

## NOTICE OF 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.

<b>Deed of Trust Date:</b> July 1, 2022	<b>Original Mortgagor/Grantor:</b> Sylvia Jessica Shaffer
<b>Deed of Trust Recording Information:</b> Document #226469, Official Public Records of Atascosa County, Texas	<b>Original Mortgagee/Lender:</b> Haase Land Investments, LLC
<b>Legal Description of Property to be Sold:</b> Lot Number Twenty (20), of Hidden Meadows Subdivision, situated in Atascosa County, Texas, as per map or plat of said subdivision recorded on Sheet 137-A, New Plat Cabinet, Plat Records, Atascosa County, Texas; together with the manufactured home located on the aforementioned real property identified as Serial Number 15L14198, Label Number TEX0364664.	
<b>Property County:</b> Atascosa County, Texas	

Whereas, there is secured by said Deed Of Trust one certain Promissory Note (the "Note") in the original principal amount of \$144,850.00, dated of even date with the Deed Of Trust, payable to the order of said Haase Land Investments, LLC; and

Whereas, the obligors have defaulted in payment of the Note and have violated the covenants of the said Deed Of Trust; and

Whereas, the maturity of the Note was, after notice, duly accelerated; and

Whereas, the said Haase Land Investments, LLC. is still the holder and owner of the Note.

**Date of Sale:** April 4, 2023

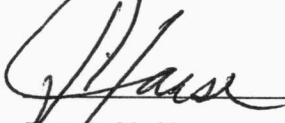
**Time of Sale:** 11:00 AM or not later than three hours after that time.

**Place of Sale:** Atascosa County Courthouse, 1 Courthouse Circle Dr, Jourdanton, TX 78026, same being the site where such sales are to occur as designated by the Atascosa County Commissioner's Court.

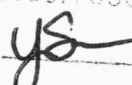
**Appointment of Substitute Trustee:** The said Beneficiary of the Deed Of Trust, Haase Land Investments, LLC, has appointed James M. Haase or Charlene Y. Haase whose address is P.O. Box 781534, San Antonio, TX 78278, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the 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.**

The herein appointed Substitute Trustee will offer the Property for sale at public auction to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above. Any purchaser at the sale shall acquire the foreclosed property "as is", purchaser will buy the property "at the purchaser's own risk" and "at his peril", without any expressed or implied warranties, except as to warranties of title. This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.



James M. Haase  
P.O. Box 781534  
San Antonio, TX 78278

FILED FOR RECORD  
2023 MAR 14 AM 11:54  
THERESA CARRASCO  
ATASCOSA COUNTY CLERK  
BY  DEPUTY