

Notice of Trustee's Sale

Date: August 10, 2022

Trustee: Clay E. Morgan

Lender: ACGP IV, LLC, dba Rancho Land

Note: Real Estate Lien Note dated 1/7/2019, in the original principal amount of \$44,000.00, executed by Borrower ~~and made payable~~ to the order of Bird Island Investments Ltd. and assigned to ACGP IV, LLC, December 23, 2022 as recorded in Document Number 220659, Official Public Records of Atascosa County, Texas.

FILED FOR RECORD

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DIANE GONZALES
ATASCOSA COUNTY CLERK



Deed of Trust: Deed of Trust dated 1/7/2019, executed by Jorge Luis Hernandez and Nancy Martinez Hernandez to Clay E. Morgan, Trustee for the benefit of lender, covering the Property and recorded in Document Number 193237, Official Public Records of Atascosa County, Texas and assigned to ACGP IV, LLC December 23, 2021 and recorded in Document Number 220657, Official Public Records of Atascosa County, Texas

Property: Lot 36, Country View Subdivision, Replat of Lots 2 and 3, Atascosa County, Texas as recorded on May 22, 2018 in Document Number 201800006, Official Public Records of Atascosa County, Texas.

Date of Sale (first Tuesday of month): September 6, 2022


Time of Sale: 11:00 a.m. to 1:00 p.m., local time

Place of Sale: The West Porch of the Atascosa County Courthouse, located at 1 Courthouse Circle Drive, Jourdanton, Atascosa County, Texas 78026, or in the area designated by the Commissioners Court of Atascosa County, pursuant to §51.002 of the Texas Property Code as amended.

Lender has duly appointed Clay E. Morgan as Trustee under the Deed of Trust. Lender 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." The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

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.



Clay E. Morgan