

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."

NOTICE OF TRUSTEE'S 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.

Filed for Record in:
Robertson County
On: Jun 05, 2026 at 03:13P
By: Yesenia Deleon

1. DATE, TIME, PLACE OF SALE:

Date: July 7th, 2026.
Time: 11:00 A.M. or not later than three hours after that time.
Place: "Robertson County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court" in Robertson County, Texas.

2. Property to be sold: The "Property" to be sold is described as follows:

(301 E HALL STREET, HEARNE, ROBERTSON COUNTY, TEXAS 77859)

LOT EIGHT (8), BLOCK ONE HUNDRED NINETY-TWO (192), IN THE CITY OF HEARNE, ROBERTSON COUNTY, TEXAS, ACCORDING TO THE MAP OF SAID CITY OF RECORD IN VOLUME 40, PAGE 193 OF THE DEED RECORDS OF ROBERTSON COUNTY, TEXAS.

3. Terms of Sale: The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the below-mentioned Deed of Trust, the Mortgagee/Beneficiary has the right to direct the Trustees to sell and convey all or only part of the Property. If such sale(s) do not result in full satisfaction of all of the indebtedness, the liens and security interests of the Deed of Trust shall remain in full force and effect with respect to any of the Property not so sold and any and all items and types of real and personal property covered by the Deed of Trust and not described herein. Pursuant to TEXAS PROPERTY CODE Section 51.009, the Property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the Deed of Trust. Any conveyance of the Property is subject to all matters of record affecting the Property.

4. DEED OF TRUST INFORMATION – INSTRUMENT TO BE FORECLOSED:

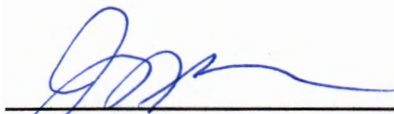
Date: MARCH 21, 2025
Grantor/Mortgagor/Debtor: Thomas Zamarripas and Sissie Marie Goad
Mortgagee/Beneficiary: Jackie Bernal A/K/A Juaquina Gomez Bernal
Trustee: J. Fred Bayliss
Original Principal: \$175,000.00
Recording Information: Recorded on MARCH 21, 2025, Volume 1592, Page 554, Official Public Records of Robertson County, Texas
Obligation Secured: That certain Note date MARCH 21, 2025, in the Original Principal amount as stated above, and all obligations

I, undersigned, County Clerk, do hereby certify the above notice was duly posted on 5 day of June, 2026 at 3:16 am/pm
Stephanie M. Sanders, Robertson County Clerk
by: Yesenia Deleon

contained therein; with a Final Maturity Date of **APRIL 1, 2055**. All sums secured by the Deed of Trust have been and are hereby declared immediately due and payable as a result of default under the Note and/or Deed of Trust.

5. **Default:** A default has occurred in the payment of indebtedness, and the same is now wholly due, and the Mortgagee/Beneficiary has directed the Trustees to enforce the power of sale under the Deed of Trust to sell the Property to satisfy said indebtedness.
6. **Limitation of Damages:** If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee/Beneficiary, the Trustees, or the Mortgagee's/Beneficiary's attorney.
7. NOW, THEREFORE, NOTICE IS HEREBY GIVEN THAT after the posting of this Notice in accordance with the above-mentioned Deed of Trust and the law, and after giving such other notice as required by law, the undersigned Trustee, on any other Trustee, will sell to the highest bidder for cash, or to the Mortgagee/Beneficiary, or any other holder of said indebtedness for credit, in accordance with the terms of said Deed of Trust the above described Property at public auction at the above described Place of Sell in **Robertson County**, on the 7th day of July, 2026.

EXECUTED this 4th day of June, 2026.



J. Fred Bayliss
Trustee
J. Fred Bayliss, P. C.
3000 Briarcrest Drive, Suite 211
Bryan, Texas 77802

Certificate of Posting

I am **J. Fred Bayliss**, a named Trustee for Mortgagee/Beneficiary, whose address 3000 Briarcrest Drive, Suite 211, Bryan, Texas 77802. I declare under penalty of perjury that on the 3rd day of June, 2026, I filed and/or recorded this Notice of Foreclosure Sale at the office of the Robertson County Clerk and caused it to be posted at the location directed by the Robertson County Commissioners.

DOCUMENT PREPARED BY:
J. Fred Bayliss, P. C.
3000 Briarcrest Drive, Suite 211
Bryan, Texas 77802

Upon Filing Return to: J. Fred Bayliss, P. C., 3000 Briarcrest Drive, Suite 211. Bryan, Texas 77802