

NOTICE OF ACCELERATION AND NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Notice: *US Certified Mail RRR 70132630000124340749*

Date: September 10, 2025

Grantor(s): Ronnie Luna and Christine Lopez

Original Mortgagee: Julio Mora and Libandy Mora

Original Principal: \$140,000.00

Recording Information: Deed of Trust Recorded in Document No. 2024032013, Burnet County Real Property Records

Property County: Burnet

Property: Lot K7147 of Horseshoe Bay South, a subdivision in Burnet County, according to the map or plat recorded in Cabinet 1, Slides 93D-94C of the Map Records of Burnet County, Texas (the "**Property**").

Reported Address: 305 Stag, Horseshoe Bay, Texas 78657

SALE INFORMATION:

Date of Sale: Tuesday, October 7, 2025

Time of Sale: 10:00 a.m. or within three hours thereafter.

Place of Sale: Burnet County Courthouse | 220 S. Pierce Street | Burnet, Texas 78611 or as directed by the Burnet County Commissioner's Court

Substitute Trustee: Mario J. Flores

Substitute Trustee Address: Law Office of Mario Flores, 314 E Highland Mall Blvd #208, Austin, TX 78752

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure repayment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee and Substitute Trustee;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Russell Frost, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this

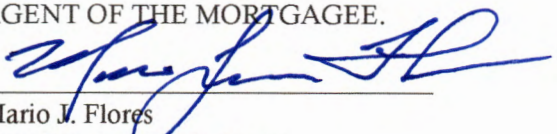
FILED FOR RECORD
Vicinta Stafford Burnet County Clerk
By Courtney Gage at 3:03pm, Sep 10, 2025

notice. The sale will begin within three hours after that time.

3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust

4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

THIS INSTRUMENT APPOINTS THE SUBSTITUE TRUSTEE IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE.



Mario J. Flores
Law Office of Mario Flores
314 E. Highland Mall Blvd. Ste. 208
Austin, Texas 78752