

Notice of Foreclosure Sale

2024 MAR -8 AM 8:19 DK

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 this office immediately.

Foreclosure sale

County: Colorado County, Texas

Date of Sale (first Tuesday of month): Tuesday, April 2nd, 2024

Time of Sale: The sale of the Property will be held between the hours of 10:00 a.m. and 1:00 p.m. locate time; and the beginning not earlier than 10:00 a.m., and the sale will be conducted no later than 1:00 p.m.

Place of Sale: Colorado County Annex Building, Colorado County, Texas, at the following location: 318 Spring Street, Columbus, Texas 78934, the foyer, inside the main entrance, of the Colorado County Annex Building, which is near the intersection of Spring Street and Travis Street, Columbus, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court, pursuant to section 51.002 of the Texas Property Code.

Property To Be Sold: The property to be sold is described as follows:

DESCRIPTION of a 0.1049 Acre tract of land out of Lots 5 and 6, Block 73, City of Columbus, Texas as recorded in Slide 18, Colorado County Map Records and being that same tract described in Vol. 448 Page 715, Official Records of Colorado County and more particularly described by metes and bounds as follows,

BEGINNING at a point in the West Right of Way of Fannin Street and being the Northeast corner of said 0.1049 Acre tract and the Southeast corner of a 0.1569 Acre tract described in Vol. 576, Page 207, Colorado County Deed Records,

THENCE, South, along the West Right of Way of Fannin Street, a distance of 50.15 feet to the Southeast corner of the tract herein described,

THENCE N 89° 14' W, passing at 5.30 feet to a found ½" iron rod for reference and continuing a total distance of 90.52 feet to a 2" Galvanized pipe for the Southwest corner of the tract herein described,

THENCE N 01° 20' 54" W, a distance of 50.15 feet to a 2" galvanized pipe for the Northwest corner of the tract herein described,

THENCE, S 80° 15' E, along the common line of said 0.1569 Acre tract, passing at 86.40 feet a found ½" iron rod for reference and continuing a total distance of 91.70 feet to the POINT OF BEGINNING and containing 0.1049 Acre.

BEING THE SAME LAND described in deed dated February 28, 2022, from Stanley J. Theut and wife Kathryn A. Theut to Express Hardware Resellers, LLC, a Delaware limited liability company, and recorded in Volume 992, Page 487, Official Records of Colorado County, Texas.

Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust dated March 4, 2023 and recorded in the office of the County Clerk of Colorado County, Texas, recorded on April 10, 2013, in Volume 1031, Pages 839-864, Official Records of Colorado County, Texas.

Grantor: Express Hardware Resellers, LLC, a Delaware limited liability company

Original Trustee: Merwan N. Bhatti

Substitute Trustee: Shannon M. Raabe-Barnes

Substitute Trustee's Address: 236 West Colorado Street, La Grange, Texas 78945

Beneficiary: KR & KM Enterprises, LLC, a Texas Limited Liability Company

Obligations Secured: Indebtedness evidenced by Real Estate Mortgage Note dated March 4, 2023, in the original principal amount of \$68,000.00, due and unpaid to KR & KM Enterprises, LLC, a Texas Limited Liability Company, executed by Cristian D. Mendez, Managing Partner of Express Hardware Resellers, LLC, a Texas Limited Liability Company, or any other debt secured by the Property.

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, KR & KM Enterprises, LLC, a Texas Limited Liability Company, the owner and holder of the Note, has appointed Shannon M. Raabe-Barnes of Schovajsa, Mayer & Klesel, LLP whose address is 236 West Colorado Street, La Grange, Texas 78945, as substitute trustee to sell the property. The Trustee has been appointed Substitute Trustee in the place of original trustee, in the manner authorized by the deed of trust.

Term of Sale: The foreclosure sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Beneficiary's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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, Beneficiary, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

Therefore, notice is given that the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, on the date and time specified to satisfy the debt secured by the Deed of Trust, and applicable Texas law.

If Beneficiary passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be re-posted and re-filed 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

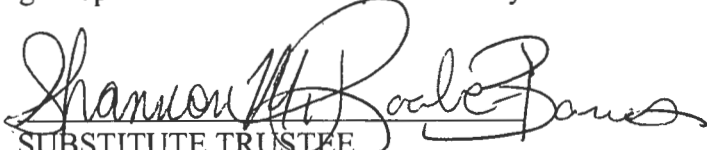
necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Beneficiary. Prospective bidders are strongly urged to examine the applicable property to determine the nature and extent of such matters, if any.

Questions concerning the sale may be directed to the undersigned or to the Mortgagee:

KR & KM Enterprises, LLC, a Texas Limited Liability Company
c/o Tom Hansen
P.O. Box 13327
El Paso, El Paso County, Texas 79913
(915) 533-9551

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold **“AS IS,” without any express 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.

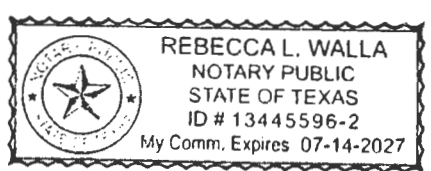
Pursuant to Section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.


SUBSTITUTE TRUSTEE
Shannon M. Raabe-Barnes
Schovajsa, Mayer & Klesel, LLP
236 West Colorado Street
La Grange, Texas 78945

THE STATE OF TEXAS
COUNTY OF FAYETTE

Before me, the undersigned authority, on this day personally appeared Shannon M. Raabe-Barnes, as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 6th day of March, 2024.




Notary Public, State of Texas

FILED FOR RECORD
COLORADO COUNTY

2024 MAR -8 AM 8:19 DK

Notice of Foreclosure Sale

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Foreclosure sale

County: Colorado County, Texas

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Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust dated March 2, 2022, and recorded in the office of the County Clerk of Colorado County, Texas, recorded on March 4, 2022, in Volume 992, Pages 492-514, Official Records of Colorado County, Texas, and revised in Correction Instrument recorded in Volume 1001, Pages 83-87, and by Modification Agreement dated June 1, 2023, and recorded in the office of the County Clerk of Colorado County, Texas, recorded on June 27, 2023, in Volume 1038, Pages 856-860, Official Records of Colorado County, Texas.

Grantor: Express Hardware Resellers, LLC, a Delaware limited liability company

Original Trustee: Merwan N. Bhatti

Substitute Trustee: Shannon M. Raabe-Barnes

Substitute Trustee's Address: 236 West Colorado Street, La Grange, Texas 78945

Beneficiary: KR & KM Enterprises, LLC, a Texas Limited Liability Company

Obligations Secured: Indebtedness evidenced by Real Estate Mortgage Note dated March 2, 2022, in the original principal amount of \$62,500.00, due and unpaid to Hansen Brothers Joint Venture, executed by Cristian D. Mendez, Member of Express Hardware Resellers, LLC, a Texas Limited Liability Company, or any other debt secured by the Property.

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, Hansen Brothers Joint Venture, the owner and holder of the Note, has requested Shannon M. Raabe-Barnes of Schovajsa, Mayer & Klesel, LLP whose address is 236 West Colorado Street, La Grange, Texas 78945, as substitute trustee, to sell the property. The Trustee has been appointed Substitute Trustee in the place of original trustee, in the manner authorized by the deed of trust.

Term of Sale: The foreclosure sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Beneficiary's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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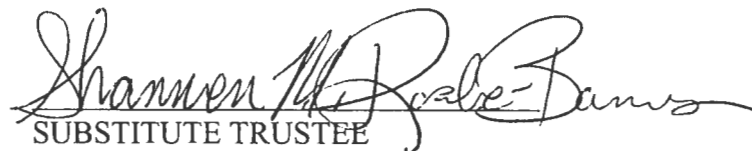
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Hansen Brothers Joint Venture
c/o Tom Hansen
P.O. Box 13327
El Paso, El Paso County, Texas 79913
(915) 533-9551

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Pursuant to Section 51.0075(a) of the Texas Property Code, 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 Substitute Trustee.



SUBSTITUTE TRUSTEE

Shannon M. Raabe-Barnes

Schovajsa, Mayer & Klesel, LLP

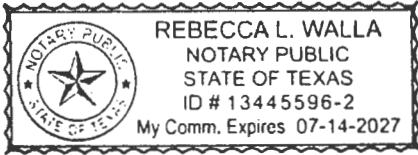
236 West Colorado Street

La Grange, Texas 78945

THE STATE OF TEXAS
COUNTY OF FAYETTE

Before me, the undersigned authority, on this day personally appeared Shannon M. Raabe-Barnes, as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 6th day of March, 2024.



Rebecca L. Walla
Notary Public, State of Texas