

**NOTICE OF FORECLOSURE SALE
BY PROPERTY OWNERS ASSOCIATION**

FILED
AT 9:42 O'CLOCK A.M. ON

APR 10 2025

TANDIE MANSFIELD, COUNTY CLERK
BANDERA COUNTY, TEXAS
BY [Signature] DEPUTY

1. *Property to Be Sold.* The property to be sold is described as follows:

Highgate Drive (Lot 239), Bandera, Texas 78003, and is more fully described as being Lot 239, BRIDLEGATE, UNIT TWO, Bandera County, Texas, according to the map or plat thereof recorded in Volume 6, Pages 369-383, of the Plat Records of Bandera County, Texas, to which reference is here made for all pertinent purposes, together with all improvements, fixtures, and appurtenances thereto.

2. *Lien.* The foreclosure is pursuant to the Order entered the 27th day of August 2024, in Cause Number CVOR-24-0000110 in the District Court 198th Judicial District, Bandera County, Texas styled *In Re: Order of Foreclosure Concerning Highgate Drive (Lot 239), Bandera, Texas 78003 Under Tex. R. Civ. Proc. 736; BGR Property Owners Association, Inc. vs. Monterrey Pecina Properties, LLC.*

3. *Holder of Lien.* BGR Property Owners Association, Inc. (the "Association").

4. *Date, Time, and Place of Sale.* The sale is scheduled to be held at the following date, time, and place:

Date: May 6, 2025

Time: The sale will begin no earlier than 1:00 P.M. or no later than three hours thereafter. The sale will be completed by no later than 4:00 P.M.

Place: Outside the Bandera County Courthouse located at 500 Main Street, Bandera, Texas 78003, facing Main Street, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.

The Holder reserves the right to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee appointed by the Order need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiling may be after the date originally scheduled for this sale.

5. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash. Holder reserves the right to bid on the property and credit the bid amount to the amount due according to the Order.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

The sale will be made expressly subject to any and all title matters affecting the title to the property. Bidders are cautioned to independently research and determine the priority of the Holder's lien. The sale of the property shall not extinguish the lien affecting the property as described in the Declaration of Covenants, Conditions and Restrictions Bridlegate Unit Two, recorded as Document No. 00164202 of the Official Public Records of Bandera County, Texas; amended by Amendment to Declaration of Covenants, Conditions and Restrictions Bridlegate Unit Two, recorded as Document No. 00208064 of the Official Public Records of Bandera County, Texas (hereinafter referred to as the "Declaration"). Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of matters, if any, affecting title.

Pursuant to TEX. PROP. CODE § 51.009, the property will be sold in "as is, where is" condition, without any express or implied warranties. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Pursuant to TEX. PROP. CODE § 51.0075, the Trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

The Property shall be sold subject to the Right of Redemption After Foreclosure pursuant to TEX. PROP. CODE § 209.011.

6. *Obligations Secured.* The lien secures the assessments, late fees, interest, expenses and attorney's fees as contained in the Declaration of Covenants, Conditions and Restrictions Bridlegate Unit Two, recorded as Document No. 00164202 of the Official Public Records of Bandera County, Texas; amended by Amendment to Declaration of Covenants, Conditions and Restrictions Bridlegate Unit Two, recorded as Document No. 00208064 of the Official Public Records of Bandera County, Texas. Amounts shall continue to accrue until paid in full.

Questions concerning the sale may be directed to the undersigned or to the beneficiary, BGR Property Owners Association, Inc. c/o Michael B. Thurman, Thurman & Phillips, P.C., 4093 De Zavala Road, Shavano Park, Texas 78249; Phone number 210-341-2020.

7. *Default and Request to Act.* Default has occurred under the Declaration of Covenants, Conditions and Restrictions Bridlegate Unit Two, recorded as Document No. 00164202 of the Official Public Records of Bandera County, Texas; amended by Amendment to Declaration of Covenants, Conditions and Restrictions Bridlegate Unit Two, recorded as Document No. 00208064 of the Official Public Records of Bandera County, Texas, and the beneficiary has requested me, as Trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

Dated: April 10, 2025.



MICHAEL B. THURMAN
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Shavano Park, Texas 78249
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210-344-6460 Facsimile