NOTICE OF SUBSTITUTE TRUSTEE'S SALE

File for Record
at 2:09 o'clock P. M.

APR 11 2023

Elvaray B. Silvas
County Clerk, Brooks County, Texas
By: _____, Deputy

STATE OF TEXAS §
§
COUNTY OF BROOKS §

DEED OF TRUST:

Date:	January 31, 2020
Grantor:	Julian Moreno and Virginia Moreno
Original Beneficiary:	Timothy A. Whelihan
Trustee:	David Z. Conoly, PC
Recording Info:	Clerk's File No. 99702 and in Book OR Volume 381 Page 127 of the Real Property Records of Brooks County, Texas

CURRENT BENEFICIARY: Colonial Impact Fund-II, LLC

SUBSTITUTE TRUSTEE: Sandra Mendoza and/or Arnold Mendoza and/or Alexis Mendoza and/or Susan Sandoval and/or W.D. Larew and/or Sarah Mays and/or Bruce M. Badger and/or Travis C. Badger

SUBSTITUTE TRUSTEE ADDRESS: 3400 Avenue H, 2nd Floor, Rosenberg, TX 77471

PROPERTY DESCRIPTION: Lots Three (3) and Four (4), Whelihan Estates, in Brooks County, Texas, according to the map or plat thereof recorded in Volume A, Page 374, Map/Plat Records of Brooks County, Texas.

DATE OF SALE: Tuesday, May 2, 2023

TIME OF SALE: No earlier than 11:00 AM and to be concluded within three hours of such time.

PLACE OF SALE: In the area designated by the Brooks County Commissioners Court or, if no area is designated, then at the front door of the west entrance to the Brooks County Courthouse, or, if there is no such entrance, then at the west wall of the Brooks County Courthouse.

Because of default in performance of the obligations and/or covenants set forth in the Deed of Trust described hereinabove, Substitute Trustee will sell the above described property at a public auction to the highest bidder for cash at the place and date specified herein to satisfy the debt secured by the Deed of Trust.

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.

DATED: April 11, 2023

Sandra Mendoza and/or Arnold Mendoza and/or Alexis Mendoza and/or Susan Sandoval and/or W.D. Larew and/or Sarah Mays and/or Bruce M. Badger and/or Travis C. Badger
Substitute Trustee

PREPARED BY:
BADGER LAW PLLC
3400 Ave. H, Second Floor
Rosenberg, TX 77471