

JAN 22 2026

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

Notice of Substitute Trustee's Foreclosure Sale

**Date:** January 22, 2026

**Substitute Trustee:** Dennis Arriaga

2206 Hwy 35 N., P. O. Box 9, Port Lavaca, Texas 77979

**Deed of Trust ("Deed of Trust"):**

**Dated:** July 6, 2023

**Grantor:** Jun Mou Zhang, both individually and as Director of Z & C Investments, Corp.

**Trustee:** Ashford S. Taylor

**Lender:** HHC Real Estate Holdings, LLC

**Recorded in:** Clerk's Instrument Number 2023-02193 of the Official Public Records of Calhoun County, Texas.

**Legal Description:** A description of 0.960 acres, more or less, in the Felix Sanchez Survey, Abstract No. 34, in Calhoun County, Texas, being all of a 1.01 acre tract recorded in Document No. 2019-03773 Official Public Records of Calhoun County, Texas; said 0.960 acre tract being more particularly described by metes and bounds on Exhibit "A" attached hereto.

**Secures:** Promissory Note ("Note") in the original principal amount of \$440,000.00, executed by Jun Mou Zhang, both individually and as Director of Z & C Investments, Corp ("Borrower") and payable to the order of Lender.

**Foreclosure Sale:**

**Date:** Tuesday, March 3, 2026

**Time:** The sale of the Property will be held no earlier than 10:00 A.M. on said date, and no later than 1:00 P.M. on said date.

**Place:** The foyer of the Courthouse facing Ann Street, 211 S. Ann Street, Port Lavaca, Calhoun County, Texas, as designated by the County Commissioners Court, Calhoun County, Texas.

**Terms 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 HHC

Real Estate Holdings, LLC'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, HHC Real Estate Holdings, LLC, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of HHC Real Estate Holdings, LLC's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with HHC Real Estate Holdings, LLC's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

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

If HHC Real Estate Holdings, LLC 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 HHC Real Estate Holdings, LLC. 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, 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.

**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 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.

*Dennis Arriaga*

Dennis Arriaga, Substitute Trustee  
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Email: [dennis@portlavacalaw.com](mailto:dennis@portlavacalaw.com)

A DESCRIPTION OF 0.960 ACRES, MORE OR LESS, IN THE FELIX SANCHEZ SURVEY, ABSTRACT NO. 34, IN CALHOUN COUNTY, TEXAS, BEING ALL OF A 1.01 ACRE TRACT RECORDED IN DOCUMENT NO. 2019-03773 OFFICIAL PUBLIC RECORDS OF CALHOUN COUNTY, TEXAS; SAID 0.960 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod found in the northwest right-of-way line of State Highway 35 (Various Width Right-of-Way), for the south corner of a called 2.89 acre tract described in Document No. 2020-02424, Official Public Records, Calhoun County, Texas, and for the east corner of the described herein tract;

THENCE, with said northwest Right-of-Way line of State Highway 35, S57°18'48"W, a distance of 287.90 feet to a 1/2" iron rod found for the east corner of a called 1.0 acre tract described in Document No. 2022-04191, Official Public Records, Calhoun County, Texas, and for the south corner of the described herein tract;

THENCE, with the northeast line of said 1.0 acre tract, N32°44'33"W, a distance of 133.47 feet to a 1/2" iron rod found in the southeast line of a called 1.78 acre tract, described in Document No. 2020-01395, Official Public Records, Calhoun County, Texas, at the north corner of said 1.0 acre tract, and for the west corner of the described herein tract;

THENCE, with the southeast line of said 1.78 acre tract, N52°41'22"E, a distance of 86.55 feet to a calculated point for the east corner of said 1.78 acre tract, for the south corner of a called 75.413 acre tract, described in Document No. 118147, Official Public Records, Calhoun County, Texas, and in the northwest line of the described herein tract;

THENCE, with the southeast line of said 75.413 acre tract, N52°41'22"E, a distance of 202.77 feet to a 1/2" iron rod found at the west corner of said 2.89 acre tract, and for the north corner of the described herein tract;

THENCE, with the southwest line of said 2.89 acre tract, S32°33'32"E, distance of 156.79 feet, to the POINT OF BEGINNING hereof, and containing 0.960 acres, more or less.

