

Our File No. 20-04718

**APPOINTMENT OF SUBSTITUTE TRUSTEE  
and NOTICE OF TRUSTEE SALE**

**FILED**

2020 OCT -6 P 12: 24

THE STATE OF TEXAS  
COUNTY OF VICTORIA

*Dacia Cooley*  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

**Deed of Trust Date:**  
January 16, 2019

**Property address:**  
1101 PENNSYLVANIA AVE  
VICTORIA, TX 77904

**Grantor(s)/Mortgagor(s):**  
COLIN RABKE, JOINED HEREIN PRO FORMA BY HIS  
SPOUSE RACHAEL RABKE

**LEGAL DESCRIPTION:** Being Lot Number Eighteen  
(18), in Block Number Four (4), of Meadowcreek Section 1  
Phase 1, an addition to the City of Victoria, Victoria County,  
Texas, according to the established map and plat of said  
addition of record in Volume 6, at Page 82 of the Plat  
Records of Victoria County, Texas, to which reference is  
heremade for descriptive purposes.

**Original Mortgagee:**  
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,  
INC., AS NOMINEE FOR NATION RELIABLE LENDING,  
LLC

**Earliest Time Sale Will Begin:** 11:00 AM

**Current Mortgagee:**  
AMERIHOM MORTGAGE COMPANY, LLC

**Date of Sale:** DECEMBER 1, 2020

**Property County:** VICTORIA

**Original Trustee:** MEWAEL GHEBREMICHAEL

**Recorded on:** January 17, 2019  
**As Clerk's File No.:** 201900780  
**Mortgage Servicer:**  
AMERIHOM MORTGAGE COMPANY, LLC

**Substitute Trustee:** MARINOSCI LAW GROUP, P.C., JO  
WOOLSEY, W.D. LAREW, LESLYE EVANS, ARNOLD  
MENDOZA, OSCAR CABALLERO, DONNA  
CABALLERO, FREDERICK BRITTON, PAMELA  
THOMAS, BARBARA SANDOVAL, JOHN SISK, BOB  
FRISCH, VICKI HAMMONDS, SANDRA MENDOZA,  
JAMIE STEEN, JODI STEEN, RAMON PEREZ,  
GARRETT SANDERS, MEGAN YSASSI, AMY ORTIZ,  
JANICE STONER, ALEXIS MENDOZA, SUSAN  
SANDOVAL

**Substitute Trustee Address:**  
c/o Marinosci Law Group, PC  
14643 Dallas Parkway, suite 750  
Dallas, TX 75254  
(972) 331-2300

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 Current Mortgagee under said Deed of Trust, according to the provisions therein set out does hereby remove the original  
trustee and all successor substitute trustees and appoints in their stead MARINOSCI LAW GROUP, P.C., JO WOOLSEY, W.D.  
LAREW, LESLYE EVANS, ARNOLD MENDOZA, OSCAR CABALLERO, DONNA CABALLERO, FREDERICK  
BRITTON, PAMELA THOMAS, BARBARA SANDOVAL, JOHN SISK, BOB FRISCH, VICKI HAMMONDS, SANDRA  
MENDOZA, JAMIE STEEN, JODI STEEN, RAMON PEREZ, GARRETT SANDERS, MEGAN YSASSI, AMY ORTIZ,  
JANICE STONER, ALEXIS MENDOZA, SUSAN SANDOVAL, 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 Mortgagee therein.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due and the owner and holder has requested to sell said property to satisfy said indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, **DECEMBER 1, 2020** between ten o'clock AM and four o'clock PM and beginning not earlier than **11:00 AM** or not later than three hours thereafter. 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 be conducted at the County Courthouse as designated by the Commissioners' Court, of said county pursuant to Section 51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

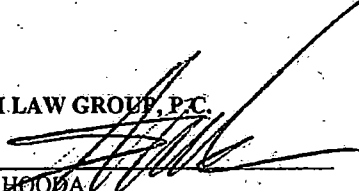
AMERIHOM MORTGAGE COMPANY, LLC, who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the debt.

**ACTIVE MILITARY SERVICE NOTICE**

**Assert and protect your rights as a member of the armed forces of the United States. If you 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.**

WITNESS MY HAND, October 1, 2020

MARINOSCI LAW GROUP, P.C.

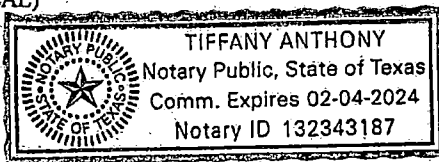
By:   
SAMMY HOODA  
MANAGING PARTNER

THE STATE OF TEXAS  
COUNTY OF DALLAS

Before me, Tiffany Anthony, the undersigned officer, on this, the 1<sup>st</sup> day of October 2020, personally appeared SAMMY HOODA,  known to me, who identified himself to be the MANAGING PARTNER of MARINOSCI LAW GROUP, P.C., the person and officer whose name is subscribed to the foregoing instrument, and being authorized to do so, acknowledged that (s)he had executed the foregoing instrument as the act of such corporation for the purpose and consideration described and in the capacity stated.

Witness my hand and official seal

(SEAL)



  
Notary Public for the State of TEXAS

My Commission Expires: 2/4/2024

Tiffany Anthony  
Printed Name and Notary Public

Grantor: AMERIHOM MORTGAGE COMPANY, LLC  
425 PHILLIPS BOULEVARD  
EWING, NJ 08618  
Our File No. 20-04718

Return to: MARINOSCI LAW GROUP, P.C.  
MARINOSCI & BAXTER  
14643 DALLAS PARKWAY, SUITE 750  
DALLAS, TX 75254

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Pursuant to authority conferred upon me by that certain Deed of Trust executed by Gregg Ozenne of Victoria County, Texas, dated November 14, 2019, and duly recorded as Instrument No 202000942, of the Official Records of Victoria County, Texas, I will, as Substitute Trustee under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, default having been made in the payment thereof, sell on Tuesday, December 1, 2020, (that being the first Tuesday of said month), at public auction to the highest bidder for cash at the area of the Victoria County Courthouse designated by the Victoria County Commissioners Court for foreclosure sales (the Commissioners Court designation is recorded in the Real Property Records of Victoria County, Texas), said Courthouse being located in Victoria, Texas, between the hours of 10 00 o'clock a m and 1 00 o'clock p m of that day (the earliest time at which the sale will occur is 10 00 o'clock a m , and the latest time at which it may occur is 1 00 o'clock p m ), the following-described property, to-wit

BEING Lot Numbers One (1) and Two (2), Block Number Three (3), of River Oaks Section I, Victoria County, Texas, according to the established map and plat of record in Volume 4, Page 27, Plat Records of Victoria County, Texas,

Subject, however, to any title exceptions and other matters set forth in the Deed of Trust described above or as may appear of record in the Office of the Victoria County Clerk of Victoria County, Texas, any ad valorem taxes that may be owing against the above-described property, and to any rights of parties in possession of the above-described property

NOTICE

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

Executed this 14<sup>th</sup> day of November, 2020

Paul M Garcia

PEARL M GARCIA, Substitute Trustee  
Platinum Home Investments, LLC  
3805 E Rio Grande  
Victoria, Texas 77901  
361-573-7653 - Telephone  
361-582-4784 - Facsimile

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FILED

2020 NOV -4 P 2 23

Debra Costello  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

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**Notice of Foreclosure Sale**

November 4, 2020

*Diana Castro*  
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

Foreclosure Sale

Date Tuesday, December 1, 2020

Time The sale of the Property will be held between the hours of 10 00 a m and 4 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**

November 4, 2020

*Debra Casler*  
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

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Carl R. Dawson  
Attorney for mortgagee