

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**Lavaca County**

**Deed of Trust Dated:** June 25, 2025

**Original Principal Amount of Note:** \$160,000.00

**Grantor:** Ant Savings Corp, a Florida corporation

**Original and Current Mortgagee:** Peoples State Bank of Hallettsville

**Mortgagee Address:** PO Box 347, 116 E. Third Street, Hallettsville, Texas 77964

**Recording Information:** Instrument No. **267768**, in the Official Public Records of Lavaca County, Texas.

**Legal Description:** See Exhibit "A" attached hereto and incorporated herein by reference

**Date of Sale:** July 7, 2026 between the hours of 10:00 AM and 1:00 PM.

**Earliest Time Sale Will Begin:** 10:00 AM


**Place of Sale:** The foreclosure sale will be conducted at public venue in the area designated by the Lavaca County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

Megan Randle, Robert Randle and/or Ebbie Murphy have been appointed as Substitute Trustee(s) (individually and collectively, the "Substitute Trustee") each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.


**NOTICE IS FURTHER GIVEN** that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. 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.

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT(S) IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

  
\_\_\_\_\_  
Aaron J. Espinoza

Attorney at Law  
Hughes, Watters & Askanase, L.L.P.  
1201 Louisiana St., 28th Floor  
Houston, Texas 77002  
Reference: 2026-001107

  
\_\_\_\_\_  
c/o Tejas Trustee Services  
14800 Landmark Blvd, Suite 850  
Addison, TX 75254

**FILED FOR RECORD**  
At 10:07 O'Clock A M

**MAY 14 2026**

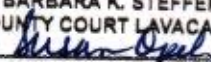
BARBARA K. STEFFEK, CLERK  
COUNTY COURT LAVACA CO., TEXAS  
By  Deputy

EXHIBIT "A"  
TO  
NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Property Description

**MICHELLE LANNI**  
**0.061 OF AN ACRE**  
**METES AND BOUNDS DESCRIPTION**

Being 0.061 of an acre of land situated within the Corporate Limits of the City of Hallettsville, in the John Hallett League (Abstract No. 217) in Lavaca County, Texas, and being a part of Lot 8, Block 2 of the Original Townsite of the City of Hallettsville, per the plat recorded in Volume 13, Page 409 of the Lavaca County Deed Records, and more particularly being all of that tract of land described in a Warranty Deed from Henri Mas Patek to Harry Hruzek, dated May 19, 1983, recorded in Volume 403, Page 631 of the Lavaca County Deed Records. All deed references herein are to said Lavaca County Deed Records unless otherwise noted. Metes and bounds description of said 0.061 of an acre is as follows:

COMMENCING at a 5/8" iron rod found in the East line of the Waymon J. Taylor, Sr., and wife, Gerakline Gerlich Taylor tract recorded in Volume 388, Page 496, for the northwest corner of the Joe F. Zaruba, and wife, Dorothy M. Zaruba tract recorded in Volume 370, Page 552;

THENCE South 11° 19' 41" East, with the common line between said Zaruba tract and said Taylor tract, at a distance of 32.50 feet pass a mag nail set for the southwest corner of said Zaruba tract, same being the northwest corner of the Lavaca County Office Supply, Inc. Tract 2 recorded in Volume 430, Page 16, and continuing with the common line between said Tract 2 and said Taylor tract, at a distance of 42.50 pass the southwest corner of said Tract 2, same being the northwest corner of the Lavaca County Office Supply, Inc. Tract 1 recorded in Volume 430, Page 16, and continuing with the common line between said Tract 1 and said Taylor tract, for a total distance of 58.75 feet to a 5/8" steel rod with an orange plastic cap stamped "J. Bludau RPLS #6390" set for the northwest corner of said Hruzek tract, same being the northwest corner and POINT OF BEGINNING of the herein described tract;

THENCE North 78° 40' 19" East, across said Tract 1, with the North line of said Hruzek tract, for a distance of 111.11 feet to a point in the East line of said Tract 1, same being the westerly margin of North Main Street, for the northeast corner of said Hruzek tract and of the herein described tract;

THENCE South 11° 19' 41" East, with said westerly margin of North Main Street and with the East line of said Hruzek tract and of said Tract 1, for a distance of 23.75 feet to a point for the northeast corner of the City of Hallettsville tract recorded in Volume 58, Page 520 of the Lavaca County Official Records, same being the southeast corner of said Tract 1, of said Hruzek tract and of the herein described tract;

THENCE South 78° 40' 19" West, with the common line between said City of Hallettsville tract and said Hruzek tract and said Tract 1; for a distance of 111.11 feet to a 5/8" steel rod with an orange plastic cap stamped "J. Bludau RPLS #6390" set in the East line of said Taylor tract, for the northwest corner of said City of Hallettsville tract, same being the southwest corner of said Tract 1, of said Hruzek tract and of the herein described tract;

THENCE North 11° 19' 41" West, with the common line between said Taylor tract and said Hruzek tract and said Tract 1, for a distance of 23.75 feet to the POINT OF BEGINNING, and containing 0.061 of an acre (2,638.86 square feet) of land, more or less.

All bearings are based on Goid North, Texas State Plane Coordinate ~~System~~ **FOR RECORD**  
NAD83(2011) Texas South Central Zone No. 4204. The unit measure for all distances is 10:07 O'Clock A M  
US Survey Feet and are represented as surface values and may be converted to grid by  
dividing by the surface adjustment factor of 1.00013.

MAY 14 2023

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