



VG-371-2023-22

**Blanco County
Laura Walla
Blanco County Clerk**

Instrument Number: 22

Foreclosure Posting

Recorded On: August 14, 2023 02:10 PM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$3.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 22
Receipt Number: 20230814000013
Recorded Date/Time: August 14, 2023 02:10 PM
User: Melody E
Station: cclerk03

Record and Return To:

FORECLOSURE SERVICES LLC



**STATE OF TEXAS
Blanco County**

I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Records of Blanco County, Texas

Laura Walla
Blanco County Clerk
Blanco County, TX

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 AT THE ADDRESS SET FORTH HEREIN.

Notice of Foreclosure Sale

Date: August 14 2023

Note: That certain Real Estate Lien Note in the original principal amount of \$225,000.00, dated October 20, 2021, executed by CDSOSA, Inc., as Borrower, and Christian Sosa, as Guarantor, payable to the order of Ink Lending, LLC, secured by the first lien Deed of Trust described below

Lenders: Texas Notes, LLC, Rodger D. Brown and Elizabeth M. Brown and Thomas John Hand and Dawna Christina Hand, pursuant to those certain Loan Purchase Agreement(s), executed by Lenders and/or Transfer and Assignment of Liens executed by Ink Lending, LLC, or in favor of Texas Notes, LLC, such Transfers and Assignments of Liens recorded in the Official Public Records of Blanco County, Texas under (a) Instrument No. 2021-216102 from Ink Lending, LLC, Assignor to Rodger D. Brown and Elizabeth M. Brown; (b) Instrument No. 2021-216180 from Ink Lending, LLC, Assignor to Thomas John Hand and Dawna Christina Hand, Assignee; and (c) Instrument No. 2023-231967 from Quest Trust Company FBO Paul S. Bonner IRA #***1211, Assignor to Texas Notes LLC, Assignee

Successor/Substitute

Trustee: Dick Veters, Mark Cummings, Jason West or David Garvin, any to act

Successor/ Substitute

Trustee's Address: The street address for Dick Veters, Mark Cummings, Jason West and David Garvin is 8101 Boat Club Road, Suite 320, Fort Worth, Texas 76179.

Telephone: (817) 236-0064 Email: foreclosureservices@lsc.com.net.

Deed of Trust:
Date: October 20, 2021

Borrower/Grantor: CDSOSA, Inc.

Beneficiary: Ink Lending, LLC

Recording
Information: Deed of Trust (Security Agreement and Financing Statement) recorded under Instrument No. 2021-216129, of the Official Public Records of Blanco County, Texas

Legal Description: LOT ONE HUNDRED THIRTY (130) OF THE FINAL PLAT OF LEGACY HILLS, PHASE TWO (2), A SUBDIVISION OF 565.12 ACRES OF LAND SITUATED IN BLANCO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE(S) 342-347, OF THE PLAT RECORDS OF BLANCO COUNTY, TEXAS, which currently has the address of Lot 130, Legacy Hills, Phase 2, Johnson City, Texas 78363 (the "Real Property")

Property: The Real Property, improvements, and any other property described in and mortgaged in the Deed of Trust, and all rights and appurtenances thereto.

County: Blanco County, Texas.

Terms of Sale: All cash or cash equivalent, except that the owners and holders of the indebtedness, and/or the Loan Servicer, Texas Notes, LLC may bid as a credit against the indebtedness owing Lenders.

Date of Sale: September 5, 2023

Time of Sale: The Sale of the Property will be held between the hours of 10:00 a.m. and 1:00 p.m. local time; **the earliest at which time the Foreclosure Sale will begin is 10:00 a.m. and not later than three hours thereafter.**

Place of Sale: 101 E. Pecan, Johnson City TX 78636- At the south (main) entrance of the Blanco County Courthouse in an area not to exceed 12 feet out from the front door or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner Court of Blanco County, Texas pursuant to § 51.002 of the Texas Property Code as the place where foreclosure sales are to take place (if no such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

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, Lenders, the owners of the Note, have requested the Loan Servicer, Texas Notes, LLC, Assignee of Ink Lending, LLC (the "Loan Servicer"), to designate Successor/Substitute Trustee(s) to sell the Property and that the foreclosure be administered by Texas Notes, LLC, as one of the Lenders, and the Loan Servicer pursuant to those certain written Loan Purchase Agreement(s) executed by Lenders, in favor of Texas Notes, LLC, which grant Texas Notes, LLC authority to service the Note, which includes the administration of all rights of collection and foreclosure. The address of the Loan Servicer, Texas Notes, LLC is 603 -W. 11th Street, Suite 100, Houston, Texas 77008, Attention: Mr Apostolos (aka Paul) A, Lamnatos, Managing Member.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Successor/Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Loan Servicer, on behalf of Lenders, election to proceed against and sell both the Real Property and any personal property described in the Deed of Trust in accordance with Lenders' rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

If Lenders and/or the Loan Servicer 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 Lenders. 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, Successor/Substitute 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 Successor/Substitute Trustee.



Dick Veters, Mark Cummings, Jason West or David Garvin, any to act

Name and Address of Sender of this Notice:

Preston T. Towber, Attorney for Texas Notes, LLC
Assignee of Ink Lending, LLC

The Towber Law Firm PLLC
1111 Heights Blvd.
Houston, Texas 77008
Tel: (832) 485-3555
Email: preston@towberlaw.com

**Address of Texas Notes, LLC as one of the Lenders and
In its capacity as Loan Servicer:**

Texas Notes, LLC
603 W. 11th Street, Suite 100
Houston, Texas 77008,
Attention: Mr Apostolos (aka Paul) A, Lamnatos, Managing Member.
Tel: (281) 221-7383
Email: paul@blinklending.com