

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: January 29, 2024

Substitute Trustee: Jake Srp

Substitute Trustee's Address: 105 Ed Linn Street, Edna, Jackson County, Texas 77957

Mortgagee: Boca Chica by the Bay, Inc.

Note:

Deed of Trust

Date: May 18, 2016

Grantor: Ledoime Lavanway

Mortgagee: Boca Chica by the Bay, Inc.

Recording information: Volume 513, Page 487 in the Deed Records of Jackson County, Texas

Property: Lot No. 95 and 96 Section 7, BOCA CHICA SUBDIVISION, a Subdivision in Jackson County, Texas, according to the plat thereof of recorded in Slide 169-A and 169-B of the Plat Records of Jackson County, Texas.

County: Jackson

Date of Sale of Property: April 9, 2024

Time of Sale of Property Began: 10:00 A.M.

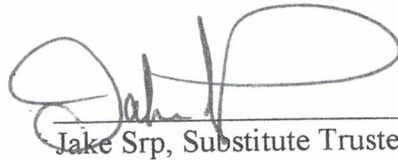
Place of Sale of Property: At the area designated by the Commissioner's Court of Jackson County, Texas, being at said Court House having an address of 115 W. Main St., Edna, Texas 77957,

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.

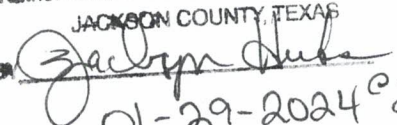
Jake Srp is Trustee under the Deed of Trust. Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

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.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The sale will begin at the Time of Sale or not later than three hours thereafter. This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.



Jake Srp, Substitute Trustee

FILED
Katherine R. Brooks, Clerk of County Court
JACKSON COUNTY, TEXAS

01-29-2024 2:20p