iron pin found at the intersection of the Northwest line of Pouncey Street with the South line of the City of Smiley, 6.369 acre tract, of record in Volume 839, Page 558, Official Public Records of Atascosa County, Texas, also being the South line of the former Union Pacific Railroad right of way, for the East corner of this tract;

THENCE: South 29 deg. 22 min. 37 sec. West, 115.07 feet along with the Northwest line of Pouncey Street to a 1/2" iron pin set with cap at the East corner of Tract 2, 0.198 acres, surveyed this same day, for the South corner of this tract;

THENCE: North 60 deg. 35 min. 21 sec. West, 179.54 feet to a 1/2" iron pin found on the South line of said City of Smiley, 6.369 acre tract and same being the South line of said former Union Pacific Railroad right of way, at the Northeast corner of Tract 1, 0.40 acre tract, surveyed this same day, for the West corner of this tract;

THENCE: North 86 deg. 44 min. 38 sec. East, 213.18 feet along with the South line of said City of Smiley, 6.369 acre tract, and the South line of said former Union Railroad right of way, to the Point of Beginning.

Bearing Basis - North 29 deg. 22 min. 40 sec. East, 182.13 feet – from the Northwest line of said Tract 1 (Parent Tract), as obtained from GPS Observation using WGS84, NAVD88).

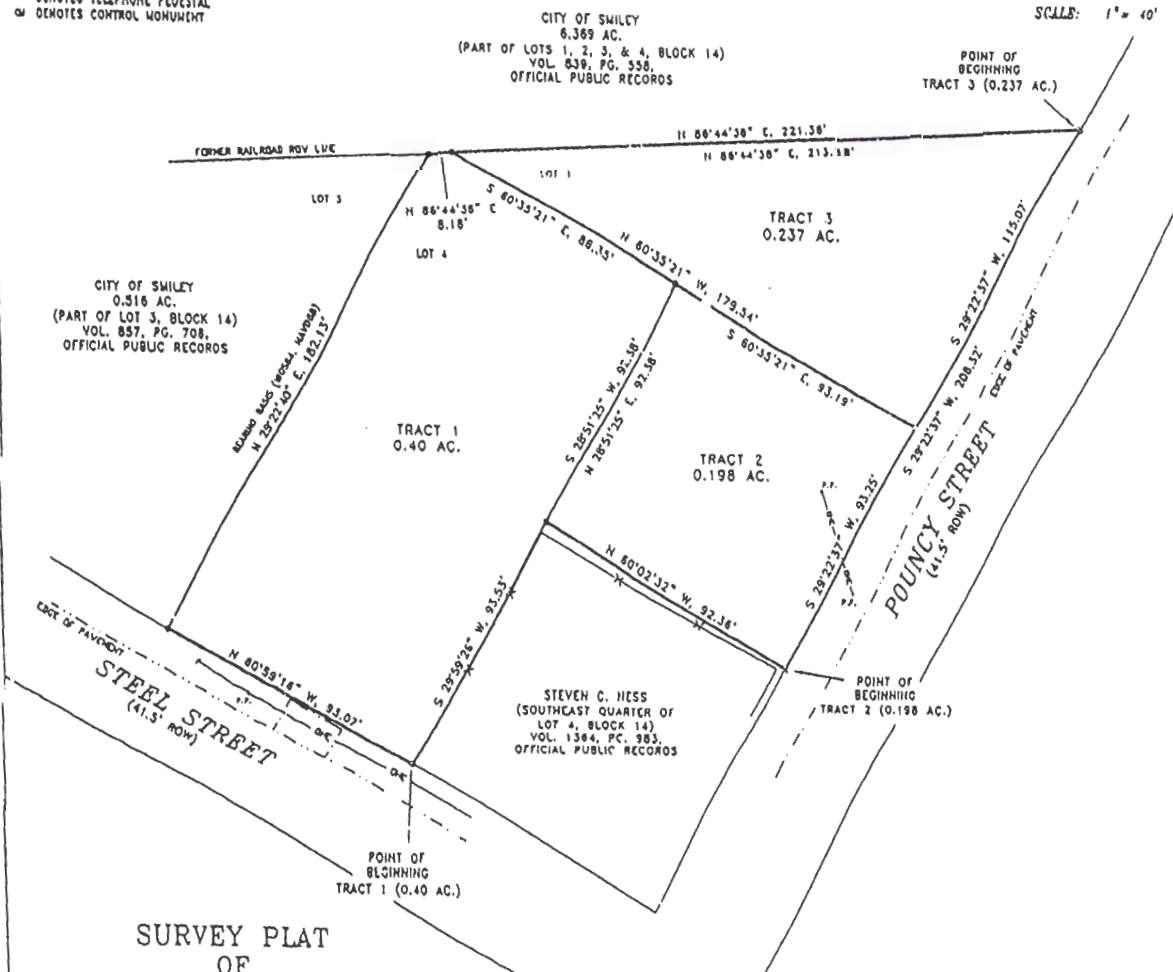
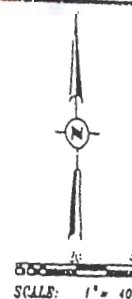


A handwritten signature in cursive script that reads "Reynaldo Martinez Jr.".

REYNALDO MARTINEZ JR.
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 5482
W. O. # 23-2-24 (T3)
March 13, 2023
(SEE ACCOMPANYING SURVEY PLAT)

- PLAT LEGEND**
- 1/2" IRON PIN FOUND
 - ◊ 1/2" IRON PIN SET WITH CAP STAMPED (RPLS 5482)
 - 5/8" IRON PIN FOUND
 - DENOTES FENCE POST
 - △ DENOTES HWY. R.O.W. MONUMENT
 - DENOTES CHAIN-LINK FENCE LINE
 - X— DENOTES BARN WIRE FENCE LINE
 - W— DENOTES WOOD FENCE LINE
 - D— DENOTES STEEL FENCE LINE
 - E— DENOTES OVER HEAD ELECTRIC LINE
 - P— DENOTES POWER POLE
 - M— DENOTES WATER POLE
 - V— DENOTES WATER METER
 - T— DENOTES TELEPHONE PEDESTAL
 - C— DENOTES CONTROL MONUMENT

GLOVER'S ADDITION OF TOWN OF SMILEY



SURVEY PLAT OF

TRACT 1 - 0.40 OF AN ACRE IN THE CITY OF SMILEY, GONZALES COUNTY, TEXAS, OUT OF LOT 4, BLOCK 14, GLOVER'S ADDITION OF THE TOWN OF SMILEY, OF RECORD IN VOLUME 75, PAGE 372, DEED RECORDS OF GONZALES COUNTY, TEXAS, REFILED IN SLIDE 52-8, PLAT RECORDS OF GONZALES COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN TRACT CALLED TRACT 1, (PARENT TRACT) DESCRIBED IN CONVEYANCE TO DONALD SCHOENFELD, OF RECORD IN DOCUMENT # 22313303, OFFICIAL PUBLIC RECORDS OF GONZALES COUNTY, TEXAS.

TRACT 2 - 0.198 OF AN ACRE IN THE CITY OF SMILEY, GONZALES COUNTY, TEXAS, OUT OF LOT 4, BLOCK 14, GLOVER'S ADDITION TO THE TOWN OF SMILEY, OF RECORD IN VOLUME 75, PAGE 372, DEED RECORDS OF GONZALES COUNTY, TEXAS, REFILED IN SLIDE 52-8, PLAT RECORDS OF GONZALES COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN TRACT CALLED TRACT 1, (PARENT TRACT) DESCRIBED IN CONVEYANCE TO DONALD SCHOENFELD, OF RECORD IN DOCUMENT # 22313303, OFFICIAL PUBLIC RECORDS OF GONZALES COUNTY, TEXAS.

TRACT 3 - 0.237 OF AN ACRE IN THE CITY OF SMILEY, GONZALES COUNTY, TEXAS, OUT OF LOT 1, BLOCK 14, GLOVER'S ADDITION TO THE TOWN OF SMILEY, OF RECORD IN VOLUME 75, PAGE 372, DEED RECORDS OF GONZALES COUNTY, TEXAS, REFILED IN SLIDE 52-8, PLAT RECORDS OF GONZALES COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN TRACT CALLED TRACT 1, (PARENT TRACT) DESCRIBED IN CONVEYANCE TO DONALD SCHOENFELD, OF RECORD IN DOCUMENT # 22313303, OFFICIAL PUBLIC RECORDS OF GONZALES COUNTY, TEXAS.

(SEE ACCOMPANYING FIELD NOTE DESCRIPTION)

NOTES:

PROPERTY ADDRESS: POUNCEY STREET (SMILEY, TX)
STEEL STREET (SMILEY, TX)

DEED REFERENCE: DOCUMENT # 22313303, OFFICIAL PUBLIC RECORDS

THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND OTHER MATTERS OF RECORD, (EASEMENTS, SETBACK LINE, ETC.) WHICH MAY AFFECT THIS TRACT MAY NOT BE SHOWN HEREON.

THIS PROPERTY IS PARTITIONED OUT OF A LARGER TRACT AND THE PROPERTY MAY BE SUBJECT TO SUBDIVISION RULES AND REGULATIONS OF THE CITY AND/OR COUNTY.

MARTINEZ

SURVEYING & MAPPING CO
FIRM # 101822-00
P.O. BOX 17971
SAN ANTONIO, TX, 78217
(210) 829-4244

STATE OF TEXAS
COUNTY OF GONZALES

I hereby certify that the above plat is true and correct according to an actual survey made on the ground under my supervision and that there are no viable easements or encroachments of buildings or adjoining property, and that all buildings are wholly located on this property except as shown above and that all pins have been located as indicated above on the data on this plat.

This 13TH day of MARCH, 20 23 A.D.

REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5115