

Windmill/Riojas

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: January 11, 2021

NOTE:

DATE: July 5, 2013
AMOUNT: \$65,000.00
MAKER: Hector Riojas
PAYEE: Gary Mac Johanson and Robert Dale Johanson and Shane Lan Johanson

DEED OF TRUST:

DATE: July 5, 2013
GRANTOR: Hector Riojas
BENEFICIARY: Gary Mac Johanson and Robert Dale Johanson and Shane Lan Johanson
COUNTY WHERE PROPERTY IS LOCATED: Live Oak
TRUSTEE: J. R. Schaub
RECORDING INFORMATION: Vol. 261, page 547, Document No. 207098, Official Public Records of Real Property of Live Oak County, Texas

PROPERTY: Lots Nos. Four (4) and Five (5), Block No. Thirty Four (34), City of Three Rivers, Live Oak County, Texas, according to map or plat recorded in Volume "T", Page 1, Deed Records of Live Oak County, Texas.

LENDER/HOLDER NOW: Windmill Real Estate, L.P.

BORROWER/DEBTOR NOW: Hector Riojas

SUBSTITUTE TRUSTEE: Jo Woolsey or Bob Frisch or Jodi Steen or Janice Stoner

SUBSTITUTE TRUSTEE'S MAILING ADDRESS: 8101 Boat Club Road, # 320, Fort Worth, TX 76179

DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

February 2, 2021, being the first Tuesday of the month, to commence at 1:00 p.m., or within three hours thereafter.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

"In the area designated by the Commissioners Court of such County, pursuant to § 51.002 of the Texas Property Code as the place where foreclosure sales are to take place (if no such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

Default has occurred in the payment of the Note and in performance of the obligations of the Deed of Trust which secures the Note. Because of such default, Lender, the holder of the Note, has requested Substitute Trustee to sell the Property. Notice is given that before the sale the Beneficiary may appoint another person Substitute Trustee to conduct the sale.


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 9.501(d) of the Texas Business and Commerce Code (Texas UCC).

FILED January 6 A.D. 2021
LIVE OAK COUNTY, TEXAS
IDA WASQUEZ, CLERK, COUNTY COURT
BY [Signature] DEPUTY
AT 1:30 O'CLOCK pm

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, Substitute Trustee, will sell the Property at public auction, by public sale, to the highest bidder for cash, "AS IS," or other form of payment acceptable to Substitute Trustee, in accordance with the Deed of Trust. THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION.

ARMED SERVICES NOTICE EFFECTIVE SEPTEMBER 1, 2011

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.


Jo Woolsey or Bob Frisch or Jodi Steen or
Janice Stoner, Substitute Trustee