


LIMESTONE COUNTY Kerrie Cobb 200 West State Street Suite 102 Groesbeck, TX 76642 Phone: (254)729-5504	DOCUMENT #: FC-2025-0026 RECORDED DATE: 06/10/2025 11:14:41 AM 
OFFICIAL RECORDING COVER PAGE	
Document Type: FORECLOSURE Transaction Reference: Document Reference:	Transaction #: 1005710 - 1 Doc(s) Document Page Count: 2 Operator Id: Gina
RETURN TO: () DILL LAW FIRM PLLC PO BOX 956 EDINBURG, TX 78540	SUBMITTED BY: DILL LAW FIRM PLLC PO BOX 956 EDINBURG, TX 78540
<p>DOCUMENT # : FC-2025-0026 RECORDED DATE: 06/10/2025 11:14:41 AM</p> <p>I hereby certify that this document was filed on the date and time stamped hereon by me and was duly recorded in the Official Public Records of Limestone County.</p> <div style="display: flex; align-items: center;">  <div>  Kerrie Cobb Limestone County Clerk </div> </div>	

PLEASE DO NOT DETACH
THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

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POSTED 06-12-2025 AT 2:50 PM
By GUENN SHOEMAKER, CLERK
Act 3.


Inspira Financial Trust, LLC Custodian FBO Michael C Taylor, Noteholder
August REI, LLC, Loan Servicing Company
Dill Law Firm, PLLC (hereinafter "Attorney")

Salomon Botello-Moreno and Nancy Jaramillo-Arce
209 S. Goddard St. Mart, Texas 76664
Sent via regular mail and CMRR # 9589 0710 5270 2952 5478 90 on 06/09/2025

NOTICE OF TRUSTEE'S SALE

WHEREAS Salomon Botello-Moreno and Nancy Jaramillo-Arce executed a Deed of Trust conveying to the initial trustee, the real estate hereinafter described, in payment of a debt therein described. The Deed of Trust was filed in the real property records of Limestone County, Texas and is recorded under Clerk's File/Instrument Number 20184610, to which reference is made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been, will be, or is hereby appointed Substitute Trustee in the place of the said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the following:

1. Date, Place, and Time of Sale:

Date: Tuesday, the 1st day of July, 2025

Time: The sale shall begin no earlier than 11:00 AM or no later than three hours thereafter.

Place: The foreclosure sale will be conducted at public venue in the area designated by the Limestone County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or, if no place is designated by the Commissioner's Court, the sale will be conducted at the area immediately adjacent to the location where the Notice of Trustee's Sale (this notice) was posted.

2. Property to be Sold:

BEING all that certain lot, tract or parcel of land situated in the M.C. Rejon Survey, A-26, Limestone County Texas, being 14.31 acres, more or less and being part of a called 32.31 acre tract conveyed to GBT Investments, LLC by deed of record filed as Document Number 20161902, of the Deed Records of Limestone County, Texas and being more fully described in Exhibit "A" of Instrument Number 20184610 in the Limestone County property Records, included hereto and made a part hereof for all purposes.

3. Name and Address of Sender of Notice:

Dill Law Firm, PLLC, Sarah Dill, 3206 E Richardson Rd., Suite G, Edinburg, TX 78542.

Pursuant to Section 51.009 of the Texas Property Code, 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.

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 MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Pursuant to Section 51.0025 of the Texas Property Code, the mortgage servicer or Attorney are entitled to administer the foreclosure due to the fact that the servicer, noteholder or Lender, and Attorney have entered into an agreement granting authority to service the mortgage and administer foreclosure proceedings.

Dill Law Firm PLLC



Sarah Dill, Patricia Medrano-Lowe, Stephanie Walker, Denyse Crews, or Monica Castillo
Substitute Trustee(s)
3206 E Richardson Rd., Suite G
Edinburg, Texas 78542
(956) 254-0722