

SEP 16 2025

**Notice of Foreclosure Sale**  
September 16, 2025

BARBARA K. STEFFEK, CLERK  
COUNTY COURT LAVACA CO., TEXAS  
By Jason Opela Deputy

**DEED OF TRUST ("Deed of Trust"):**

**Dated:** May 25, 2021

**Grantor:** ANDREA HODGES and JORDAN THOMAS

**Trustee:** GARY OLSON

**Substitute Trustee:** RONALD B. COLLINS or ASHLEY TEGELER KLEIMAN

**Lender:** MELVIN A. RASMUSSEN

**Recorded in:** Instrument Number 244968 (Vol. 897, Page 635) of the real property records of Lavaca County, Texas

**Legal Description:** Being a 20.00 acre tract of land situated in the James Frazier Survey, Abstract No. 171 and the Eusibio Farias Survey, Abstract No. 170 in Lavaca County, Texas, being a part or portion of a called 656.826 acre tract of land conveyed to Melvin A. Rasmussen, recorded in Volume 251, Page 208 in Official Records of Lavaca County, Texas; said 20.00 acre tract of land being more particularly described on the attached Exhibit "A" and more particularly depicted on the attached Exhibit "B."

**Secures:** Real Estate Lien Note ("Note") in the original principal amount of \$112,000.00, executed by Andrea Hodges and Jordan Thomas ("Borrower") and payable to the order of Lender

Transfer of Note and Lien dated effective August 23, 2021 from Melvin Rasmussen, Independent Executor of the Estate of Lorraine Rasmussen, Deceased to Melvin Rasmussen in Instrument Number 253371 (Volume 956, Page 318) of the Official Records of Lavaca County, Texas.

**Foreclosure Sale:**

**Date:** Tuesday, October 7, 2025

**Time:** The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 am and not later than three hours thereafter.

**Place:** South Side of the West front door of Lavaca County Courthouse Annex, 412 North Texana, Hallettsville, 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 Melvin Rassmussen'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, Melvin Rassmussen, the owner and holder of the Note, has requested Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Melvin Rassmussen's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Melvin Rassmussen'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, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

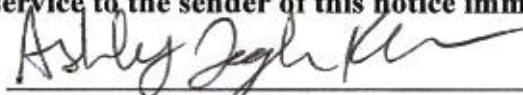
If Melvin Rassmussen passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

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 Melvin Rassmussen. 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, 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 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.**



RONALD B. COLLINS  
ASHLEY TEGELER KLEIMAN  
207 W. Jackson  
P.O. Box 1567  
El Campo, Texas 77437  
Telephone (979) 543-6845



EXHIBIT A

**ARBUCKLE SURVEYING, LLC**

2004 N. Wharton St. - Physical  
P.O. Box 511 - Mailing  
El Campo, TX 77437

(979) 543-7974 - Office  
(979) 541-7974 - Cell  
Firm Registration No. 10193819

STATE OF TEXAS

COUNTY OF LAVACA

**20.00 ACRES**

**Field Note Description** of a 20.00 acre tract of land situated in the James Frazier Survey, Abstract No. 171 and the Busibio Farias Survey Abstract No. 170 in Lavaca County, Texas, being a part or portion of a called 656.826 acre tract of land conveyed to Melvin A. Rasmussen, recorded in Volume 251, Page 208 in Official Records of Lavaca County, Texas.

**BEGINNING** at a 1.25" Iron Pipe found at the intersection of the extension of the centerline of County Road No. 14, for the Northeast corner of said 656.826 acre tract, same being the Southeast corner of a called 95.95 acre tract of land conveyed to DMC Ranch Investments, L.L.C., recorded in Volume 862, Page 879 in Official Records of Lavaca County, Texas, and for the Northeast corner of this herein described tract;

**THENCE:** S 06°32'21" E -- along the centerline of County Road No. 14, with the East line of said 656.826 acre tract, same being the West line of a called 225.43 acre tract of land conveyed to Stephen E. Cornelius, et ux, recorded in Volume 209, Page 459 in Official Records of Lavaca County, Texas, at 600.23 feet, pass a 5/8" Iron Rod found at the intersection of extension of the centerline of County Road No. 14, same being the Southwest corner of said 225.43 acre tract, continuing on course, a total distance of 630.23 feet to a 3/8" Iron Rod found for in the South line of County Road No. 14, for an angle corner of said 656.826 acre tract, and for an angle corner of this herein described tract;

**THENCE:** S 01°26'17" E -- along the East line of said 656.826 acre tract, same being the West line of a called 558.083 acre tract of land conveyed to Herman D. Krpec, et ux, recorded in Volume 255, Page 797 in Official Records of Lavaca County, Texas, a distance of 69.19 feet to a 5/8" Iron Rod set for the Southeast corner of this herein described tract;

**THENCE:** S 83°26'44" W -- across said 656.826 acre tract, a distance of 1,332.83 feet to a 5/8" Iron Rod set for the Southwest corner of this herein described tract;

**THENCE:** N 08°17'44" E -- across and severing said 656.826 acre tract, at 690.50 feet, pass a 5/8" Iron Rod set for reference next to fence corner in the fenced South line of County Road No. 14, continuing on course, a total distance of 723.31 feet to a point in the centerline of County Road No. 14, in the North line of said 656.826 acre tract, same being the South line of said 95.95 acre tract, and for the Northwest corner of this herein described tract;

**THENCE:** N 83°26'44" E -- along the centerline of County Road No. 14, same being the North line of said 656.826 acre tract, a distance of 1,153.79 feet to the **POINT OF BEGINNING**, containing within these metes and bounds 20.00 Acres, more or less.

Notes:

(1) All set Iron Rods are marked with plastic cap stamped "RPLS No. 6247".

Exhibit A Cont.

**ARBUCKLE SURVEYING, LLC**


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2004 N. Wharton St. - Physical  
P.O. Box 511 - Mailing  
El Campo, TX 77437

(979) 543-7974 - Office  
(979) 541-7974 - Cell  
Firm Registration No. 10193819

Unless this Field Notes Description, including preamble, seal and signature, appears in its entirety, and in its original form, surveyor assumes no responsibility or liability for its accuracy. All bearings are based on the Texas State Plane Coordinate System, South Central Zone, and North American Datum of 1983/2011.

*This Field Note Description is true and correct to the best of my knowledge and belief based on data obtained from the Lavaca County Clerk, the Lavaca County Central Appraisal District and a Survey made On-The-Ground under my direct supervision on October 14, 2020.*



**ROBERT D. ARBUCKLE**  
**REGISTERED PROFESSIONAL LAND SURVEYOR**  
LICENSE No. 6247  
OCTOBER 20, 2020

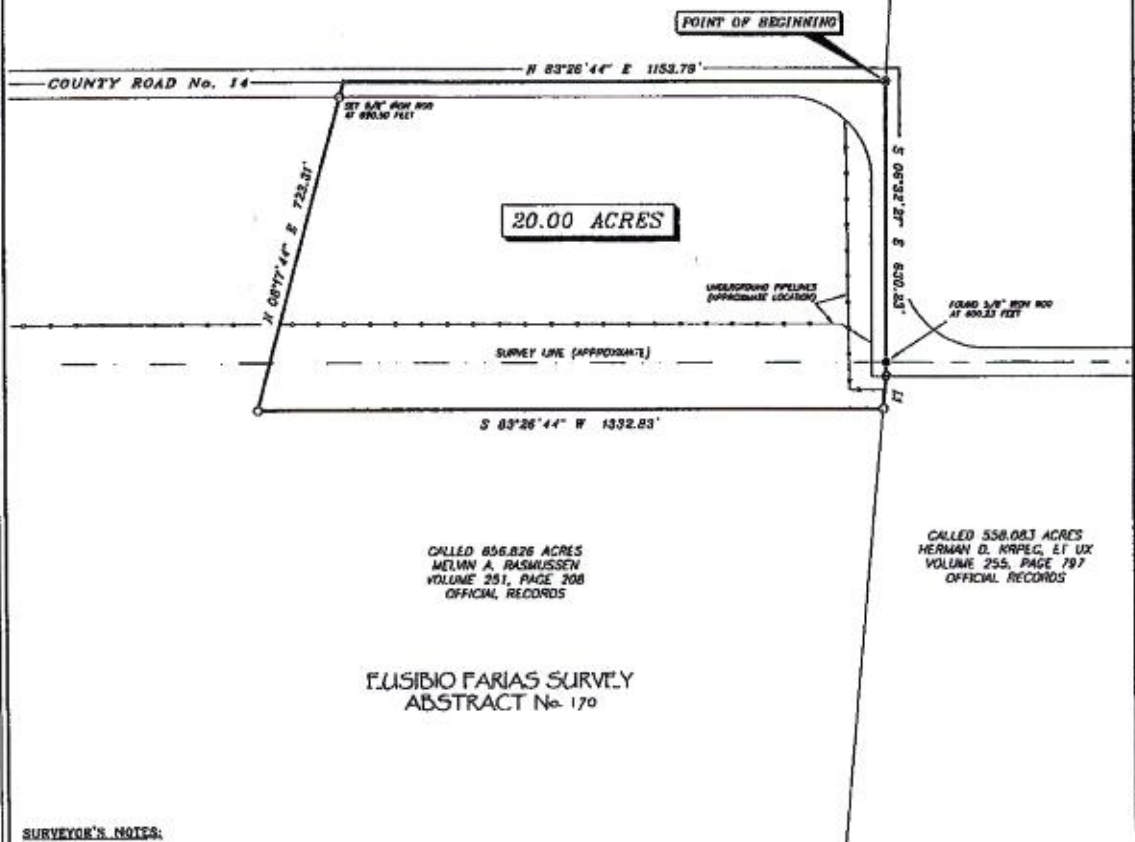


# Exhibit B

CALLED 85.95 ACRES  
DMC RANCH INVESTMENTS, LLC  
VOLUME 862, PAGE 879  
OFFICIAL RECORDS

JAMES FRAZIER SURVEY  
ABSTRACT No. 171

CALLED 225.43 ACRES  
STEPHEN E. CORNELIUS, ET UX  
VOLUME 208, PAGE 459  
OFFICIAL RECORDS



## SURVEYOR'S NOTES:

- (1) BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83/2011 (EPOCH 2010).
- (2) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT AND IS SUBJECT TO ANY EASEMENTS HERETOFORE GRANTED, NOT RELEASED AND NOT SHOWN HEREON.
- (3) ALL SET IRON RODS ARE MARKED WITH A PLASTIC CAP STAMPED "RPLS No. 6247" UNLESS OTHERWISE NOTED.
- (4) LEGAL DESCRIPTION TO ACCOMPANY THIS PLAT.

ARBUCKLE SURVEYING, LLC  
2004 N. WHARTON ST.  
EL CAMPO, TEXAS 77437  
PHONE: (979) 843-7574  
FIRM REGISTRATION No. 10193819

THE STATE OF TEXAS  
COUNTY OF WHARTON

I, ROBERT D. ARBUCKLE, A REGISTERED PROFESSIONAL SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION, AND THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE SAME AS I LOCATED ITS COMPONENT PARTS ON THE GROUND THE 14TH DAY OF OCTOBER, 2020.

*Robert D. Arbuckle*  
ROBERT D. ARBUCKLE  
REGISTERED PROFESSIONAL LAND SURVEYOR  
LICENSE No. 6247



LINE	BEARING	DISTANCE
LI	S 01°28'17" E	69.75'

DATE:  
OCTOBER 20, 2020  
FILENAME:  
200908.DWG

## LEGEND

- SET 5/8" IRON ROD
- FOUND 5/8" IRON ROD
- FOUND 1.35" IRON PIPE
- FOUND 3/8" IRON ROD
- POINT FOR CORNER

Not to Scale

150 0 150 300 450 600 750 900

SCALE: 1" = 300 FEET