

FILE No. 9987  
County Clerk, Victoria County, Texas

FILED

2021 JUL 15 A 9:34

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

M.A.  
Debra Cade  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

**VICTORIA County**

Deed of Trust Dated: July 29, 2004

Amount: \$72,150.00

Grantor(s): ATANACIO TREVINO and MELANIE TREVINO

Original Mortgagee: FIRST PREFERENCE MORTGAGE CORP.

Current Mortgagee: CITIMORTGAGE, INC.

Mortgage Servicer and Address: c/o CENLAR FSB, 425 Phillips Blvd., Ewing, NJ 08618

Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property

Recording Information: Document No. 200410605

**Legal Description:** BEING LOT NUMBER THIRTY-EIGHT (38), IN BLOCK NUMBER THIRTEEN (13), OF PRIMROSE PLACE, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 3, AT PAGE 48 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HEREMADE FOR DESCRIPTIVE PURPOSES.

Date of Sale: September 7, 2021 between the hours of 11:00 AM and 2:00 PM.

Earliest Time Sale Will Begin: 11:00 AM


Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the VICTORIA County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

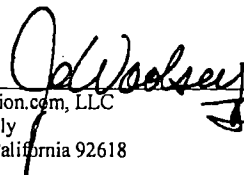
JO WOOLSEY OR W.D. LAREW, LESLYE EVANS, ARNOLD MENDOZA, BARBARA SANDOVAL, JOHN SISK, AMY ORTIZ, RAMON PEREZ, GARRETT SANDERS, BOB FRISCH, VICKI HAMMONDS, ALEXIS MENDOZA, SUSANA SANDOVAL, SANDRA MENDOZA, ELIZABETH ANDERSON, JODI STEEN, MARTHA BOETA, MEGAN YASSI OR JANICE STONER have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. The 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. 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.

**NOTICE IS FURTHER GIVEN** that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors 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.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. 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.

**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.**

  
Anthony Alan Garcia, ATTORNEY AT LAW  
HUGHES, WATTERS & ASKANASE, L.L.P.  
1201 Louisiana, Suite 2800  
Houston, Texas 77002  
Reference: 2018-004068

  
c/o Auction.com, LLC  
1 Mauchly  
Irvine, California 92618

2021 JUL 20 A 9:48

**Notice of Foreclosure Sale**

July 15, 2021

*SS*  
*Diana Casady*  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

Deed of Trust

Dated: May 8, 2018

Grantor: Byron Paul Hahn and Holly Hahn, Individually, and Texas Turning & Mfg LLC and Texas Turning Investments LLC

Trustee: Craig Mechura

Lender: Mechura Machine Works, LLC

Recorded in: Number 201805243, Official Public Records of Victoria County, Texas

Legal Description: Lot Number Twenty-Two (22), in Block Number One (1) of Mesquitewood Estates Section I, an addition to Victoria County, Texas, according to the established map and plat of said addition of record in Volume 6, Page 34 of the Plat Records of Victoria County, Texas, to which reference is here made for all purposes

Secures: Promissory Note ("Note 2") in the original principal amount of \$2,650,000.00, executed by Byron Paul Hahn and Holly Hahn, Individually, and Texas Turning & Mfg LLC and Texas Turning Investments LLC ("Borrower") and payable to the order of Lender and all other indebtedness of Borrower to Lender, as modified December 1, 2020, by the Note 2 Loan Modification Agreement

Foreclosure Sale:

Date: Tuesday, September 7, 2021

Time: The sale of the Property will be held between the hours of 10:00 a.m. and 1:00 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: AT THE AREA IN FRONT OF THE EAST DOOR OF THE COURTHOUSE BUILDING, LOCATED AT 115 NORTH BRIDGE STREET in Victoria County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Victoria County Commissioner's Court

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, Lender, the owner and holder of the Note, has requested Trustee to sell the Property.

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 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, 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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Carl R. Dawson  
Attorney for mortgagee

FILE No. 9989  
County Clerk, Victoria County, Texas

FILED

2021 JUL 20 A 9:49

**Notice of Foreclosure Sale**

July 15, 2021

ST  
*Wanda Casley*  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

**Deed of Trust**

Dated: May 8, 2018

Grantor: Byron Paul Hahn and Holly Hahn, Individually, and Texas Turning & Mfg LLC and Texas Turning Investments LLC

Trustee: Craig Mechura

Lender: Craig Mechura and Natalie Mechura

Recorded in: Number 201805241, Official Public Records of Victoria County, Texas

Legal Description: Lot Number Twenty-Two (22), in Block Number One (1) of Mesquitewood Estates Section I, an addition to Victoria County, Texas, according to the established map and plat of said addition of record in Volume 6, Page 34 of the Plat Records of Victoria County, Texas, to which reference is here made for all purposes

Secures: Promissory Note ("Note 1") in the original principal amount of \$530,000.00, executed by Byron Paul Hahn and Holly Hahn, Individually, and Texas Turning & Mfg LLC and Texas Turning Investments LLC ("Borrower") and payable to the order of Lender and all other indebtedness of Borrower to Lender, as modified December 1, 2020, by the Note 1 Loan Modification Agreement.

**Foreclosure Sale:**

Date: Tuesday, September 7, 2021

Time: The sale of the Property will be held between the hours of 10:00 a.m. and 1:00 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: AT THE AREA IN FRONT OF THE EAST DOOR OF THE COURTHOUSE BUILDING, LOCATED AT 115 NORTH BRIDGE STREET in Victoria County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Victoria County Commissioner's Court

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, Lender, the owner and holder of the Note, has requested Trustee to sell the Property.

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 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, 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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Carl R. Dawson  
Attorney for mortgagee

## NOTICE OF FORECLOSURE 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 OR 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. Property to Be Sold.** The property to be sold is described as follows: BEING ALL OF LOT NO. FORTY TWO (42), IN BLOCK NO. TWO (2), OF HIGHLAND ESTATES SECTION I, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 2, PAGE 54, OF THE MAP AND PLAT RECORDS OF VICTORIA COUNTY, TEXAS.

**2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 08/05/2005 and recorded in Document 200511272 real property records of Victoria County, Texas.

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

Date: 09/07/2021

Time: 11:00 AM


Place: Victoria County, Texas at the following location: FRONT OF THE EAST DOOR OF THE COURTHOUSE BUILDING LOCATED AT 115 NORTH BRIDGE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

**4. 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.

**5. Obligations Secured.** The Deed of Trust executed by THOMAS YAWS AND MISTY YAWS, provides that it secures the payment of the indebtedness in the original principal amount of \$78,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Legacy Mortgage Asset Trust 2019-GS3 is the current mortgagee of the note and deed of trust and SELECT PORTFOLIO SERVICING, INC. is mortgage servicer. A servicing agreement between the mortgagee, whose address is Legacy Mortgage Asset Trust 2019-GS3 c/o SELECT PORTFOLIO SERVICING, INC., 3217 S. Decker Lake Dr., Salt Lake City, UT 84119 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

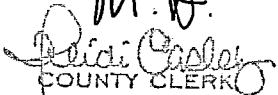
**6. Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

**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.**

  
Mackie Wolf Zientz & Mann, P.C.  
Brandon Wolf, Attorney at Law  
L. Keller Mackie, Attorney at Law  
Michael Zientz, Attorney at Law  
Lori Liane Long, Attorney at Law  
Chelsea Schneider, Attorney at Law  
Ester Gonzales, Attorney at Law  
Parkway Office Center, Suite 900  
14160 Dallas Parkway  
Dallas, TX 75254

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M.A.  
  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

**AMENDED NOTICE OF TRUSTEE FORECLOSURE SALE**

Notice is hereby given of a public foreclosure sale, approved by the Judicial District Court of Victoria County, Texas in Cause #21-03-86972-D.

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

Being Lot Number One (1), in Block Number One (1), of Dixon Manor No. 1, a subdivision in Victoria County, Texas, according to the established map and plat of record in Volume 7, Page 13A, of the Plat Records of Victoria County, Texas.

LESS AND ACCEPT: 1.00 acre tract of land situated in part of lot 1, Block 1, Dixon Manor No. 1, as fully described in Exhibit "A".

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

**Date:** September 7, 2021

**Time:** The sale shall begin no earlier than 1:00 p.m. or no later than three hours thereafter. The sale shall be completed no later than 4:00 p.m.

**Place:** Victoria County Courthouse in Victoria, Texas, at the following location: **At the Front of the East side door entrance of VICTORIA COUNTY COURTHOUSE located at 115 N. Bridge St., Victoria, Texas**, said location having been designated by the county commissioners of Victoria County, Texas ("Commissioners") (or such other location as may be designated by the Commissioners after the sending of this notice and before the time of the sale.)

The deed of trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust 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 refilled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or refilling may be after the date originally scheduled for this sale.

3. **Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of the sale.

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 title matters set forth in the deed of trust, but prospective bidders are reminded that by law the 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. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

4. **Type of Sale.** The sale is a home equity deed of trust lien foreclosure sale being conducted pursuant to the power of sale granted by deed of trust executed by **Genaro Garcia and Alma Garcia**, and pursuant to a court order approving foreclosure. The deed of trust is dated June 3, 2016, and recorded as Instrument #201606650, Official Records of Victoria County, Texas.

5. **Obligations Secured.** The deed of trust provides that it secures the payment of the indebtedness and obligations therein described in a promissory note dated June 3, 2016, in the original principal amount of \$90,000.00, executed by **Genaro Garcia and Alma Garcia** and payable to the order of **First State Bank, Yoakum, Texas**. **Crossroads Bank** is the current owner and holder of the Obligations and are the beneficiaries under the deed of trust.

Questions concerning the sale may be directed to the undersigned.

6. **Default and Request to Act.** Default has occurred under the deed of trust, 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: July 28, 2021



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LAYNE BRANDT, Trustee  
CROSSROADS BANK,  
FORMERLY KNOWN AS  
FIRST STATE BANK, YOAKUM, TEXAS  
P. O. Box 778  
Yoakum, Texas 77995  
(361) 293-3572 Telephone  
(361) 293-9133 Facsimile




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KENNETH E. KVINTA  
KENNETH E. KVINTA, P.C.  
403 W. Grand  
P. O. Box 775  
Yoakum, Texas 77995  
(361) 293-2352 Telephone  
(361) 293-3832 Facsimile

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COUNTY CLERK  
VICTORIA COUNTY, TEXAS

# EXHIBIT A

## LEGAL DESCRIPTION 1.00 ACRE

STATE OF TEXAS;  
COUNTY OF VICTORIA;

BEING a 1.00 acre tract of land situated in part of Lot 1, Block 1, Dixon Manor No. 1, according to the established map recorded in Volume 7, Page 13-A of the Plat Records of Victoria County, Texas, and being all of a tract of land, described in a Warranty Deed with Vendor's Lien dated March 31, 1993, from Donald L. Dixon and wife, Rebecca H. Dixon to Genaro Garcia and wife, Alma Garcia, recorded in Volume 53, Page 72 of the Official Records of Victoria County, Texas, said 1.00 acre tract of land being described by metes and bounds as follows:

BEGINNING at a 5/8 inch steel rod set with pink plastic cap stamped "RPLS 6127" in the northeast right-of-way line of Northside Road, and in the southeast line of a called 1.00 acre tract of land described to Roy Donnell and wife, Velma Donnell, recorded in Volume 1455, Page 877 of the Deed Records of said County, and at the west corner of said Lot 1 and the herein described tract;

THENCE, departing the northeast right-of-way line of said Northside Road, and with the southeast line of said called 1.00 acre tract, *North 45°00'00" East, (Basis of Bearings)* for a distance of *178.71 feet* to an existing 1/2 inch steel rod at the east corner of said called 1.00 acre tract, and at the interior corner of said Lot 1, and the herein described tract;;

THENCE, with the northeast line of said called 1.00 acre tract, *North 44°44'00" West*, for a distance of *23.02 feet* to an existing 1/2 inch steel rod at an angle point in the southwest line of Lot 2 of the aforementioned Block 1, and at an exterior angle point in the northwest line of said Lot 1 and the herein described tract;

THENCE, with a common line of said Lot 1 and said Lot 2, *North 45°00'00" East*, for a distance of *81.24 feet* a 5/8 inch steel rod set with pink plastic cap stamped "RPLS 6127" at the interior corner of said Lot 2, and at the north corner of said Lot 1 and the herein described tract;


THENCE, with a common line of said Lot 1 and said Lot 2, *South 44°44'00" East*, for a distance of *183.40 feet* to a 5/8 inch steel rod set with pink plastic cap stamped "RPLS 6127" at the east corner of the herein described tract;

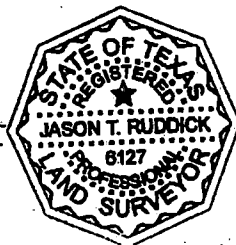
THENCE, crossing said Lot 1, *South 45°00'00" West*, for a distance of *259.95 feet* to a 5/8 inch steel rod set with pink plastic cap stamped "RPLS 6127" in the northeast right-of-way line of the aforementioned Northside Road, and at the south corner of the herein described tract;

THENCE, with the northeast right-of-way line of said Northside Road, *North 44°44'00" West*, for a distance of *160.38 feet* to THE POINT OF BEGINNING CONTAINING, within these metes and bounds 1.00 acre more or less.

Bearings are based on bearings of record in Volume 7, Page 13-A of the Plat Records of Victoria County, Texas.

The above Legal Description was prepared from an actual survey made on the ground under my supervision in August 2017.

  
Republic Engineering and Land Surveying  
By: Jason T. Ruddick  
Registered Professional Land Surveyor  
Texas No. 6127  
R17232



8/10/17