

Gerban/JGGWLLC

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: April 15, 2019

FIRST LIEN NOTE:

NOTE:

DATE: March 23, 2018
AMOUNT: \$400,000.00
MAKER: JGGW, LLC
PAYEE: Wilson S. Gerban and Olga A. Gerban

DEED OF TRUST:

DATE: March 23, 2018
GRANTOR: JGGW, LLC
BENEFICIARY: Wilson S. Gerban and Olga A. Gerban
COUNTY WHERE PROPERTY IS LOCATED: Karnes
TRUSTEE: John F. Fuini, Jr.
RECORDING INFORMATION: Document No. 201800001079, Official Public Records
of Real Property of Karnes County, Texas

SECOND LIEN NOTE:

NOTE:

DATE: March 23, 2018
AMOUNT: \$50,000.00
MAKER: JGGW, LLC
PAYEE: Wilson S. Gerban and Olga A. Gerban

DEED OF TRUST:

DATE: March 23, 2018
GRANTOR: JGGW, LLC
BENEFICIARY: Wilson S. Gerban and Olga A. Gerban
COUNTY WHERE PROPERTY IS LOCATED: Karnes
TRUSTEE: John F. Fuini, Jr.
RECORDING INFORMATION: Document No. 201800001080, Official Records of Real
Property of Karnes County, Texas

PROPERTY: Being 1.19 acres of land within the City Limits of Kenedy out of the Carlos Martinez Grant, Abstract 6, Karnes County, Texas, being the land described in a conveyance to Joseph D. Lane, Jr. of record in Volume 827, Page 148, Official Records of Karnes County, Texas, and being more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof.

LENDER/HOLDER NOW: Wilson S. Gerban and Olga A. Gerban

BORROWER/DEBTOR NOW: JGGW, LLC

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

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

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

May 7, 2019, being the first Tuesday of the month, to commence at 11:00 a.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).

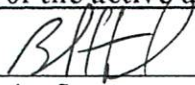
Default has occurred in the payment of the Note and in performance of the obligations of the Deed of Trust which secures the Note. Because of such default, Lender, the holder of the Note, has requested Substitute Trustee to sell the Property. Notice is given that before the sale the Beneficiary may appoint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

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.



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

FILED
At 1:07 o'clock P M

APR 15 2019

CAROL SWIZE, COUNTY CLERK
KARNES COUNTY, TEXAS


Deputy

Exhibit A

Legal description of land:

BEING 1.19 acres of land within the City Limits of Kenedy out of the Carlos Martinez Grant, Abstract 6, Karnes County, Texas; being the land described in a conveyance to Joseph D. Lane, Jr. of record in Volume 827, Page 148, Official Records of Karnes County, Texas and being more particularly described as follows:

BEGINNING at a found 1 inch iron pipe on the east right-of-way line of U. S. Highway No. 181 for the southwest corner of this tract and the northwest corner of the Luis Serna land described in Volume 806, Page 387, Official Records of Karnes County, Texas.

THENCE North 06 deg 35' 00" West, with said Highway right-of-way line, distance of 149.66 feet to a set 1/2 inch rebar with a "Pollok & Sons" cap for the northwest corner of this tract at the intersection of said Highway right-of-way and the southerly right-of-way line of a 20 feet alley.

THENCE South 82 deg 37' 00" East, with the southerly right-of-way line of said alley, distance of 367.05 feet to a set 1/2 inch rebar with a "Pollok & Sons" cap for the northeasterly corner of this tract on the west line of the Eckols Addition to the City of Kenedy as shown on the plat of record in Cabinet "A", Page 86, Plat Records of Karnes County, Texas.

THENCE South 01 deg 32' 00" West, with the common line of said Eckols Addition and of this tract, distance of 145.99 feet to a found 1 inch iron pipe for the southeasterly corner of this tract and northeasterly corner of the aforementioned Luis Serna land.

THENCE North 82 deg 37' 00" West, (record bearing as per the Deed) with the common line of the Serna land and of this tract, distance of 345.81 feet to the POINT OF BEGINNING containing 1.19 acres of land.