

**Notice of Substitute Trustee's Sale**

**Date:** March 10, 2025, 2025

**Mortgagee:** Sozo Capital, Inc.

**Note:** Note dated October 4, 2023 in the original principal amount of \$200,000.00

**2nd Lien Deed of Trust**

**Date:** October 4, 2023

**Grantor:** Ramki Ramakrishnen and Sumathy Ramakrishnan

**Mortgagee:** Sozo Capital, Inc.

**Recording information:** Clerk's File No. 00014871, of the Official Public Records of Real Property of Falls County, Texas

**Property:** BEING 49.919 ACRES, MORE OR LESS, OF THE DENNIS HERROLD SURVEY, ABSTRACT NO. 28, AND BEING ALL OF A TRACT OF LAND DESCRIBED AS 50.015 ACRES IN A DEED TO JOHN L. HINSON AS RECORDED IN VOLUME 196, PAGE 607, OF THE OFFICIAL RECORDS OF FALLS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

**Substitute Trustee's Name:** Brent A. Lane, Richard H. Hester, Kelly Goddard, Pete Florez, Florence Rosas, David Garvin, any to act

**Substitute Trustee's Address:** 10611 Grant Road, Houston, Texas 77070 (Harris County)

**County:** Falls

**Date of Sale (first Tuesday of month):** April 1, 2025

**Time of Sale:** 10:00AM - 1:00PM

**Place of Sale:** In the area designated by the Commissioners Court of such County, pursuant to § 51.002 of the Texas Property Code as the place where foreclosure sales are to take place (if no such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

Mortgagee has appointed Brent A. Lane, Richard H. Hester, Kelly Goddard, Pete Florez, Florence Rosas, David Garvin, any to act, as Substitute Trustee under the 2nd Lien Deed of Trust. Mortgagee has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

**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.**

By: Richard Hester  
Brent A. Lane, Richard H. Hester, Kelly Goddard, Pete Florez, Florence Rosas, David Garvin, any to act

**PREPARED IN THE OFFICE OF:**

Law Office of Beard & Lane, P.C.  
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FILED  
At \_\_\_\_\_ o'clock \_\_\_\_\_ M

MAR 10 2025

Notice of Substitute Trustee's Sale - Ramki Ramakrishnen and Sumathy Ramakrishnan - 189 County Road 269

ELIZABETH PEREZ, COUNTY CLERK  
FALLS COUNTY, TEXAS  
BY \_\_\_\_\_ DEPUTY

## Exhibit "A"

Being 49.919 Acres, more or less, of the Dennis Herrold Survey, Abstract No. 28, and being all of a tract of land described as 50.015 Acres in a deed to John L. Hinson as recorded in Volume 196, Page 607 of the Official Records of Falls County, Texas;

BEGINNING at a 5/8 inch iron pin, found, at the Southeast corner of said 50.015 Acre tract and at the Northeast corner of a 33.725 Acre tract described in a deed to Gary D. Davidson and wife, Shirley Form T-7: Commitment for Title Insurance File Number: 3081923-02580 Davidson as recorded in Volume 43, Page 361 of said Official Records, also being within the fenced R.O.W. of Falls County Road No. 269;

THENCE S 35' 56" W, with the South line of said 50.015 Acre tract and with the North line of said 33.725 Acre tract and a 37.48 Acre tract of land described in a deed to David E. Davis, Jr., and wife, Carla Flisowski Davis as recorded in Volume 257, Page 892 of said Official Records, at 22.10 feet, pass a 1/2 inch capped iron pin, set, at fence corner post in the West fence line of said county road, 0.32 Feet, left of line, and continuing in all 1753.06 Feet, to a 1/2 inch capped iron pin, found, at the Northwest corner of said 37.48 Acre tract, and at the Northeast corner of a 50 Acre tract of land described in Volume 103, Page 594 of the Deed Records of Falls County, Texas, and being conveyed as SECOND TRACT in a deed to Michael Sadler and wife, Addie Sadler as recorded in Volume 66, Page 12 of said Official Records;

THENCE, S 59 11' 31" W, with the South line of said 50.015 Acre tract and the North line of said 50 Acre tract, 530.03 Feet, to a 5/8 inch iron pin, found, at the Southwest corner of said 50.015 Acre tract and at the Southeast corner of a 84 Acre tract described as TRACT NO. 2 in Volume 303, Page 472 of said Deed Records, the South One Half of which was conveyed to Clara W. Carnicom in Volume 11, Page 490 of said Official Records;

THENCE, N 30' 00" W, with the West line of said 50.015 Acre tract and the East line of said 84 Acre tract and said Carnicom Tract, 953.78 Feet, to a 5/8 inch iron pin, found, at the Northwest corner of said 50.015 Acre tract and at the Northeast corner of said Carnicom Tract, also being at the Southeast corner of a 42 Acre tract, being the North One Half of said 84 Acre tract, described as SECOND TRACT in a deed to Robert Rekieta as recorded in Volume 41, Page 161 of said Official Records, and at the Southwest corner of another 50.015 Acre tract described in said deed to Robert Rekieta;

THENCE, N 30' 30" E, with the North line of said Hinson 50.015 Acre tract and the South line of said Rekieta 50.015 Acre tract and the remainder portion of a 2.526 Acre tract of land released to A. Joe Butcher in Volume 29, Page 78 of said Official Records, at 2277.76 Feet, pass a 3 inch pipe fence corner post, on the West side of said County Road, 0.11 Feet, right of line, and continuing in all 2283.08 Feet, to the Northeast corner of said Hinson 50.015 Acre tract and the Southeast corner of said Rekieta 50.015 Acre tract, within the bar ditch along the West side of said County Road;

THENCE, S 30' 00" E, with the E line of said Hinson 50.015 Acre tract, along a line within the fenced R-O-W of said County Road, 953.95 Feet, to the PLACE OF BEGINNING.