

NOTICE OF TRUSTEE'S SALE

GRANTORS: Marc Mahoney a/k/a Mark Mahoney, and Anne Marie Mahoney
358 Lakeview Ct, Aledo, TX 76008-4720

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.

1. Date, Time, and Place of Sale.

Date: October 6, 2020

Time: The sale will begin at 10:00 a.m. or not later than three hours after that time.

Place: THE FOYER OF THE COURTHOUSE FACING ANN STREET, 211 S. ANN STREET, PORT LAVACA, CALHOUN COUNTY, TX OR AS DESIGNATED BY THE COUNTY COMMISSIONERS.

2. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided under the deed of trust. Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

3. Instrument to be Foreclosed. The Instrument to be foreclosed in the Deed of Trust dated October 25, 2018 and recorded in Document No. 2018-04163 real property records of CALHOUN COUNTY, TEXAS with Mark Mahoney, a/k/a Marc Mahoney, and his spouse, Anne Marie Mahoney (grantors) and Capitol Aggregates, Inc., Lender.

4. Obligations Secured. Deed of Trust executed by Marc Mahoney a/k/a Mark Mahoney and his spouse, Anne Marie Mahoney, securing the payment pf the indebtedness in the original principal amount of \$200,000 and obligations described therein. Default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder of said debt has requested the undersigned to sell said property to satisfy said indebtedness.

5. Property to be Sold.

HOOKER #2 (POC), BLOCK 1, LOT 10, CASSIE, PORT O'CONNER, TEXAS 77982, CALHOUN COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 356, PAGE 927, FILE NUMBER 87174 AND PLAT RECORDS OF CALHOUN COUNTY, TEXAS.

6. Lender Information. Capitol Aggregates, Inc. is the lender of the Deed of Trust. The address for Capitol Aggregates, Inc. is 2330 N. Loop 1604 E., San Antonio, Texas 78248.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against Lender or the Lender's attorney.

AT 9:55 FILED A M
O'CLOCK

AUG 18 2020


Roderick J. Regan, Trustee

ANNA GOODMAN
COUNTY CLERK, CALHOUN COUNTY, TEXAS
BY:  DEPUTY

NOTICE OF TRUSTEE'S SALE

GRANTOR: Mahoney Inc., 358 Lakeview Ct, Aledo, TX 76008-4720

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3. Instrument to be Foreclosed. The Instrument to be foreclosed in the Deed of Trust dated October 25, 2018 and recorded in Document No. 2018-04162 real property records of CALHOUN COUNTY, TEXAS with Mahoney, Inc. (grantor) and Capitol Aggregates, Inc., Lender.

4. Obligations Secured. Deed of Trust executed by Marc Mahoney on behalf of Mahoney, Inc., securing the payment of the indebtedness in the original principal amount of \$200,000 and obligations described therein. Default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder of said debt has requested the undersigned to sell said property to satisfy said indebtedness.

5. Property to be Sold.

HOOKER #2 (POC), BLOCK 1, LOT 11, CASSIE, PORT O'CONNOR, TEXAS 77982, CALHOUN COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 356, PAGE 596, DEED NUMBER 83440 AND PLAT RECORDS OF CALHOUN COUNTY, TEXAS.

6. Lender Information. Capitol Aggregates, Inc. is the lender of the Deed of Trust. The address for Capitol Aggregates, Inc. is 2330 N. Loop 1604 E., San Antonio, Texas 78248.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against Lender or the Lender's attorney.

AT 9:52 FILED A O'CLOCK M

AUG 18 2020

ANNA GOODMAN
COUNTY CLERK, CALHOUN COUNTY, TEXAS
BY: [Signature] DEPUTY

[Signature]
Roderick J. Regan, Trustee