

Notice of Foreclosure Sale

AUG 10 2026

Date: July 15, 2026

Governing Documents: Described as follows:

BY ATASCOSA COUNTY, TEXAS DEPUTY

Association: Savannah Heights Home Owners Association

Filed Date: 05/22/2020

Recorded: Document Number 20200107032 in the Real Property Records of Atascosa County, Texas

Debtor(s): Herbert G Ruffin

Legal Description: SURFACE ESTATE ONLY IN AND TO LOT FIFTY-SIX (56), BLOCK ONE (1), SAVANNAH HEIGHTS SUBDIVISION, UNIT 3, ATASCOSA COUNTY, TEXAS, AS PER PLAT OF RECORD ON SHEET 199-B (NPC), MAP AND PLAT RECORDS OF ATASCOSA COUNTY, TEXAS

Local Address: 225 Brianna Court, Von Ormy, TX 78073

Order Information: Cause No. 25-11-0802-CVA; 218th Judicial District Court of Atascosa County, Texas; Signed on 7/7/2026.

Substitute Trustee: James W. King, Marc P. Henry, Patricia Burleson, Edye Patterson, Renee Roberts, David Garvin, Jason West, Nicole Baethge, Matthew D. Johnson, Nicole Correa, Dean W. Greer, and Patrick Armstrong

Substitute Trustee's Address: 6420 WELLINGTON PLACE, BEAUMONT, TEXAS 77706

Foreclosure Sale:

Date: 9-8-2026

Time: The sale of the Property will be held between the hours of 12 Noon-3PM. local time; the earliest time at which the Foreclosure

Sale will begin is 12:00 p.m. and not later than three hours thereafter.

Place: At the Atascosa County Courthouse, 1 Courthouse Circle Drive, Jourdanton, Atascosa County, Texas 78026, being the area designated by the Atascosa County Commissioners Court for foreclosure sales, or at such other location as may be most recently designated by the Atascosa County Commissioners Court.

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 the Association's or its assignees' bid may be by credit against the indebtedness.

Recitals:

Default has occurred due to a failure to pay the Assessments due to the Association. Because of that default, the Association has requested Substitute Trustee to sell the Property.

Formal notice is hereby given of the Association's election to proceed against and sell the real property described in the Governing Documents in accordance with the Association's rights and remedies under the Governing Documents and as authorized by the Order.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Governing Documents, and applicable Texas law.

If the Association 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 Governing Documents and Texas law.

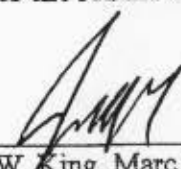
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Governing Documents, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Governing Documents. 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 Governing Documents. 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, Substitute 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 Substitute 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.

Dated: July 15, 2026



James W. King, Marc P. Henry, Patricia Burleson,
Edye Patterson, Renee Roberts, David Garvin,
Jason West, Nicole Baethge, Matthew D. Johnson,
Nicole Correa, Dean W. Greer, and Patrick
Armstrong
Substitute Trustee
6420 Wellington Place
Beaumont, Texas 77706
(409) 860-9000 – Telephone
(409) 860-9199 – Facsimile
jwk@offermanking.com

Notice of confidentiality rights: If you are a natural person, you may remove or strike any of the following information from this instrument before it is filed for record in the public records: your Social Security number or your driver's license number.