

Notice of [Substitute] Trustee Sale

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.

1. Date, Time and Place of Sale.

Date: 01/07/2025

Time: The sale will begin at 01:00 PM or not later than three hours after that time

Place: Austin County, Texas at the following location: **INSIDE THE FOYER OF THE AUSTIN COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS**

Property Address: 1327 Maler Rd, Sealy, TX 77474-1671

2. Terms of Sale: The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. 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. Any conveyance of the property is subject to all matters of record affecting the property.

3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 04/11/2005 and recorded 04/18/2005 in Document 052321, real property records of Austin County, Texas, with **Edward Hill and wife Victor Hill** grantor(s) and **OPTION ONE MORTGAGE CORPORATION, A CALIFORNIA CORPORATION** as Lender, **Deutsche Bank National Trust Company**, as Trustee for **Soundview Home Loan Trust 2005-OPT1, Asset-Backed Certificates, Series 2005-OPT1** as Beneficiary.

4. Appointment of Substitute Trustee: In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent for the mortgage servicer has named and appointed, and by these presents does name and appoint **AVT Title Services, LLC**, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

5. Obligation Secured: Deed of Trust or Contract Lien executed by **Edward Hill and wife Victor Hill**, securing the payment of the indebtedness in the original principal amount of **\$147,250.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **Deutsche Bank National Trust Company**, as Trustee for **Soundview Home Loan Trust 2005-OPT1, Asset-Backed Certificates, Series 2005-OPT1** is the current mortgagee of the note and deed of trust or contract lien.

FILED

2024 OCT 31 PM 1:03

Andria Cardenas
COUNTY CLERK
AUSTIN COUNTY, CLERK

Notice of [Substitute] Trustee Sale

6. **Default:** A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.

7. **Property to be sold:** The property to be sold is described as follows:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN AUSTIN COUNTY, TEXAS, IN THE ISAAC GIFFORD SURVEY, ABSTRACT NO. 179, AND BEING PART OF A CERTAIN 4.8869 ACRE TRACT OF LAND SET ASIDE FOR LESTER DOWNEY IN AN AGREED JUDGEMENT OF PARTITION RECORDED IN VOLUME 683, PAGE 118 OF THE OFFICIAL RECORDS OF AUSTIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A ½ INCH IRON PIPE FOUND AT THE EAST CORNER OF THE SAID DOWNEY 4.8869 ACRE TRACT OF LAND IN THE SOUTHWEST LINE OF MALER ROAD, THIS POINT ALSO BEING THE NORTH CORNER OF A 4.8869 ACRE TRACT OF LAND SET ASIDE FOR JO DOWNEY SEVALIA, A/K/A JOELLA JERRELLS, A/K/A JOE DOWNEY JERRELLS IN AN AGREED JUDGEMENT OF PARTITION RECORDED IN VOLUME 683, PAGE 118 OF THE OFFICIAL RECORDS OF AUSTIN COUNTY, TEXAS; THENCE, WITH THE COMMON LINE BETWEEN THE DOWNEY AND JERRELLS TRACT OF LAND, SOUTH 45°00'00" WEST FOR 208.71 FEET TO A ½ INCH IRON PIN SET FOR THE SOUTH CORNER OF THIS 1.000 ACRE TRACT OF LAND; THENCE, NORTH 45° 05' 00" WEST FOR 208.71 FEET TO A ½ INCH IRON PIN SET FOR THE WEST CORNER OF THIS 1.000 ACRE TRACT OF LAND; THENCE, NORTH 45°00' 00" EAST FOR 208.71 FEET TO A ½ INCH IRON PIN SET FOR THE NORTH CORNER OF THIS 1.000 ACRE TRACT OF LAND IN THE SOUTHWEST LINE OF MALER ROAD; THENCE, WITH THE SOUTHWEST LINE OF MALER ROAD, SOUTH 45°05'00" EAST FOR 208.71 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1.000 ACRE OF LAND. THE BEARINGS RECITED HEREIN ARE BASED ON THE SOUTHEAST LINE OF THE LESTER DOWNEY TRACT OF LAND.

8. **Mortgage Servicer Information:** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the property referenced above. PHH Mortgage Corporation, as Mortgage Servicer, is representing the current mortgagee, whose address is:

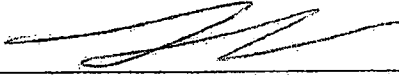
C/O PHH Mortgage Corporation
PO BOX 24605
West Palm Beach, FL 33416-4605
Phone: 877-744-2506

Notice of [Substitute] Trustee Sale

9. **Limitation of Damages:** If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's attorney.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

Date: 10/30/24



Kenneth Lavine – Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer

C/O Power Default Services, Inc.
7730 Market Center Ave, Suite 100
El Paso, TX 79912
Telephone: 855-427-2204
Fax: 866-960-8298

For additional sale information visit: www.auction.com or (800) 280-2832

POWER DEFAULT SERVICES, INC. MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

Certificate of Posting

I am _____ whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on _____ I filed this Notice of Foreclosure Sale at the office of the Austin County Clerk and caused it to be posted at the location directed by the Austin County Commissioners Court.

NOTICE OF FORECLOSURE SALE

December 12, 2024

Deed of Trust ("Deed of Trust"):

Dated: March 31, 2021

Grantor: Carlos Aguirre

Trustee: Liang Gao

Lender: Hawthorne Ventures LP

Recorded in: Instrument No. 211798 of the real property records of Austin County, Texas

Legal Description: BEING a 30.000 acre tract of land situated in the H. & T.C. RR. Survey, Abstract Number 237, and the H. & T.C. RR. Survey, Abstract Number 231, Austin County, Texas, being a portion of that certain called 309.259 acre tract described in instrument to Hawthorne Ventures, LP., recorded under Clerk's File Number 194401 of the Official Public Records of Austin County, Texas (O.P.R.A.C.T.), said 30.000 acre tract being called Tract 13 and more particularly described by metes and bounds in the attached Exhibit.

Secures: Promissory Note ("Note") in the original principal amount of \$450,000.00, executed by Carlos Aguirre ("Borrower") and payable to the order of Lender

Substitute Trustee: Debby Jurasek or David Garvin

Substitute Trustee's Address: c/o Foreclosure Services LLC
8101 Boat Club Road, Suite 320
Fort Worth, Texas, 76179

Foreclosure Sale:

Date: Tuesday, January 7, ~~2024~~ 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 1:00 P.M. and ~~not later~~ than three hours thereafter.

2024 DEC 16 PM 2: 18

Andrea Cardenas
COUNTY CLERK
AUSTIN COUNTY, CLERK

2024-0025

Place: The Foyer of the Austin County Courthouse located at 1 E. Main St., Bellville, Texas 77418, Austin County, Texas, or in the area designated by the Commissioner's Court, pursuant to Section 51.002 of the Texas Property Code.

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 Hawthorne Ventures LP'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, Hawthorne Ventures LP, 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 Hawthorne Ventures LP's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Hawthorne Ventures LP'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 Hawthorne Ventures 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 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 Hawthorne Ventures LP. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

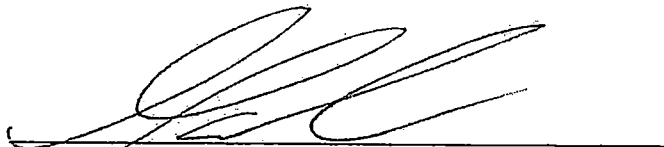
Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "**AS IS,**" without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and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

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.



Margaret H. Banahan
Veronica Almaguer
R. Alex Weatherford
Banahan Martinez Weatherford, PLLC
1400 Broadfield Blvd., Suite 105
Houston, Texas 77084
Telephone (281) 394-3122
Telecopier (281) 940-2743
Attorney for Lender



Debby Juraszek or David Garvin
Substitute Trustee
c/o Foreclosure Services LLC
8101 Boat Club Road, Suite 320
Fort Worth, Texas 76179

Exhibit A

JA 20721

TEXAS PROFESSIONAL SURVEYING, LLC.

3032 N. FRAZIER STREET, CONROE, TEXAS 77303
(936)756-7447 FAX (936)756-7448
FIRM REGISTRATION No. 100834-00

FIELD NOTE DESCRIPTION

TRACT 13

30.000 ACRES

**THE H. & T.C. RR. SURVEY, ABSTRACT NUMBER 237,
AND THE H. & T.C. RR. SURVEY, ABSTRACT NUMBER 231
AUSTIN COUNTY, TEXAS**

BEING a 30.000 acre tract of land situated in the H. & T.C. RR. Survey, Abstract Number 237, and the H. & T.C. RR. Survey, Abstract Number 231, Austin County, Texas, being a portion of that certain called 309.259 acre tract described in instrument to Hawthorne Ventures, LP., recorded under Clerk's File Number 194401 of the Official Public Records of Austin County, Texas (O.P.R.A.C.T.), said 30.000 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a ½ inch iron rod with cap stamped "TPS 100834-00" set in the approximate centerline of Milton Road, the northwesterly line of said 309.259 acre tract, for the westerly corner of the herein described 30.000 acre tract, from which a ½ inch iron rod with cap stamped "TPS 100834-00" found for reference bears South 39°08'27" West, 2181.64 feet;

THENCE North 39°08'27" East, 445.53 feet, with the approximate centerline of said Milton Road, the northwesterly line of said 309.259 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the northerly corner of the herein described 30.000 acre tract;

THENCE South 48°04'19" East, 1667.17 feet, severing said 309.259 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for a northeasterly corner of the herein described 30.000 acre tract;

THENCE South 39°57'51" East, 1249.03 feet, over and across said 309.259 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set in the northwesterly right-of-way of the A.T. & S.F. Railroad, (100 feet wide), the southeasterly line of said 309.259 acre tract for the easterly northeast corner of the herein described 30.000 acre tract;

THENCE South 31°52'05" West, 478.59 feet, with the southeasterly line of said 309.259 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for the easterly southeast corner of the herein described 30.000 acre tract;

THENCE North 38°48'38" West, 1257.59 feet, severing said 309.259 acre tract, to a ½ inch iron rod with cap stamped "TPS 100834-00" set for an interior corner of the herein described 30.000 acre tract;

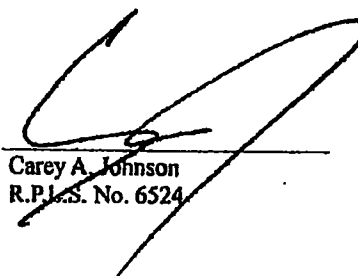
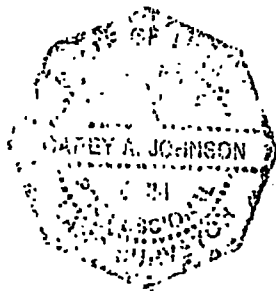
THENCE North 48°04'19" West, 1724.45 feet, continuing across said 309.259 acre tract, to the PLACE OF BEGINNING;

CONTAINING a computed area of 30.000 acres of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground in June 9, 2020 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project Number H489-02_Tract13.

Bearings recited hereon are based on GPS observations and are referenced to the North American Datum (NAD) 1983, Texas State Plane Coordinate System, South Central Zone (4204).

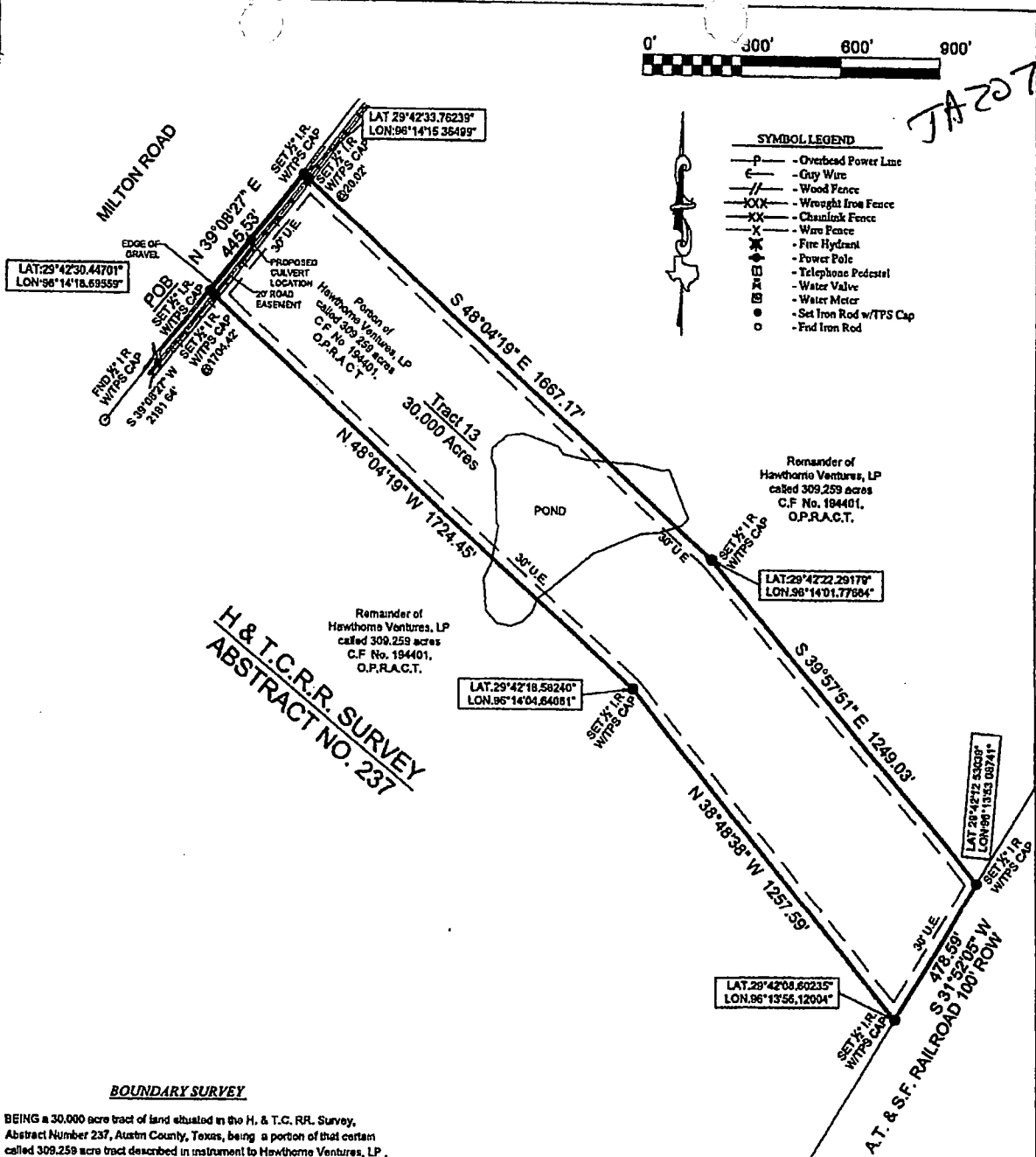
October 18, 2020
Date



Carey A. Johnson
R.P.L.S. No. 6524



JA 20721



BOUNDARY SURVEY

BEING a 30,000 acre tract of land situated in the H. & T.C. RR. Survey, Abstract Number 237, Austin County, Texas, being a portion of that certain called 309,259 acre tract described in instrument to Hawthorne Ventures, LP, recorded under Clerk's File Number 194401 of the Official Public Records of Austin County, Texas (O.P.R.A.C.T.), said 30,000 acre tract being more particularly described by attached metes and bounds description.

General Notes

1) This survey was performed without benefit of a current title report. Surveyor did not abstract title and does not certify to easements or restrictions not shown. Check with your local governing agencies for any additional easements, building lines or other restrictions not reflected on survey.

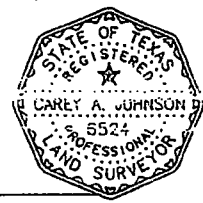
This Property Lies in Zone X outside the 100 Year Flood Plain Per Graphic Scaling according to Community Panel No 48015C0375E having an effective date of 8-9-2010

Job No.: H489-02-TRACT13
 Scale: 1"=300'
 Date: 6-9-2020
 Drawn By: GDC/PP
 Field Crew: TC
 Revised:

TEXAS
 PROFESSIONAL SURVEYING, LLC
 3032 N. FRAZIER STREET - CONROE, TX 77385
 PH (936)756-7447 - FAX (936)756-7448
 www.surveyingtexas.com
 FROM REGISTRATION No 100834-00

Bearings shown hereon are based on GPS observations and are referenced to the NAD83, Texas State Plane Coordinate System, South Central Zone (4204).

Basis of Bearings



2024-0025

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on the 17th day of July, 2023, BI Holdings, LLC (the "Grantor"), executed a Deed of Trust conveying to John P. Bolen, Trustee, the Property hereinafter described, to secure Texas Funding Corporation in payment of the indebtedness therein described, said Deed of Trust was duly recorded in the Official Public Records of Real Property of Austin County, Texas; and

WHEREAS, Texas Funding Corporation is the owner and holder of the Note secured by the Deed of Trust and has appointed the undersigned as Substitute Trustee under the Deed of Trust in the manner authorized by the Deed of Trust; and

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 7th day of January, 2025, between the hours of 1:00 P.M. and 4:00 P.M., I will sell the Property to the highest bidder for cash, at the front steps of the Austin County Courthouse, where the Commissioners Court has designated such sales to take place. The building is located at 1 East Main Street, Bellville, Texas 77418.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Grantor to warrant title to the property under the terms of the Deed of Trust, conveyance of the property shall be made "AS IS" "WHERE IS" without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the property.

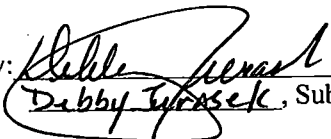
Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the send of this notice immediately.

Said Property is described as follows:

1. SEE ATTACHED EXHIBIT "A".
2. ALL INTEREST OF GRANTOR IN AND TO THE IMPROVEMENTS NOW OR HEREAFTER ERECTED ON THE PROPERTY AS MORE SPECIFICALLY SET FORTH IN THE ABOVE REFERENCED DEED OF TRUST.

Witness my hand this the ___ day of December, 2024.

Address of Substitute Trustee:
Foreclosure Services, LLC
8101 Boat Club Road, Suite 320
Fort Worth, Texas 76179

By:  _____
Dabby Tyrasek, Substitute Trustee

Return to:
Texas Funding Corporation
P.O. Box 19562
Houston, TX 77224

FILED

2024 DEC 16 PM 2: 19


COUNTY CLERK
AUSTIN COUNTY, CLERK

2024-0026

Exhibit "A"

METES AND BOUNDS
DESCRIPTION
OF
19.168 ACRES
IN THE
JAMES TYLER SURVEY, ABSTRACT 304
AUSTIN COUNTY, TEXAS

BEING all that certain tract or parcel of land containing 19.168 acres of land, more or less, in the James Tyler Survey, Abstract 304, Austin County, Texas, same being all that certain called 19.181 acre parcel as described by instrument recorded in Volume 355, Page 629 of the Deed Records of Austin County, Texas, same being more particularly described by instrument recorded in Volume 660, Page 9 of the Official Records of Austin County, Texas, said 19.168 acre tract being more particularly described by metes and bounds, as follows, to wit:

COMMENCING FOR REFERENCE at a 1/2 inch iron rod found for corner, same being in the northwesterly line of that certain called 22.174 acre parcel as described by instrument recorded in Clerk's File No. 160886 of the Official Records of Austin County, Texas, same being the most southerly corner of that certain called 5.233 acre parcel as described by instrument recorded in Clerk's File No. 176231 of the Official Records of Austin County, Texas, and more particularly described by instrument recorded in Volume 458, Page 317 of the Deed Records of Austin County, Texas, and same being a southeasterly exterior corner in the southeasterly right-of-way of Bernard Road (right-of-way varies);

THENCE, departing said southeasterly right-of-way line of said Bernard Road and with said common line, North 44 degrees 08 minutes 32 seconds East, a distance of 256.67 feet (called North 44 degrees 08 minutes 32 seconds East, 256.67 feet) (Basis of Bearings) to a 5/8 inch iron rod found for corner, same being in the southeasterly line of said called 5.233 acre parcel, same being the most westerly corner of that certain called 19.181 acre parcel as described by instrument recorded in Clerk's File No. 176231 of the Official Records of Austin County, Texas, same being more particularly described by instrument recorded in Volume 355, Page 629 of the Deed Records of Austin County, Texas, and same being the most northerly corner of said called 22.174 acre parcel;

THENCE, with said common line, North 44 degrees 20 minutes 32 seconds East, a distance of 470.97 feet (called North 45 degrees 48 minutes 55 seconds East, 471.22 feet) to a 1/2 inch iron rod found for corner, same being the most northerly northeast corner of said called 5.233 acre parcel, same being in the southwesterly line of that certain called 0.378 acre parcel as described by instrument recorded in Clerk's File No. 176231 of the Official Records of Austin County, Texas, and more particularly described by instrument recorded in Volume 370, Page 411 of the Deed Records of Austin County, Texas, and same being a northerly exterior corner of said called 19.181 acre parcel;

THENCE, with said common line, South 48 degrees 07 minutes 49 seconds East, a distance of 99.54 feet (called South 46 degrees 48 minutes 00 seconds East) to a 1 inch iron bar found for corner, same being the most southerly southeast corner of said called 0.378 acre parcel, and same being a northerly interior corner of said called 19.181 acre parcel;

↳ Continued
↳ Page 1 of 2

19 N. Miller Bellville, Texas 77418



1-979-865-8111 1-800-427-8783

T.B.P.L.S. Firm Reg./Lic. No. 10076700

2024-0026

- Page 2 of 2
- Metes and Bounds Description of 19.168 acres in the
- James Tyice Survey, Abstract 304, Austin County, Texas

THENCE, with said common line, North 43 degrees 35 minutes 55 seconds East, a distance of 20.52 feet (called North 43 degrees 57 minutes 12 seconds East, 20.00 feet) to a 1/2 inch iron rod found for corner, same being the most easterly southeast corner of said called 0.378 acre parcel, same being in a northwesterly line of said called 19.181 acre parcel, and same being the most southerly corner of that certain called 18.36 acre parcel as described by instrument recorded in Clerk's File No. 094845 of the Official Records of Austin County, Texas;

THENCE, with said common line, North 41 degrees 57 minutes 44 seconds East, a distance of 210.73 feet (called North 43 degrees 57 minutes 12 seconds East) to a 1/2 inch iron rod found for corner, same being in the southeasterly line of said called 18.36 acre parcel, and same being the POINT OF BEGINNING and most westerly corner of the tract herein described;

THENCE, with said common line, North 42 degrees 12 minutes 15 seconds East, a distance of 553.79 feet (called North 43 degrees 57 minutes 12 seconds East, 554.11 feet) to a 5/8 inch iron rod found for corner, same being a southeasterly interior corner of said called 18.36 acre parcel, and same being a northwesterly exterior corner of the tract herein described;

THENCE, continuing with said common line, North 44 degrees 41 minutes 23 seconds East, a distance of 341.07 feet (called North 46 degrees 24 minutes 35 seconds East, 341.45 feet) to a 1/2 inch iron rod found for corner, same being a southerly interior corner of said called 18.36 acre parcel, and same being the most northerly corner of the tract herein described;

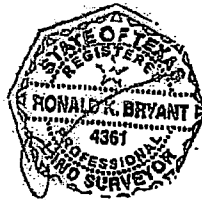
THENCE, continuing with said common line, South 46 degrees 57 minutes 56 seconds East (called South 45 degrees 09 minutes 17 seconds East), pass at a distance of 305.73 feet (called 305.86 feet) a 1/2 inch iron rod found for corner, same being a northeasterly exterior corner of said called 18.36 acre parcel, same being a northwesterly exterior corner of that certain called 20.516 acre parcel as described by instrument recorded in Clerk's File No. 170909 of the Official Records of Austin County, Texas, in all a distance of 886.56 feet (called 887.12 feet) to a 1/2 inch iron rod found for corner, same being a westerly interior corner of said called 20.516 acre parcel, and same being the most easterly corner of the tract herein described;

THENCE, continuing with said common line, South 42 degrees 26 minutes 47 seconds West, a distance of 967.73 feet (called South 44 degrees 14 minutes 15 seconds West, 968.12 feet) to a 5/8 inch iron rod found for corner, same being the most westerly southwest corner of said called 20.516 acre parcel, same being a northeasterly interior corner of the aforementioned called 19.181 acre parcel, and same being the most southerly corner of the tract herein described;

THENCE, with said common line, North 42 degrees 19 minutes 07 seconds West, a distance of 901.28 feet (called North 40 degrees 31 minutes 36 seconds West, 901.02 feet) to the POINT OF BEGINNING of the tract herein described and containing 19.168 acres of land, more or less. For Reference Refer to Boundary Survey Plat, Prepared by A-Survey, Inc., May 21, 2018.

PROJECT NO. 18181A
MAY 21, 2018

COMPILED BY:



19 N. Miller Bellville, Texas 77418

1-979-865-8111 1-800-427-8783

T.B.P.L.S. Firm Reg./Lic. No. 10076700

2024-0026

NOTICE OF TRUSTEE OR SUBSTITUTE TRUSTEE'S SALE

Deed of Trust

Date: 06/06/2024
Grantor(s): Olivia Angeles Contreras
Mortgagee: American Holly Properties, LLC, a Delaware Limited Liability Company
Recorded in: Clerk's File No. 242884
Property County: Austin County

Legal Description: All that certain tract or parcel of land (together with all improvements thereon, if any) situated in **Austin** County, Texas, being more particularly described as, **See Exhibit "A" attached hereto and made a part hereof.** (more particularly described in the Loan Documents).

Date of Sale: 1/7/2025

Earliest Time Sale Will Begin: 1:00 PM

Place of Sale of Property: INSIDE THE FOYER OF THE AUSTIN COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE

The Trustee or Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

THIS INSTRUMENT APPOINTS THE TRUSTEE OR SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER

ACTIVE MILITARY SERVICE NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active 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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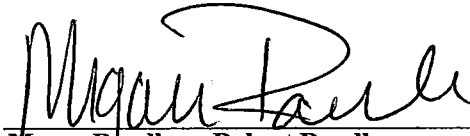
Olivia Angeles Contreras
COUNTY CLERK
AUSTIN COUNTY, CLERK

2024-0027

The Mortgagee, whose address is:

American Holly Properties, LLC, a Delaware Limited Liability Company
6101 Southwest Fwy., Suite 400
Houston, TX 77057

Dated this 12/17/2024



**Megan Randle or Robert Randle or
Ebbie Murphy or Lucia Cortinas or
Michelle Figueroa or Enrique
Loera or Susana Garcia or Donna
Brammer or Katrina Rodriguez or
Cesar Acosta or Rinki Shah or
Theresa Phillips or David Cerda or
Jose Martinez or Mark Laffaye or
Alexander Lawson or Maria
Dabrowska or Lesbia Longoria or
Emilio Martinez or Miguel Alberto
Molina Álvarez or Sarah Friedman
or Viridiana Silva or Tami
Machoka or William Koeing or
Eduardo Silva or Peggy Munoz or
Kenneth David Fisher or John
Hodges or Michele Laffite or
Rodolfo Pineda or Karina Galvan
or Ramon Guajardo or Nailah
Hicks or Alex Collazo or Erica
Feece
Trustee or Substitute Trustee
6101 Southwest Fwy, Suite 400, Houston, TX 77057**

2024-0027

EXHIBIT "A"

Legal Description

FIELD NOTES OF A SURVEY OF A 1.148 ACRE TRACT OF LAND OUT OF THE H. & T. C. R. . R. CO. SURVEY, SECTION 153, ABSTRACT NO. 201, AND THE H&T.C.C.R. CO. SURVEY, SECTION 165, ABSTRACT NO. 207, AUSTIN COUNTY, TEXAS AND BEING THAT SAME PROPERTY DESCRIBED IN A DEED TO WD INC., RECORDED IN CLERK FILE NO. 082198, AUSTIN COUNTY OFFICIAL RECORDS FOR WHICH REFERENCE IS MADE AND THE SAID 1.148 ACRE TRACT BEING DESCRIBED BY METES AND BOUNDS AS FOLLOW, TO-WIT:

BEGINNING AT A 1/2 INCH IRON ROD FOUND IN THE SOUTHEAST LINE OF BROCKSTEIN ROAD FOR THE NORTHERLY CORNER OF THE HEREIN DESCRIBED TRACT, BEING ALSO THE COMMON WESTERLY CORNER OF A CALLED 1.256 ACRE OF TRACT DESCRIBED IN A DEED TO DONALD MILLER, CLERK FILE NO. 025724, AUSTIN COUNTY OFFICIAL RECORDS;

THENCE SOUTH 44°33'27" EAST A DISTANCE OF A 526.04 FEET (CALLED SOUTH 44°33' 27" EAST - 526.01') WITH THE NORTHEAST LINE OF THE HEREIN DESCRIBED TRACT, BEING THE COMMON SOUTHWEST LINE OF THE SAID 1.256 ACRE TRACT TO A 1/2 INCH IRON ROD FOUND FOR THE EASTERLY CORNER OF THE HEREIN DESCRIBED TRACT, BEING ALSO THE COMMON SOUTHERLY CORNER OF THE SAID 1.256 ACRE TRACT AND BEING ALSO IN THE COMMON NORTHWEST LINE OF A CALLED 5.251 ACRE TRACT DESCRIBED IN A DEED TO SANDRA ROTE, CLERK FILE NO. 073374, AUSTIN COUNTY OFFICIAL RECORDS;

THENCE SOUTH 44° 35' 49" WEST A DISTANCE OF 100.00 FEET (CALLED SOUTH 44° 33' 10" WEST-100.00') WITH THE NORTHWEST LINE OF THE SAID 5.251 ACRE TRACT, BEING THE COMMON SOUTHEAST LINE OF THE HEREIN DESCRIBED TRACT TO A POINT IN A FENCE CORNER POST FOR THE SOUTHERLY CORNER OF THE HEREIN DESCRIBED TRACT, SAID CORNER BEING ALSO THE COMMON EASTERLY CORNER OF A CALLED 1.100 ACRE TRACT DESCRIBED IN A DEED TO GEORGE GORDON, VOLUME 766, PAGE 605, AUSTIN COUNTY OFFICIAL RECORDS, FROM SAID CORNER THE FOLLOWING BEARS, (1) A 1/2 INCH IRON ROD FOUND BEARS SOUTH 29° 45' 02" EAST A DISTANCE OF 0.15 FEET AND (2) A 1/2 INCH IRON ROD FOUND FOR THE SOUTHERLY CORNER OF THE SAID 1.100 ACRE TRACT BEARS SOUTH 44" 35' 49" WEST A DISTANCE OF 107.04 FEET;

THENCE NORTH 44° 32' 46" WEST A DISTANCE OF 474.76 FEET (CALLED NORTH 44" 33' 27" WEST - 474.93'} WITH THE SOUTHWEST LINE OF THE HEREIN DESCRIBED TRACT, BEING THE COMMON NORTHEAST LINE OF THE SAID 1.100 ACRE TRACT TO A 1/2 INCH IRON ROD FOUND IN THE SOUTHEAST LINE OF BROCKSTEIN ROAD FOR THE WESTERLY CORNER OF THE HEREIN DESCRIBED TRACT, BEING ALSO THE COMMON NORTHERLY CORNER OF THE SAID 1.100 ACRE TRACT;

THENCE NORTH 17" 36' 14" EAST A DISTANCE OF 112.97 FEET (CALLED NORTH 17" 40' 45" EAST-113.00') WITH THE SOUTHEAST LINE OF SAID BROCKSTEIN ROAD, BEING THE COMMON NORTHWEST LINE OF THE HEREIN DESCRIBED TRACT TO THE PLACE OF BEGINNING, CONTAINING 1.148 ACRES OF LAND, MORE OR LESS.