

FILED 12:08 O'CLOCK P M
THERESA CARRASCO COUNTRY CLERK

Essex/Barron

FEB - 9 2026

NOTICE OF TRUSTEE'S SALE

DATE: February 9, 2026

ATASCOSA COUNTY, TEXAS
BY S. Barron DEPUTY

Contract for Deed:

Date: May 23, 2011

Seller: William L. Essex III, Grande Thousand Oaks Joint Venture Inc

Purchaser: Francisco Barron and Ruby Delarosa

County where property is located: Atascosa

Recording Information: Document No. 122409, Official Public Records of
Atascosa County, Texas.

Property: Lot 49 of Sherwood Forest, Block 2, a Subdivision shown by map or plat recorded in Volume No. NPC, Page No. 140-A, Plat Records in the County Clerk's Office of Atascosa County, Texas, subject to all easements, right-of-ways, mineral reservations and restrictive covenants affecting the property described.

Trustee: Jason West or Nicole Baethge or Matthew D. Johnson or Nicole Correa or Dean W. Greer or David Garvin

Trustee's Mailing Address: 8101 Boat Club Road, # 320, Fort Worth, TX 76179

Current Owner of the Contract for Deed: William L. Essex III, Grande Thousand Oaks Joint Venture Inc

Current Owner's Mailing Address: 19179 Blanco Rd., Suite 105-167, San Antonio, TX 78258

DATE OF SALE (first Tuesday of month): March 3, 2026, being the first Tuesday of the month.

TIME OF SALE OF PROPERTY: To commence at Noon-12:00 p.m., or within three hours thereafter.

PLACE OF SALE OF PROPERTY: "In the area designated by the Commissioners Court of such County, pursuant to § 51.002 of the Texas Property Code as the place where foreclosure sales are to take place (if no such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

Default has occurred in the Contract for Deed. Purchaser has failed to cure the default after notice, and the period to cure has expired. William L. Essex III, Grande Thousand Oaks Joint Venture Inc, the owner and holder of the Contract for Deed, has designated Trustee to post, file, and serve notice of the sale and conduct the sale as prescribed by Section 51.002 of the Texas Property Code.

Trustee will sell the Property at public auction to the highest bidder for cash at the Place of Sale on the Date of Sale to satisfy the unpaid balance of the Contract for Deed. The earliest time the sale will begin is the Time of Sale, and the sale will be conducted no later than three hours after that time.

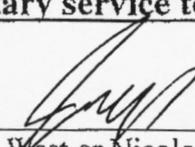
Default has occurred in the payment of the Contract for Deed and in performance of the obligations of that Contract. Because of such default, William L. Essex III, Grande Thousand Oaks Joint Venture Inc, the owner of the Contract for Deed, has requested Trustee to sell the Property. Notice is given that before the sale the Owner of the Contract for Deed may appoint another person Substitute Trustee to conduct the sale.

The Contract for Deed may encumber both real and personal property. Formal notice is hereby given of Owner of the Contract's election to proceed against and sell both the real property and any personal property described in the Contract for Deed, in accordance with Owner's rights and remedies under the Contract for Deed and Section 9.501(d) of the Texas Business and Commerce Code (Texas UCC).

Therefore, notice is given that on the Date and Time of Trustee's Sale of Property and at the Place of Trustee's Sale of Property, I, Trustee, will sell the Property at public auction, by public sale, to the highest bidder for cash, "AS IS," or other form of payment acceptable to Trustee, in accordance with the Contract for Deed. THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION.

ARMED SERVICES NOTICE EFFECTIVE SEPTEMBER 1, 2011

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.



Jason West or Nicole Baethge or Matthew D. Johnson
or Nicole Correa or Dean W. Greer or David Garvin, Trustee