

### Notice of Trustee's Sale

**Date:** June 5, 2025

**Substitute Trustee:** Richard H. Hester or Pete Florez or David Garvin or Florence Rosas or Kelly Goddard

**Substitute Trustee's Address:** P. O. Box 1571  
Boerne, Texas 78006

**Mortgagee:** River Land Holding, LLC, a Texas limited liability company

**Mortgagee's Address:**  
River Land Holdings, LLC  
P.O. Box 1621  
Gonzales, Texas 78629

**Mortgage Servicer:** Pecos Loan Servicing

**Mortgage Servicer's Address:** 2130 McCullough Ave.  
San Antonio, Texas 78212

**Note:** Note dated September 17, 2021, in the amount of \$316,350.00

#### Deed of Trust

**Date:** September 17, 2021

**Grantor:** Laura Hernandez Almanza; Elisa Almanza Santos; Antonio Hernandez Vazquez; and Arleth Z. Hernandez-Almanza

**Mortgagee:** River Land Holdings, LLC, a Texas limited liability company

**Recording information:** Document No. 4351, Official Records of Milam County, Texas.

#### Property:

Being 21.69 acres, more or less, out of the Patience Sapp Survey, A-335, Milam County, Texas, more particularly described by metes and bounds on Exhibit "A" consisting of 1 page attached hereto and made a part hereof for all purposes.

**County:** Milam County

**Date of Sale (first Tuesday of month):** July 1, 2025

**Time of Sale:** 10:00 a.m. - 1:00 p.m.

**Place of Sale:** Area of the Milam County Courthouse as designated by the Milam County Commissioner's Court

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

Filed 9 day of June  
in 2025, At 11:50 M.  
JODI MORGAN  
County Clerk, Milam County, Texas  
By [Signature]  
Deputy

ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Mortgage Servicer has appointed Richard H. Hester or Pete Florez or David Garvin or Florence Rosas or Kelly Goddard as Trustee under the Deed of Trust. Mortgage Servicer has instructed Trustee to offer the Property for sale toward the satisfaction of the Note. This foreclosure is being administered by Mortgage Servicer. Mortgage Servicer is representing Mortgagee under a servicing agreement.

**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.**

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". The sale will begin at the Time of Sale or not later than three hours thereafter. This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.

A handwritten signature in cursive script, appearing to read "Richard H. Hester", is written over a horizontal line.

Richard H. Hester or Pete Florez or David Garvin or  
Florence Rosas or Kelly Goddard



METES AND BOUNDS DESCRIPTION  
TRACT 8

STATE OF TEXAS  
COUNTY OF MILAM

Being a 21.89 acre tract of land, out of the P. Sapp Survey, Abstract No. 335, Milam County, Texas, and being out of and a part of that certain called 193.56 acre tract of land described to River Land Holdings, LLC, recorded in Document No. 2021-1230 of the Official Records of Milam County, Texas, said 21.89 acres being more particularly described by metes and bounds as follows.

Commencing at a 5/8" iron rod with red cap found at the southeast corner of said 193.56 acre tract, being an interior corner of a called 323.863 acre tract to Stephen M. Prueh, (852/117);

THENCE along the east line of said 193.56 acre tract, common boundary with said 323.863 acre tract N 22°18'43" W a distance of 1041.78 feet to a 1/2 inch iron rod with yellow cap set for the southeast corner and POINT OF BEGINNING of this;

THENCE crossing said 193.56 acre tract, S 87°41'16" W, passing a 1/2 inch iron rod with yellow cap marked "TLS 6410" set for reference on the east line of County Road No. 302 at 2105.57 feet, and continuing for a total distance of 2124.47 feet to a calculated point in the approximate centerline of said road, on the west line of said 193.56 acre tract, for the southwest corner of this;

THENCE along the west line of said 193.56 acre tract, with the approximate centerline of said road, the following courses and distances:

- N 21°25'47" W a distance of 455.55 feet to a calculated point,
- N 24°21'20" W a distance of 45.49 feet to a calculated point for the northwest corner of this;

THENCE departing said road and crossing said 193.56 acre tract, common boundary with said Tract 7, the following courses and distances:


- N 78°19'54" E, passing a 1/2 inch iron rod with yellow cap set for reference on the east margin of said road at 19.23 feet, and continuing for a total distance of 735.35 feet to a 1/2 inch iron rod with yellow cap marked "TLS 6410" set for an angle point, and
- N 63°10'51" E a distance of 1396.40 feet to a 1/2 inch iron rod with yellow cap marked "TLS 6410" set on the east line of said 193.56 acre tract, same being the west line of said called 323.863 acre tract for the northeast corner of this;

THENCE along the east line of said 193.56 acre tract, common boundary with said 323.863 acre tract, S 22°18'43" E a distance of 500.17 feet to the POINT OF BEGINNING.

All bearings and distances are based on the State Plane Coordinate System, Texas Central Zone, NAD 1983.

This description to accompany a plat of file date representing an on the ground survey supervised by me Tyler Tumlinson, Registered Professional Land Surveyor

June 20, 2021

  
Tyler Tumlinson  
RPLS No. 6410  
Firm #10193858  
02524 Tract 8



Tumlinson Land Surveying - 254.931.6707  
1255 Millican Meadows Circle, College Station, Texas 77845

EXHIBIT A  
Page 1 of 1 Pages