

**NOTICE OF FORECLOSURE 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 OR 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. Property to Be Sold.** The property to be sold is described as follows: STATE OF TEXAS

COUNTY OF AUSTIN

FIELD NOTES OF A SURVEY OF A 0.469 ACRE TRACT OF LAND OUT OF THE JOHN NICHOLS SURVEY, ABSTRACT NO. 73, IN THE CLYT OF BELLVILLE, AUSTIN COUNTY, TEXAS. SAID 0.469 ACRE TRACT BEING A PART OF THAT PROPERTY DESCRIBED IN A DEED TO RAYMOND A. PRIESMEYER, RECORDED IN CLERK FILE NUMBER 046174, OF THE OFFICIAL RECORDS OF AUSTIN COUNTY, TEXAS FOR WHICH REFERENCE IS MADE AND THE SAID 0.469 ACRE TRACT BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

BEGINNING AT A 1/2 INCH IRON ROD FOUND AT THE SOUTHWEST CORNER INTERSECTION OF WEST LEWIS STREET AND SOUTH HOLLAND STREET FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED 0.469 ACRE TRACT;

THENCE SOUTH 23 DEGREES 03 MINUTES 46 SECONDS WEST A DISTANCE OF 116.93 FEET (CALLED SOUTH 21 DEGREES 30 MINUTES WEST - 46.8 VARAS) WITH THE NORTHWEST LINE OF SOUTH HOLLAND STREET TO A 3/4 INCH IRON PIPE FOUND (CALLED FOR IN ADJOINING DEED) FOR THE NORTHEAST CORNER OF A CALLED 0.510 ACRE TRACT DESCRIBED IN A DEED TO RAYMOND PRIESMEYER, ET UX, VOLUME 308, PAGE 230, AUSTIN COUNTY DEED RECORDS;

THENCE NORTH 70 DEGREES 11 MINUTES 01 SECONDS WEST A DISTANCE OF 169.11 FEET (CALLED NORTH 70 DEGREES 09 MINUTES WEST - 169.15 FEET AS PER VOL. 308, PG. 230) WITH THE NORTHEAST LINE OF THE SAID 0.510 ACRE TRACT TO A 5/8 INCH IRON ROD SET (CAPPED FRANK SURVEYING) IN THE SOUTHEAST LINE OF A CALLED 0.067 ACRE TRACT DESCRIBED IN A DEED TO MELVIN WEST SCHROEDER, JR., ET UX, CLERK FILE NO. 046619, AUSTIN COUNTY OFFICIAL RECORDS FOR THE NORTHWEST CORNER OF THE SAID 0.510 ACRE TRACT. FROM SAID CORNER A 1/2 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THE SAID 0.067 ACRE TRACT BEARS SOUTH 22 DEGREES 46 MINUTES 57 SECONDS WEST A DISTANCE OF 26.27 FEET;

THENCE NORTH 22 DEGREES 46 MINUTES 57 SECONDS EAST A DISTANCE OF 124.53 FEET (CALLED NORTH 21 DEGREES 30 MINUTES EAST - 48.8 VARAS) WITH THE SOUTHEAST LINE OF THE SAID 0.067 ACRE TRACT, SAME BEING ALSO THE SOUTHEAST LINE OF A CALLED 0.298 ACRE TRACT DESCRIBED IN A DEED TO PAULA M. LITTLE, ET AL, VOLUME 734, PAGE 778, AUSTIN COUNTY OFFICIAL RECORDS TO A 1/2 INCH IRON ROD FOUND (CALLED IN ADJOINING DEED) FOUND IN THE SOUTHWEST LINE OF WEST LEWIS STREET FOR THE NORTHEAST CORNER OF THE SAID 0.298 ACRE TRACT;

THENCE SOUTH 67 DEGREES 36 MINUTES 23 SECONDS EAST A DISTANCE OF 169.46 FEET (CALLED SOUTH 68 DEGREES 30 MINUTES EAST) WITH THE SOUTHWEST LINE OF WEST LEWIS STREET TO THE PLACE OF BEGINNING, CONTAINING 0.469 ACRE OF LAND.

**2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 04/05/2019 and recorded in Document 191450 real property records of Austin County, Texas.

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

Date: 08/01/2023

Time: 01:00 PM

Place: Austin County, Texas at the following location: INSIDE THE FOYER OF THE AUSTIN COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

**4. Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.

**5. Obligations Secured.** The Deed of Trust executed by SUZANNE WRIGHT AND SEAN WRIGHT, provides that it secures the payment of the indebtedness in the original principal amount of \$336,996.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. ROYAL PACIFIC FUNDING CORPORATION is the current mortgagee of the note and deed of trust and ROYAL PACIFIC FUNDING CORPORATION is mortgage servicer. A servicing agreement between the mortgagee, whose address is ROYAL PACIFIC FUNDING CORPORATION c/o ROYAL PACIFIC FUNDING CORPORATION, 1 Corporate Dr., Ste. 360, Lake Zurich, IL 60047 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

**6. Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

**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.**

Megan Rando

Mackie Wolf Zientz & Mann, P.C.  
Brandon Wolf, Attorney at Law  
L. Keller Mackie, Attorney at Law  
Michael Zientz, Attorney at Law  
Lori Liane Long, Attorney at Law  
Chelsea Schneider, Attorney at Law  
Ester Gonzales, Attorney at Law  
Karla Balli, Attorney at Law  
Parkway Office Center, Suite 900  
14160 Dallas Parkway  
Dallas, TX 75254

FILED

2023 JUN -8 PM 2: 00

Andrea Cardenas  
COUNTY CLERK  
AUSTIN COUNTY, CLERK



For additional sale information visit: [servicelinkauction.com/texas](http://servicelinkauction.com/texas) or (866) 539-4173

Certificate of Posting

I am \_\_\_\_\_ whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on \_\_\_\_\_ I filed this Notice of Foreclosure Sale at the office of the Austin County Clerk and caused it to be posted at the location directed by the Austin County Commissioners Court.

NOTICE OF FORECLOSURE SALE

THE STATE OF TEXAS

KNOW ALL PEOPLE BY THESE PRESENTS:

COUNTY OF AUSTIN

The undersigned has been appointed as one of the substitute trustees to foreclose the following described Deed of Trust lien. The original deed of trust was executed by Marlene Janet Sarres, aka Marlene J. Sarres to Herman Torres, Trustee. It was dated November 6, 2019, and executed for the benefit of the Beneficiary, GL&L Holdings LLC, a Texas limited liability company. The deed of trust was duly recorded under Clerk's File No. 195064, of the Official Public Records of Real Property of Austin County, Texas, it was executed to secure the payment of that one certain promissory note in the original principal amount of \$700,000.00. Default has occurred under the note and deed of trust.

Either I, or Meagan L. Randle or Ebbie Murphy will, as Substitute Trustee under said Deed of Trust, in order to satisfy the indebtedness secured thereby, foreclose the deed of trust lien and sell the property (together or in separate parcels) on Tuesday, August 1, 2023 (that being the first Tuesday of said month). The sale will be at public auction to the highest bidder for cash, (however, the beneficiary will be allowed to make credit bids). The sale will be held in the area designated by the County Commissioners Court for deed of trust foreclosures, at the hour of 1:00 p.m. or within three hours thereafter of that day. The property is described as follows:

0.611 acre of land, more or less, being all of Lot One (1) and Two (2), and a portion of Lot Three (3) of Block Forty-three (43) of the "Town (City) of Sealy," recorded in Volume "X", Page 6 of the Deed Records of Austin County, Texas, San Felipe De Austin Town Tract, A5, "City of Sealy", Austin County, Texas; subject tract being the residue of that tract described in Deed to Jerry Mazac and wife, Mary Geraldine Mazac, recorded in Volume 381, Page 876, Deed Records, Austin County, Texas. Said tract of land being more particularly described by metes and bounds on Exxhibit "A".

Executed June 6, 2023.

*Meagan L. Randle*

Richard Melamed, Substitute Trustee  
P.O. Box 3130  
Bellaire, Texas 77401  
(713) 884-0104  
[rm@rmatty.com](mailto:rm@rmatty.com)

FILED

2023 JUL 10 PM 3: 50

*Andrea Cardenas*  
COUNTY CLERK  
AUSTIN COUNTY, CLERK

2023-0020



4790462

**NOTICE OF TRUSTEE'S SALE**

**Date:** July 10, 2023  
**Trustee:** SIDNEY LEVINE  
**Trustee's Address:** 110 Main, Suite 201  
P. O. Box 592  
Sealy, Texas 77474

**Mortgagee:** SMSCO HOLDINGS, LLC  
c/o Kelly Meadows  
P. O. Box 427  
Sealy, Texas 77474

**Note:** Real Estate Lien Note dated March 26, 2021 in the principal amount of \$355,000.00, executed by K & B Capital, LLC, and payable to the order of SMSCO Holdings, LLC

**Deed of Trust**

**Date:** March 26, 2021  
**Grantor:** K & B Capital, LLC  
c/o Robert L. Kattula  
14100 23 Mile Rd.  
Shelby Township, Michigan 48315

**Mortgagee:** SMSCO Holdings, LLC  
c/o Kelly Meadows  
P. O. Box 427  
Sealy, Texas 77474

**Recording information:** Filed with County Clerk of Austin County, Texas on May 13, 2021 under Instrument No. 212688 in the Official Public Records of Austin County, Texas

**Property:** 7.2564 acres located in the Martin M. Kenney Survey, Abstract 352, Austin County, Texas, and being more fully described in EXHIBIT "A-1" attached hereto and made a part hereof for all intents and purposes.

**County:** Austin County, Texas

**Date of Sale (first Tuesday of month):** August 1, 2023

FILED  
2023 JUL 11 PM 3:02  
Audrea Cardenas  
COUNTY CLERK  
AUSTIN COUNTY, CLERK

2023-0022

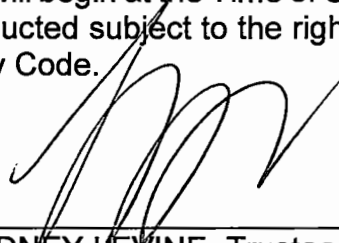
**Time of Sale:** 10:00 A.M.

**Place of Sale:** Inside the foyer of the Austin County Courthouse, One East Main Street, Bellville, Texas 77418, or as designated by the County Commissioners' Court

**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.**

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

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.



SIDNEY LEVINE, Trustee  
110 Main Street  
P. O. Box 592  
Sealy, Texas 77474  
(979)885-2989

FILED

2023 JUL 11 PM 3:02

*Andrea Cardenas*  
COUNTY CLERK  
AUSTIN COUNTY CLERK

2023-0022

"EXHIBIT A-1"

Being a 7.2564 acres (316090.05 square feet) tract of land out of the Martin M. Kenney Survey, Abstract 352, Austin County, Texas, being out of a 57.255 acre tract which is a portion of a called 42.6 acre tract of land described by Deed recorded in Volume 15, Page 500 of the Deed Records of Austin County, Texas, and a portion of a 46 acre tract of land described by Deed recorded in Volume 14, Page 237 of the Deed Records of Austin County, Texas, and being more fully described by metes and bounds as follows with the basis of bearing being the southwest line of said 57.255 acre tract of land, being North 45 deg. 16 min. 07 sec. West;

BEGINNING at a fixed 1/2 inch iron rod marking the north corner of the said 57.255 acre tract of land, also marking the north corner of the said 46.0 acre tract of land, also marking the intersection of the southeast right-of-way line of FM 2187 and the south right-of-way line of BNSF Railroad (100 feet ROW); TxDOT concrete monument bears North 48 deg. 39 min. 01 sec., 2.46 feet;

THENCE North 58 deg. 37 min. 31 sec. East, with the northeast line of the said 57.255 acre tract of land, also being the northeast line of the said 46.0 acre tract of land, also being the south right-of-way line of the said BNSF Railroad (100 feet ROW), a total distance of 1062.82 feet to a found 1/2 inch iron rod marking the Point of Curvature of a curve to the left;

THENCE with the arc of a curve to the left, being the northeast line of the said 57.255 acre tract of land, also being the northeast line of the said 46.0 tract of land, also being the south right-of-way line of the said BNSF Railroad (100 feet ROW), having a radius of 2202.86 feet, a central angle of 6 deg. 23 min. 40 sec., an arc length of 245.85 feet, a chord bearing of South 61 deg. 49 min. 22 sec. East and a chord length of 245.72 feet to a found 1/2 inch iron rod marking the east corner of the said 57.255 acre tract of land, and marking the east corner of the herein described tract of land;

THENCE South 45 deg. 41 min. 01 sec. West, with the southeast line of the said 57.255 acre tract of land, also being the northwest line of the said 35.238 acre tract of land, a total distance of 413.93 feet to a set 5/8 inch iron rod marking the south corner of the herein described tract of land, also marking the east corner of said Tract 5;

THENCE, North 45 deg. 16 min. 07 sec. West, with the northeast line of the said Tract 5, a total distance of 1267.53 feet to a set 5/8 inch iron rod lying the northwest line of the said 57.255 acre tract of land, also being the northwest line of the said 46.0 acre tract of land, also being the southeast right-of-way line of the said FM 2187 and marking the north corner of Tract 5, and marking the west corner of the herein described tract of land;

THENCE, North 47 deg. 31 min. 44 sec. East with the northwest line of the said 57.255 acre tract of land, also being the northwest line of the said 46.0 acre tract of land, also being the southeast right-of-way line of the said FM 2187, a total distance of 98.45 feet to the POINT OF BEGINNING and containing 7.2564 acres (316090.16 square feet) of land.

Instrument # 212688  
5/13/2021 10:17 AM

STATE OF TEXAS COUNTY OF AUSTIN  
I certify that this instrument was filed on the  
date and time stamped by me and was recorded in the  
Official Public Records of Austin County, Texas.

Carrie Gresor, County Clerk  
Austin County, Texas

By: *Stephanie Kovar*

2023-0022