

2470 S US HWY 181
KARNES CITY, TX 78118

FILED
At 1:10 o'clock P M

APR 13 2026

JAMIE LEAL, COUNTY CLERK
KARNES COUNTY, TEXAS
Deputy

000001071117

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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: May 05, 2026

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

Place: THE "COURTHOUSE FRONT DOOR" AT THE KARNES COUNTY ANNEX LOCATED AT 210 W. CALVERT OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale.** Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated April 08, 2024 and recorded in Document INSTRUMENT NO. 202400001238 real property records of KARNES County, Texas, with 17 MAIN LLC AND DANIEL NAMVAR AND BAILEY HALL, grantor(s) and LAST HOPE, LLC AN OREGON LIMITED LIABILITY COMPANY AS TO AN UNDIVIDED 14.50% INTEREST AND LTV FUND, LLC AN OREGON LIMITED LIABILITY COMPANY AS TO AN UNDIVIDED 23.50% INTEREST, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by 17 MAIN LLC AND DANIEL NAMVAR AND BAILEY HALL, securing the payment of the indebtednesses in the original principal amount of \$750,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. LAST HOPE, LLC AN OREGON LIMITED LIABILITY COMPANY AS TO AN UNDIVIDED 14.50% INTEREST AND LTV FUND, LLC AN OREGON LIMITED LIABILITY COMPANY AS TO AN UNDIVIDED 23.50% INTEREST AND LTV PRIVATE EQUITY, INC. A CALIFORNIA CORPORATION AS TO AN UNDIVIDED 62.00% INTEREST ALL AS TENANTS IN COMMON is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

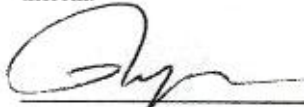
6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. LTV PRIVATE EQUITY, INC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o LTV PRIVATE EQUITY, INC
P. O. BOX 6749
LA QUINTA, CA 92248



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.

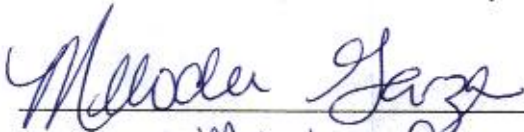
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP whose address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Ryan Bourgeois Attorney for Mortgagee

Certificate of Posting

My name is Melodee Garza, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 4-13-20 I filed at the office of the KARNES County Clerk and caused to be posted at the KARNES County courthouse this notice of sale.



Declarants Name: Melodee Garza

Date: 4-13-20

2470 S US HWY 181
KARNES CITY, TX 78118

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KARNES

EXHIBIT "A"

SEE EXHIBIT "A" & "A-1"

LEGAL DESCRIPTION

EXHIBIT "A"

Being a 10.58 acre tract of land, more or less, out of the H.R. Ammons Survey, Abstract No. 379, Karnes County, Texas and being known as Tract 1 in a survey and Partition of a part or portion of the land described in a conveyance to Livingway Christian Church, Inc. in Volume 1053, Page 868 of the Official Records of Karnes County, Texas; said 10.58 acre tract of land being the same property more fully described in Exhibit "A-1" attached.

NOTE: The Company is prohibited from insuring the area or quantity of land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes and does not override Item 2 of Schedule B hereof.

EXHIBIT "A-1"

BEING 10.58 acres of land out of the H. R. Ammons Survey, Abstract No. 379, Karnes County, Texas and being known as Tract 1 in a survey and Partition of a part or portion of the land described in a conveyance to Livingway Christian Church Inc. in the Deed of Record in Volume 1053, Page 868 of the Official Records of Karnes County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a set 1/2" rebar with a "Pollok & Sons" cap on southwesterly right-of-way of U.S. Highway 181 for the northeasterly corner of a 11.14 acre tract known as Tract 5 in this survey and partition and the upper northwesterly corner of this tract from which a set 1/2" rebar with a "Pollok & Sons" cap at the intersection of said US Highway 181 and the easterly right-of-way of County Road 34 7 for the northwesterly of the Livingway Christian Church Inc. land bears North 45° 40' 39" West, a distance of 1574.99 feet;

THENCE South 45° 40' 39" East, with the said US Highway 181 right-of-way, a distance of 130.58 feet to a set 1/2" rebar with a "Pollok & Sons" for the northeasterly corner of a 12.01 acre tract know as Tract 6 in this survey and partition and the northeasterly corner of this tract;

THENCE into the Livingway Christian Church Inc. land and with the common line of said Tract 6 and of a 24.76 acre tract known as Tract 7 in this survey and partition as follows: South 44° 19' 21" West, a distance of 10.84 feet to a set 1/2" rebar with a "Pollok & Sons" cap; With a curve to the right having a radius of 25.00 feet, a length of curve of 35.86 feet and a chord bearing of South 76° 36' 57" West, a distance of 32.86 to a set 1/2" rebar with a "Pollok and Sons" cap; South 48° 50' 32" West, a distance of 53.19 feet to a set 1/2" rebar with a "Pollok & Sons" cap; South 41° 09' 41" West, a distance of 122.42 feet to a set 1/2" rebar with a "Pollok & Sons" cap; With a curve to the left having a radius of 512.66 feet, a length of curve of 167.10 feet and a chord bearing of South 28° 57' 41" West, a distance of 166.36 to a set 1/2" rebar with a "Pollok & Sons" cap; South 21° 50' 10" West, a distance of 191.02 feet to a set 1/2" rebar with a "Pollok & Sons" cap; With a curve to the left having a radius of 812.94 feet, a length of curve of 289.34 feet and a chord bearing of South 12° 13' 32" West, a distance of 287.82 to a set 1/2" rebar with a "Pollok & Sons" cap; South 00° 22' 21" West, a distance of 424.71 feet to a set 1/2" rebar with a "Pollok & Sons" cap; South 01° 52' 14" West, a distance of 243.21 feet to a set 1/2" rebar with a "Pollok & Sons" cap; With a curve to the right having a radius of 1692.20 feet, a length of curve of 361.74 feet and a chord bearing of South 07° 12' 34" West, a distance of 361.06 to a set 1/2" rebar with a Pollok & Sons" cap; South 15° 28' 28" West, a distance of 97.10 feet to a set 1/2" rebar with a "Pollok & Sons" cap; South 16° 04' 21" West, a distance of 193.55 feet to a set 7/2" rebar with a Pollok & Sons cap; South 16° 59' 48" West, a distance of 157.80 feet to a set 1/2" rebar with a Pollok & Sons" cap; South 22° 51' 05" West, a distance of 25.12 feet to a set 1/2" rebar with a Pollok & Sons cap for the southwesterly corner of said Tract 7 and a corner of this tract.

THENCE contusing into the Livingway Christian Church Inc. land as follows; With a curve to the right having a radius of 578.26 feet, a length of curve of 164.22 feet and a chord bearing of South 32° 42' 32" West, a distance of 163.66 to a set 1/2" rebar with a "Pollok & Sons" cap; With a curve to the left having a radius of 877.41 feet, a length of curve of 476.41 feet and a chord bearing of South 30° 43' 42" West, a distance of 470.58 to a set 1/2" rebar with a "Pollok & Sons" cap; South 15° 11' 26" West, a distance of 87.41 feet to a set 1/2" rebar with a "Pollok & Sons" cap; With a curve to the left having a radius of 967.23 feet, a length of curve of 387.93 feet and a chord bearing of South 04° 43'

15" West, a distance of 385.34 to a set 1/2" rebar with a "Pollok & Sons" cap; South 10° 00' 18" East, a distance of 48.42 feet to a set 1/2" rebar with a "Pollok & Sons" cap; South 12° 19' 35" East, a distance of 52.26 feet to a 6" corner post; North 67° 1 0' 15" East, a distance of 21.24 feet to a 6" corner post; South 23° 58' 22" East, a distance of 523.38 feet to a 6" corner post; South 16° 19' 01" East, a distance of 71.19 feet to a 6" corner post for the southeasterly corner of this tract;

THENCE South 75° 02' 05" West, a distance of 495.02 feet to a 6" corner post on the easterly right-of-way of the aforementioned County Road 347 for the southwesterly corner of this tract;

THENCE North 00° 43' 18" West, with the said right-of-way of county Road 34 7, a distance of 718.57 feet to a 6" corner post for the southwesterly corner of a 18.37 acre tract know as Tract 2 in this survey and partition and the lower northwesterly corner of this tract;

THENCE into and across the Livingway Christian Church Inc. land and with the common line said Tract 2, of a 17.56 acre tract known as Tract 3 in this survey and partition, and of the aforementioned Tract 5 as follows: North 83° 07' 28" East, a distance of 144.29 feet to a 6" corner post; North 47° 58' 37" East, a distance of 18.36 feet to a set 1/2" rebar with a "Pollok & Sons" cap; With a curve to the right having a radius of 1027.44 feet, a length of curve of 421.40 feet and a chord bearing of North 04° 26' 06" East, a distance of 418.45 to a set 1/2" rebar with a "Pollok & Sons" cap; North 15° 11' 26" East, a distance of 87.41 feet to a set 1/2" rebar with a "Pollok & Sons" cap; With a curve to the right having a radius of 937.62 feet, a length of curve of 506.05 feet and a chord bearing of North 30° 38' 09" East, a distance of 499.93 to a set 1/2" rebar with a "Pollok & Sons" cap; With a curve on the left having a radius of 518.04 feet, a length of curve of 164.40 feet and a chord bearing of North 31° 27' 23" East, a distance of 163.71 to a set 1/2" rebar with a "Pollok & Sons" cap; North 16° 59' 48" East, a distance of 154.52 feet to a set 1/2" rebar with a "Pollok & Sons" cap; North 16° 04' 21" East, a distance of 192.75 feet to a set 1/2" rebar with a "Pollok & Sons" cap; North 15° 28' 28" East, a distance of 95.33 feet to a set 1/2" rebar with a "Pollok & Sons" cap; With a curve to the left having a radius of 1632.19 feet, a length of curve of 348.12 feet and a chord bearing of North 07° 11' 44" East, a distance of 347.46 to a set 1/2" rebar with a "Pollok & Sons" cap; North 01° 52' 20" East, a distance of 243.25 feet to a set 1/2" rebar with a "Pollok & Sons" cap; North 00° 22' 21" East, a distance of 423.92 feet to a set 1/2" rebar with a "Pollok & Sons" cap; With a curve to the right having a radius of 872.12 feet, a length of curve of 311.82 feet and a chord bearing of North 12° 08' 41" East, a distance of 310.16 to a set 1/2" rebar with a "Pollok & Sons" cap; North 21° 50' 10" East, a distance of 191.02 feet to a set 1/2" rebar with a "Pollok & Sons" cap; With a curve to the right having a radius of 571.12 feet, a length of curve of 185.85 feet and a chord bearing of North 29° 08' 27" East, a distance of 185.03 to a set 1/2" rebar with a "Pollok & Sons" cap; North 41° 09' 41" East, a distance of 123.90 feet to a set 1/2" rebar with a "Pollok & Sons" cap; North 32° 11' 28" East, a distance of 56.24 feet to a set 1/2" rebar with a "Pollok & Sons" cap; With a curve to the right having a radius of 25.00 feet, a length of curve of 32.66 feet and a chord bearing of North 16° 16' 10" West, a distance of 30.39 to a set 1/2" rebar with a "Pollok & Sons" cap; North 44° 19' 21" East, a distance of 208.10 feet to the POINT OF BEGINNING and containing 10.58 acres of land as shown on a plat that accompanies this description.

After Recording
return to:

TEXAS NATIONAL TITLE
3600-B N. Capital of Texas Hwy
Suite 110
Austin, Texas 78746