

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

DATE: February 5, 2026

FILED  
AT 8:51 O'CLOCK A M

FEB 09 2026

**DEED OF TRUST:**

ANNA GOODMAN  
COUNTY CLERK, CALHOUN COUNTY, TEXAS  
DEPUTY: *J. Holladay*

Date: February 28, 2025

Grantor: ADRIAN MARTINEZ and ANGELITA RAMIREZ

Beneficiary: R2 DEVELOPMENT, LLC

Trustee: ROBERT E. BLACK

Substitute Trustee: ROBERT E. BLACK, and ABSTRACTS TRUSTEE OF TEXAS,  
LLC

Substitute Trustee's Address:

2499 S. Capital of Texas Highway, Ste. A-205  
Austin, Texas 78746

Recorded in: Document No. 2025-01160, Real Property Records, Calhoun County,  
Texas.

**PROPERTY:**

Lot 1, Block 1, Rosangely Subdivision, a subdivision in Calhoun County, Texas,  
according to the map or plat thereof recorded among the Map or Plat Records of Calhoun  
County, Texas and being locally known as 90 Avril Drive, Port Lavaca, Texas 77979.

**NOTE SECURED BY DEED OF TRUST:**

Date: February 28, 2025

Original Principal Amount: \$338,000.00

Holder: R2 DEVELOPMENT, LLC

**DATE OF SALE OF PROPERTY** (first Tuesday of month, between 10:00 a.m. and 4:00  
p.m.): 3rd day of March, 2026.

**PLACE OF SALE OF PROPERTY:**

County Courthouse of Calhoun County, Port Lavaca, Texas, at area designated by County Commissioners for said sales.

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.

Because of default in performance of the obligations of the Deed of Trust, Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust.

**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 services to the sender of this notice immediately.**

Abstracts Trustee of Texas, LLC

By: Susan Mills  
Susan Mills, Authorized Signer  
2499 S. Capital of Texas Highway,  
Ste. A-205  
Austin, Texas 78746  
(512)477-1964