

FILED

At 1:58 o'clock P M

MAR 17 2026

JAMIE LEAL, COUNTY CLERK
KARNES COUNTY, TEXAS

[Signature] Deputy

00000010711117

2470 S US HWY 181
KARNES CITY, TX 78118

NOTICE OF [SUBSTITUTE] TRUSTEE'S 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 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.

1. Date, Time, and Place of Sale.

Date: April 07, 2026

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: THE "COURTHOUSE FRONT DOOR" AT THE KARNES COUNTY ANNEX LOCATED AT 210 W. CALVERT OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated April 08, 2024 and recorded in Document INSTRUMENT NO. 202400001238 real property records of KARNES County, Texas, with 17 MAIN LLC AND DANIEL NAMVAR AND BAILEY HALL, grantor(s) and LAST HOPE, LLC AN OREGON LIMITED LIABILITY COMPANY AS TO AN UNDIVIDED 14.50% INTEREST AND LTV FUND, LLC AN OREGON LIMITED LIABILITY COMPANY AS TO AN UNDIVIDED 23.50% INTEREST, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by 17 MAIN LLC AND DANIEL NAMVAR AND BAILEY HALL, securing the payment of the indebtednesses in the original principal amount of \$750,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. LAST HOPE, LLC AN OREGON LIMITED LIABILITY COMPANY AS TO AN UNDIVIDED 14.50% INTEREST AND LTV FUND, LLC AN OREGON LIMITED LIABILITY COMPANY AS TO AN UNDIVIDED 23.50% INTEREST AND LTV PRIVATE EQUITY, INC. A CALIFORNIA CORPORATION AS TO AN UNDIVIDED 62.00% INTEREST ALL AS TENANTS IN COMMON is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.

6. Mortgage Servicer Information. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. LTV PRIVATE EQUITY, INC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o LTV PRIVATE EQUITY, INC
P. O. BOX 6749
LA QUINTA, CA 92248



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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.

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is Melendee Garza, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 3-17-26 I filed at the office of the KARNES County Clerk and caused to be posted at the KARNES County courthouse this notice of sale.

Melendee Garza
Declarants Name: Melendee Garza
Date: 3-17-26

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KARNES CITY, TX 78118

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KARNES

EXHIBIT "A"

SEE EXHIBIT "A" & "A-1"