

APR 25 2022

NOTICE OF TRUSTEE FORECLOSURE SALECAROL SWIZE, COUNTY CLERK
KARNES COUNTY, TEXAS
Mary E. Reed Deputy

Notice is hereby given of a public nonjudicial foreclosure sale.

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

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 ½ 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 wide 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 ½ 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.

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

Date: June 7, 2022

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: Karnes County Courthouse Annex in Karnes City, Texas, at the following location: **At the front door entrance of KARNES COUNTY COURTHOUSE ANNEX located at 210 W. Calvert St., Karnes City, Texas**, said location having been designated by the county commissioners of Karnes 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 nonjudicial deed of trust lien foreclosure sale being conducted pursuant to the power of sale granted by deed of trust executed by **JGGW, LLC**. The deed of trust is dated March 27, 2020 and recorded as Instrument 202000001313, Official Records of Karnes 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 March 27, 2020 in the original principal amount of **\$568,000.00**, executed by **JGGW, LLC** and payable to the order of **Crossroads Bank**. **Crossroads Bank** is the current owner and holder of the Obligations and are the beneficiaries under the deed of trust.

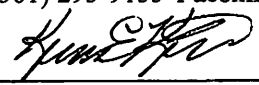
Questions concerning the sale may be directed to the undersigned.

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: April 22, 2022



LAYNE BRANDT, Trustee
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