

2025-026

Filed for Record

This, the 27th day of August 2025
at 4:00 o'clock P M

August 27, 2025

NOTICE OF FORECLOSURE SALE

NATALIE CARSON, COUNTY CLERK OF
DeWitt County, Texas

DEPUTY

Deed of Trust:

Dated: October 25, 2021

Grantor: Michael Rodriguez
Amy Rodriguez

Trustee: J. Milton Chapman

Substitute Trustee: Kenneth M. Odom

Lender: Bednorz Enterprises, LLC

Recorded in: Instrument Number 137652 of the real property records of DeWitt County, Texas

Legal Description:

All that certain lot, tract or parcel of land, situated in DeWitt County, Texas, a part of the Stephen Best League, a part of Block No. 38 of the blocks of the town of Yorktown, described by metes and bounds on EXHIBIT "A" attached hereto.

Secures: Promissory Note ("Note") in the original principal amount of \$79,500.00 executed by Michael Rodriguez and Amy Rodriguez ("Borrower") and payable to the order of Lender

Substitute Trustee: Kenneth M. Odom
Odom Law Office, PLLC
P. O. Box 249
Cuero, Texas 77954

Foreclosure Sale:

Date: **Tuesday, October 7, 2025**

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 a.m. and not later than three hours thereafter.**

Place: Patio area in front of the West door to the DeWitt County Courthouse, located at 307 N. Gonzales, Cuero, DeWitt County, Texas 77954, or if the preceding area is no longer the designated are, then in the area designated by the Commissions Court of DeWitt County, Texas for real property foreclosures under Section

51.002 of the Texas Property Code pursuant to instrument(s) recorded in the real property records of DeWitt County, Texas.

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 Lender'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, Bednorz Enterprises, LLC, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Lender'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, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Lender 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.

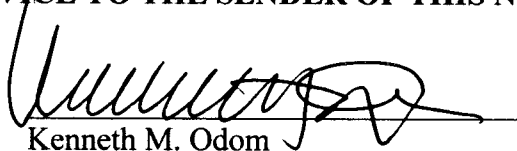
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain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

A handwritten signature in black ink, appearing to read 'Kenneth M. Odom', written over a horizontal line.

Kenneth M. Odom
Odom Law Office, PLLC
P.O. Box 249, Cuero, Texas 77954
(361) 243-8232
ken@kmodom.com

Attorney for Bednorz Enterprises, LLC

EXHIBIT "A"

All that certain lot, tract or parcel of land, situated in DeWitt County, Texas, a part of the Stephen Best League, a part of Block No. 38, of the blocks of the town of Yorktown, described by metes and bounds as follows:

BEGINNING at an iron pipe set in the west line of said Block No. 38, at a point 122 feet North 10 West from the southwest corner of said Block No. 38, which is also the northwest corner of 19,654.2 square feet of land belonging to M. Range;

THENCE with the west line of said Block No. 38, North 10 West 100 feet to an iron pipe set in the south line of a 10 foot alley to be left open;

THENCE with the south line of said alley, North 80 East 161 feet to an iron pipe in the northwest corner of a tract 15,000 square feet now owned by said Aurel Martin;

THENCE with the west line of said tract 15,000 square feet, South 10 East 100 feet to an iron pipe set in the southwest corner of said 15,000 square foot and the northeast corner of the M. Range tract;

THENCE with the north line of the said Range tract to the place of **BEGINNING**, **CONTAINING** 16,110 square feet of land, being the same land described in deed from Max Gottschalt et ux to Richard J. Kozelski et ux, dated January 12, 1944, recorded in Volume 117, Page 570, Deed Records of DeWitt County, Texas, and also the same land described in deed from Thomas Kozelski to Malane Faulkner, recorded in Volume 341, Page 470, Deed Records of DeWitt County, Texas, and being the same land described in deed dated December 15, 1994, from Malane Faulkner to J. E. Wolf, III, recorded in Volume 373, Page 303, Deed Records of DeWitt County, Texas.
