

POSTED: 10/8/21

AT 11:30 A.M.
ZONIA G. MORALES
COUNTY AND DISTRICT CLERK
JIM HOGG COUNTY, TEXAS
BY [Signature] DEPUTY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Notice is hereby given that a public sale at auction of the Property (as that term is defined and described below) will be held at the date, time and place specified in this notice.

DATE OF SALE: Tuesday, the 2nd day of November, 2021 (which is the first Tuesday of that month).

TIME OF SALE: The earliest time at which the sale shall occur is 1:00 o'clock p.m. The sale shall begin at that time or not later than three hours after that time.

PLACE OF SALE: The front steps of the County Courthouse for Jim Hogg County, facing N. Smith Avenue, or, if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.

INFORMATION REGARDING THE DEED OF TRUST LIEN THAT IS THE SUBJECT OF THIS SALE:

NAME OF DOCUMENT: Deed of Trust, Security Agreement, and Fixture Filing (as has been renewed, extended, modified, amended restated, or corrected (the "Deed of Trust").

DATE: June 12, 2017

GRANTOR: Oscar Acosta

BENEFICIARY: SEI Fuel Services, Inc.

TRUSTEE: Peter Graf

RECORDING INFORMATION: Book 133, Page 723, Document Number 00640299, in the Official Records of Jim Hogg County, Texas, as corrected by a Correction Deed of Trust, filed February 24, 2021, at File Number 87136.

PROPERTY DESCRIPTION: The real property located in Jim Hogg County, Texas and being more particularly described on Exhibit "A" attached hereto and made a part hereof for all purposes, together with the improvements, fixtures, and other real and personal property described in the Deed of Trust (collectively, the "Property").

INDEBTEDNESS SECURED:

NAME OF DOCUMENT: Motor Fuel Supply & Security Agreement (as has been renewed, extended, modified, amended or restated, the "Supply Agreement")

DATE: June 12, 2017

FACE AMOUNT: Revolving

MAKER: Tina's Mexican Kitchen, LLC

PAYEE: SEI Fuel Services, Inc.

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.

SUBSTITUTION OF TRUSTEE:

NAME OF DOCUMENT: Removal and Appointment of Substitute Trustee

DATE: March 31, 2021

NAME OF SUBSTITUTE TRUSTEE: Andrew Edson

ADDRESS OF SUBSTITUTE TRUSTEE: Clark Hill Strasburger, 901 Main Street, Suite 6000, Dallas, Texas 75202, 214-460-9029; aedson@clarkhill.com

NAME OF SUBSTITUTE TRUSTEE: Tate Hemingson

ADDRESS OF SUBSTITUTE TRUSTEE: Clark Hill Strasburger, 901 Main Street, Suite 6000, Dallas, Texas 75202, 214-676-2105; themingson@clarkhill.com

NAME OF SUBSTITUTE TRUSTEE: Robert K. "Chip" Sugg

ADDRESS OF SUBSTITUTE TRUSTEE: Clark Hill Strasburger, 2301 Broadway Street, San Antonio, Texas, 75034, 210-250-6165, csugg@clarkhill.com

Default has occurred under the terms of the Supply Agreement, secured by the Deed of Trust. The indebtedness evidenced by the Supply Agreement is now wholly due and payable. The current owner and holder of the indebtedness has requested that the undersigned, as Substitute Trustee under the Deed of Trust, sell the Property, the proceeds of such sale to be applied in accordance with the provisions of the Deed of Trust.

The holder of the indebtedness has further requested that the undersigned, as Substitute Trustee under the Deed of Trust, sell all of the components of the Property that are personal property in accordance with the terms of the Deed of Trust and Article 9 of the Texas Uniform Commercial Code. The sale of the personalty will be held at the same time and place as the above-described real property sale; however, to the extent permitted by Article 9 of the Texas Uniform Commercial Code, the undersigned has been instructed to proceed as to both the real and personal property in accordance with the rights and remedies of the owner and holder of the indebtedness in respect of the real property, i.e., in accordance with the Deed of Trust.

Therefore, at the date, time and place set forth above, the undersigned, as Substitute Trustee, will sell the Property to the highest bidder for cash, pursuant to the terms of the Deed of Trust.

IN WITNESS WHEREOF this Notice of Substitute Trustee's Sale has been executed on this the 7th day of October, 2021.



Robert K. "Chip" Sugg
Substitute Trustee

STATE OF TEXAS §

COUNTY OF BEXAR §

This instrument was ACKNOWLEDGED before me on October 7, 2021, by Robert K. "Chip" Sugg, Substitute Trustee, who acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.


Notary Public, State of Texas

Seal:

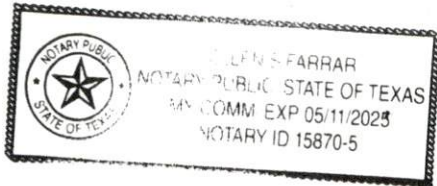


EXHIBIT A

Property Legal Description

A 0.3113 acre tract of land, more or less, being comprised of an original Lot 11, plus parts of Lots 12 & 13, of Block A, Boston Park Addition to Town of Hebbbronville, Jim Hogg County, Texas.

The Property has a physical address of 311 S. Smith Avenue, Hebbbronville, Texas 78361.