

Filed for Record in:
Robertson County
On: Jun 10, 2024 at 12:33P
By: Yesenia Hamby

Notice of Substitute Trustee's Sale

Date: June 7, 2024

Substitute Trustee: Seth Meisel, Kevin Brown, and Isaac Villarreal

Substitute Trustee's Address: c/o DuBois, Bryant & Campbell, LLP, 303 Colorado Street, Suite 2300, Austin, Texas 78701

Mortgagee: Candy DuBose

Note: Real Estate Lien Note dated June 15, 2022, in the original principal amount of \$500,000.00 executed by ManDu Island, Inc., a Texas corporation ("Borrower") bearing interest and being payable to the order of Mortgagee

Deed of Trust: Specific Deed of Trust described below

Date: June 15, 2022

Grantor: Wholesale Steel BCS, LLC, a Texas limited liability company

Lender: Candy DuBose

Recording information: Specific Deed of Trust recorded under Document No. 20230592 in the Official Records of Robertson County, Texas

Property:

TRACT ONE: Being 5.00 acres of land, more or less, lying and being situated in the Antonio Manchaca Survey A-27, Robertson County, Texas; and being the same land described in Deed dated April 28, 1995, from Adrian V. Cordova et. al to Veterans of Foreign War Post #10358, Hearne, Texas, recorded in Volume 631, Page 335, Official Records of Robertson County, Texas; and being more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof.

I, undersigned, County Clerk, do hereby certify that
the above notice was duly posted on 10 day of
June, 2024 at 12:34 a.m. (m)

Stephanie M. Sanders, Robertson County Clerk

by: Y DeLeon

EXHIBIT "A"

**Field Notes for a 5.000 Acre Tract
ANTONIO MANCHACA SURVEY, A-27
Robertson County, Texas**

All that certain tract or parcel of land lying and being situated in Robertson County, Texas, out of and a part of the Antonio Manchaca Survey, Abstract No. 27, and further being out of a tract called 2 acres described as the **FIRST TRACT** and out of another tract called 2 acres described as the **SECOND** tract both in a Deed to Adrian P. Cordova and Adrian V. Cordova recorded in Volume 299, page 144, and further being out of a tract called 3 acres described in a Deed to Adrian P. Cordova and Adrian V. Cordova recorded in Volume 303, page 525 both of the Deed Records of Robertson County, Texas, said tract or parcel of land herein described as follows:

BEGINNING at a found $\frac{1}{2}$ " steel rod at a fence corner in the North line of a public road (the old Hearne-Bryan road) for the South corner of the above mentioned Cordova 2 acre tract described as the **FIRST TRACT** for the South corner of the herein described tract, said corner further being the East corner of the George L. Loera, et. ux. 1.972 acre tract (584-586);

THENCE along a fence for the Southwest line of the Cordova tracts N 55° 41' 53" W 422.66 feet to a found $\frac{1}{2}$ " steel rod at a fence corner for the North corner of the above mentioned Loera 1.972 acre tract, and N 56° 55' 04" W 74.86 feet to a set $\frac{1}{2}$ " steel rod for the West corner of the herein described tract;

THENCE N 34° 00' 00" E 397.90 feet to a set $\frac{1}{2}$ " steel rod in the Southwest Right of Way line of State Highway No. 6 for the North corner of the herein described tract;

THENCE S 56° 00' 00" E 597.39 feet along the Southwest line of State Highway No. 6 to a set $\frac{1}{2}$ " steel rod at the intersection with the North line of the before mentioned public road for the East corner of the herein described tract;

THENCE S 48° 03' 26" W 411.24 feet along the North line of the said public road to the place of **BEGINNING** and containing 5.000 acres of land, more or less.

along with any and all appurtenances, improvements, fixtures, and personal property of any kind located thereon or pertaining thereto.

County: Robertson

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

Time of Sale: The earliest time at which a sale will occur is 11:00 a.m., provided the sale must begin at such time or not later than three hours after that time.

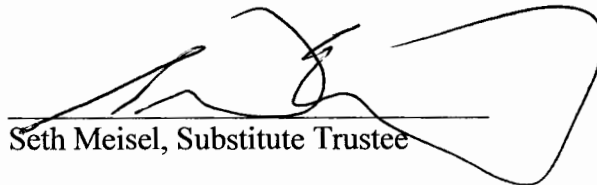
Place of Sale: Robertson County Courthouse 103 E. Morgan St., Franklin, TX 77856, or as designated by the Commissioner's Court.

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.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE DEED OF TRUST IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

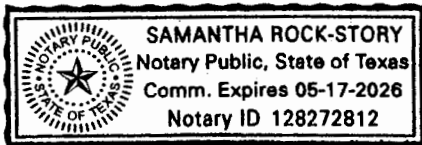
Mortgagee has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note. His address is c/o DuBois, Bryant & Campbell, LLP, 303 Colorado Street, Suite 2300, Austin, Texas 78701. The Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

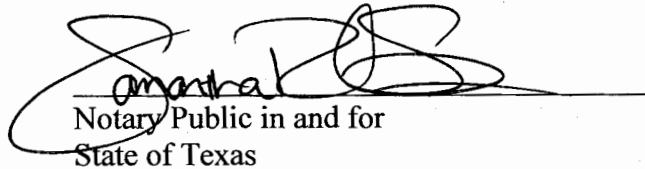

Seth Meisel, Substitute Trustee

STATE OF TEXAS

COUNTY OF TRAVIS

The foregoing instrument was acknowledged before me on this the 7th day of June 2024, by Seth Meisel, Substitute Trustee.




Samantha Rock-Story
Notary Public in and for
State of Texas