

**Notice of Foreclosure Sale**

May 17, 2022

**FILED**  
AT 9:45 O'CLOCK A M

**MAY 17 2022**

*Ruby Lesby*  
Clerk, County Court Comanche Co., Texas

Deed of Trust ("Deed of Trust"):

Dated: July 1, 2020  
Grantor: Derel Chick and wife, Jo Lane Chick  
Trustee: Thomas C. Mazurek IV  
Lender: Charles Mazurek and wife, Patricia Mazurek  
Recorded in: Volume 462, Page 396 of the Deed Records of Comanche County, Texas.  
Secures: Promissory Note ("Note") in the original principal amount of \$84,560.00, executed by Derel Chick and wife, Jo Lane Chick ("Borrower") and payable to the order of Lender  
Legal Description: See Exhibit A attached hereto and fully incorporated herein by reference.

Foreclosure Sale:

Date: June 7, 2022  
Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 am and not later than three hours thereafter.  
Place: Steps of the Comanche County Courthouse  
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 Charles Mazurek and Patricia Mazurek's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Charles Mazurek and Patricia Mazurek, the owner and holder of the Note, has requested Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Charles Mazurek and Patricia Mazurek's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Charles Mazurek and Patricia Mazurek's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

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

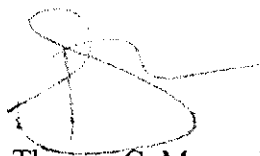
If Charles Mazurek and Patricia Mazurek pass the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

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 Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Charles Mazurek and Patricia Mazurek. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Trustee.

**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.**



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## EXHIBIT "A"

### Tract One:

Being 10.96 acres of land, situated Comanche County, Texas, out of the Northeast ½ of Section 13, H. T. & B. Railroad Company Survey, Abstract Number 511, and being out of a 75.5 acre tract of land that is described in a Foreclosure Sale Deed, to Charles Mazurek and Patricia Mazurek, recorded in Volume 1047 at Page 162, Deed Records of Comanche County, Texas, and further described as follows:

BEGINNING, at a 3/8 inch iron rod found in the South line of Comanche County Road Number 408, and being the Northeast corner of said 75.5 acre tract, and being the Northwest corner of a 9.9725 acre Tract One, that is described in a deed to Cecil Spivey et ux, recorded in Volume 810 at Page 184, said Deed Records, for the Northeast corner of this tract;

THENCE, S 00° 15' 16" E 836.02 feet, with the general course of a fence along the East line of said 75.5 acre tract, and the West line of said 9.9725 acre tract, to a ½ inch iron rod set, for the Southeast corner of this tract;

THENCE, S 89° 59' 05" W 520.33 feet, to a ½ inch iron rod found at the Southeast corner of a 10.00 acre tract of land that is described in a deed to Derel Chick et ux, recorded in Volume 853 at Page 313, for the Southwest corner of this tract;

THENCE, N 06° 40' 19" W 851.15 feet, to a ½ inch iron rod found in a fence at the Northeast corner of said 10.00 acre tract, and in the South line of Comanche County Road Number 408, for the Northwest corner of this tract;

THENCE, S 89° 08' 25" E 615.58 feet, with a fence, along the South line of Comanche County Road Number 408, to the point of beginning and containing 10.96 acres of land.

### Tract Two:

Being 4.80 acres of land, situated in Comanche County, Texas, out of the Northeast ¼ of Section 13, H. T. & B. Railroad Company Survey, Abstract Number 511, and being out of a 75.5 acre tract of land that is described in a Foreclosure Sale Deed, to Charles Mazurek and Patricia Mazurek, recorded in Volume 1047 at Page 162, Deed records of Comanche County, Texas, and further described as follows;

BEGINNING, at a 4 inch pipe post found in the South line of Comanche County Road Number 408, and being the Northwest corner of said 75.5 acre tract, and being the Northeast corner of a 21.718 acre tract of land that is described in a deed to Deleen R. Purcella, recorded in Volume 797 at Page 442, said Deed Records, for the Northwest corner of this tract;

THENCE, S 89° 07' 14" E 194.66 feet, with a fence, along the South line of Comanche County Road Number 408, to a ½ inch iron rod found at the Northwest corner of a 10.00 acre tract of land that is described in a deed to Derel Chick et ux, recorded in Volume 853 at Page 313, said Deed Records, for the Northeast corner of this tract;

THENCE, S 06° 40' 38" E 860.19 feet, to a ½ inch iron rod found at the Southwest corner of said 10.00 acre tract, for the Southeast corner of this tract;

THENCE, S 89° 59' 05" W 294.89 feet, to a ½ inch iron rod set in the West line of said 75.5 acre tract, and being the East line of a 62.75 acre Tract 2, that is described in a deed to Jonnie Baugh, et vir, recorded in Volume 875 at Page 79, said Deed Records, for the Southwest corner of this tract;

THENCE, N 00° 09' 20" E 279.43 feet, with the West line of said 75.5 acre tract, to a 1 ¼ inch iron pipe found at the Northeast corner of said 62.75 acre tract, and being the Southeast corner of said 21.718 acre tract, for a corner of this tract;

THENCE, N 00° 03' 06" W 577.99 feet, with a fence, along the West line of said 75.5 acre tract and the East line of said 21.718 acre tract, to the point of beginning and containing 4.80 acres of land.