

September 1, 2026

002227

Notice of Trustee's Sale
and Appointment of Substitute Trustee

July 14, 2026

Oneida Ortiz and Onofre Ortiz
104 N West
Winters, Tx 79567

Deed of Trust ("Deed of Trust") Information:

Recorded On: March 26, 2020
Grantor: Oneida Ortiz and Onofre Ortiz
Original Trustee: Ryan Coggin
Beneficiary: CT310, LLC
Recorded in: Instrument Number 200507 of the real property records of Runnels County, Texas

Assignment of Mortgage/Deed to Secure Debt ("Assignment"):

Recorded on: May 21, 2020
Assignor: CT310, LLC
Assignee: SPAZ Family Limited Partnership, LP
Recorded in: Instrument Number 200717 of the real property records of Runnels County, Texas
Assigns: The Deed of Trust from CT310, LLC to SPAZ Family Limited Partnership, LP

Legal Description:

BEING 63 FEET 2 INCHES BY 120 FEET OF LOT NO. TWO (2), BLOCK NO. SIX (6), DALE AND BRIGHT ADDITION TO THE CITY OF WINTERS, RUNNELS COUNTY, TEXAS, AS SAME APPEARS ON THE MAP AND PLAT OF RECORD IN THE OFFICE OF THE COUNTY CLERK OF RUNNELS COUNTY, TEXAS TO WHICH REFERENCE IS HERE MADE FOR ALL PURPOSES, AND BEING FURTHER DESCRIBED IN DEED RECORDED IN VOL 479, PAGE 345, DEED RECORDS OF RUNNELS COUNTY, TEXAS

Property: 104 N West, Winters, Tx 79567

POSTED July 27th 2026
At 11:13 o'clock ⁴ M
Jennifer Hoffpauir
County Clerk, Runnels County, Texas
By *[Signature]* Deputy

Property: **104 N West, Winters, Tx 79567**

Substitute Trustee: **Eric Jancovech**

Substitute Trustee's
Address: 12729 Vanderhorst St, Carmel, IN 46032

Foreclosure Sale ("Foreclosure Sale") Information:

Date of Sale: **September 1, 2026**

Time: The sale of the Property will be held between the hours of 10:00 a.m. and 1:00 p.m. local time; **the earliest time at which the Foreclosure Sale will begin is 10:00am and not later than three hours thereafter.**

Place: The foreclosure sale will be conducted in the area designated by the Runnels County Commissioners Court for sales of property under Tex. Prop. Code §51.002 in Runnels County, Texas, or if no place is designated by the Commissioners Court, the sale will be conducted at the place whether the Notice of Trustee's Sale was posted.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that SPAZ Family Limited Partnership, LP bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

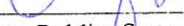
Default has occurred in the performance of the obligations of the Deed of Trust and such default has not been cured. Because of that default, SPAZ Family Limited Partnership, LP, the Beneficiary under said assigned Deed of Trust, has requested the Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of SPAZ Family Limited Partnership, LP election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with The Riland Group, LP's rights and remedies under the Deed of Trust and Assignment and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date of Sale, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If SPAZ Family Limited Partnership, LP passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the


Notary Public, State of Texas