

TERESA RODRIGUEZ

COUNTY CLERK, CALDWELL COUNTY, TEXAS

By Yolanda Hernandez Deputy

Yolanda Hernandez

NOTICE OF FORECLOSURE 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 OR 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. Property to Be Sold. The property to be sold is described as follows: ALL OF A CERTAIN TRACT OR PARCEL OF LAND SITUATED IN CALDWELL COUNTY, TEXAS AND BEING A PART OF THE BYRD LOCKHART SURVEY A-17 AND BEING ALSO A PART OF A TRACT OF LAND DESIGNATED AS SECOND TRACT CALLED 24 1/2 ACRES AND CONVEYED TO JOE S. TORRES JR. AND DESCRIBED IN VOLUME 218 PAGE 160 OF THE DEED RECORDS OF CALDWELL COUNTY, TEXAS AND BEING ALSO ALL OF A TRACT OF LAND CALLED 15.475 ACRES AND CONVEYED TO DONNIE GENE STERN JR. ET UX BY DEED RECORDED IN VOLUME 456 PAGE 869 OF THE OFFICIAL RECORDS OF CALDWELL COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CAPPED IRON PIN FOUND IN THE EAST LINE OF THE ABOVE MENTIONED 24 1/2 ACRE TRACT AND IN THE WEST LINE OF A TRACT OF LAND DESIGNATED AS FIRST TRACT CALLED 116 ACRES AND CONVEYED TO JOE S. TORRES JR. AND DESCRIBED IN VOLUME 116 PAGE 531 OF THE SAID DEED RECORDS AND IN THE WEST LINE OF A 50 FEET WIDE ACCESS EASEMENT DESCRIBED IN THE SAID VOLUME 456 PAGE 869 OF THE SAID OFFICIAL RECORDS AND IN THE NORTHEAST CORNER OF THE ABOVE MENTIONED 15.475 ACRE TRACT FOR THE NORTHEAST CORNER THIS TRACT.

THENCE SOUTH 10 DEGREES 00 MINUTES 00 SECONDS EAST WITH THE EAST LINE OF THE SAID 24 1/2 ACRE TRACT AND THE EAST LINE OF THE SAID 15.475 ACRE TRACT AND THE WEST LINE OF THE ABOVE MENTIONED 116 ACRE TRACT AT 50.00 FEET PASS THE SOUTHWEST TERMINUS OF THE SAID 50 FEET WIDE ACCESS EASEMENT AND CONTINUE FOR A TOTAL DISTANCE OF 470.67 FEET TO A CAPPED IRON PIN FOUND FOR A REENTRANT CORNER THIS TRACT.

THENCE SOUTH 80 DEGREES 00 MINUTES 00 SECONDS WEST ENTERING THE SAID 24 1/2 ACRE TRACT AND WITH A SOUTH LINE OF THE SAID 15.475 ACRE TRACT 50.00 FEET TO A CAPPED IRON PIN FOUND FOR AN ELL CORNER THIS TRACT.

THENCE SOUTH 10 DEGREES 00 MINUTES 00 SECONDS EAST WITH AN EAST LINE OF THE SAID 15.475 ACRE TRACT 341.14 FEET TO A CAPPED IRON PIN FOUND IN AN INTERIOR CORNER OF THE SAID 15.475 ACRE TRACT FOR AN ELL CORNER THIS TRACT.

THENCE NORTH 80 DEGREES 00 MINUTES 00 SECONDS EAST WITH A NORTH LINE OF THE SAID 15.475 ACRE TRACT 50.00 FEET TO A CAPPED IRON PIN FOUND IN THE EAST LINE OF THE SAID 24 1/2 ACRE TRACT AND THE WEST LINE OF THE SAID 116 ACRE TRACT AND AN EXTERIOR CORNER OF THE SAID 15.475 ACRE TRACT FOR AN EXTERIOR CORNER THIS TRACT.

THENCE SOUTH 10 DEGREES 00 MINUTES 00 SECONDS EAST WITH THE EAST LINE OF THE SAID 24 1/2 ACRE TRACT AND THE WEST LINE OF THE SAID 116 ACRE TRACT AND THE EAST LINE OF THE SAID 15.475 ACRE TRACT AT 812.81 FEET PASS A CAPPED 1/2 INCH IRON PIN FOUND FOR REFERENCE AND CONTINUE FOR A TOTAL DISTANCE OF 865.42 FEET TO A POINT IN THE APPROXIMATE CENTERLINE OF PLUM CREEK AND THE APPARENT NORTH LINE OF A TRACT OF LAND CALLED 27 1/2 ACRES AND CONVEYED TO L.H. MCCURDY AND DESCRIBED IN VOLUME 198 PAGE 319 OF THE SAID DEED RECORDS AND IN THE SOUTHEAST CORNER OF THE SAID 15.475 ACRE TRACT FOR THE SOUTHEAST CORNER THIS TRACT.

THENCE WITH THE APPROXIMATE CENTERLINE OF PLUM CREEK AND THE SOUTH LINE OF THE SAID 15.475 ACRE TRACT FOR THE FOLLOWING TWO (2) COURSES: (1) NORTH 58 DEGREES 39 MINUTES 56 SECONDS WEST 66.33 FEET, (2) NORTH 76 DEGREES 11 MINUTES 26 SECONDS WEST 57.33 FEET TO A POINT WHERE THE NORTH LINE OF THE ABOVE MENTIONED 27 1/2 ACRE TRACT INTERSECTS PLUM CREEK FOR AN ANGLE POINT THIS TRACT.

THENCE SOUTH 81 DEGREES 39 MINUTES 52 SECONDS WEST WITH THE SOUTH LINE OF THE SAID 24 1/2 ACRE TRACT AND THE SOUTH LINE OF THE SAID 15.475 ACRE TRACT AND THE NORTH LINE OF THE SAID 27 1/2 ACRE TRACT AND THE NORTH LINE OF TRACT OF LAND DESIGNATED AS SECOND TRACT CALLED 4.7 ACRES AND DESCRIBED IN VOLUME 198 PAGE 317 OF THE SAID DEED RECORDS AT 192.50 FEET PASS A CAPPED IRON PIN FOUND FOR REFERENCE AND CONTINUE FOR A TOTAL DISTANCE OF 326.28 FEET TO A CAPPED IRON PIN FOUND IN THE SOUTHWEST CORNER OF THE SAID 24 1/2 ACRE TRACT AND THE SOUTHWEST CORNER OF THE SAID 15.475 ACRE TRACT THE SOUTH LINE OF A TRACT OF LAND CALLED 229 ACRES AND CONVEYED TO PASCUAL TORRES BY DEED RECORDED IN VOLUME 218 PAGE 82 OF THE SAID DEED RECORDS FOR THE SOUTHWEST CORNER THIS TRACT.

THENCE NORTH 10 DEGREES 00 MINUTES 00 SECONDS WEST ENTERING THE SAID 229 ACRE TRACT AND WITH THE WEST LINE OF THE SAID 15.475 ACRE TRACT AND THE WEST LINE OF THE SAID 24 1/2 ACRE TRACT 1600.80 FEET TO A CAPPED IRON PIN FOUND IN THE NORTHWEST CORNER OF THE SAID 15.475 ACRE TRACT FOR THE NORTHWEST CORNER THIS TRACT.

THENCE NORTH 80 DEGREES 00 MINUTES 00 SECONDS EAST OVER AND ACROSS THE SAID 24 1/2 ACRE TRACT AND WITH THE NORTH LINE OF THE SAID 15.475 ACRE TRACT 428.39 FEET TO THE PLACE OF BEGINNING CONTAINING 15.475 ACRES OF LAND MORE OR LESS.

EASEMENT

BEING A 50 FEET WIDE ACCESS EASEMENT SITUATED IN CALDWELL COUNTY, TEXAS AND BEING A PART OF THE BYRD LOCKHART SURVEY A-17 AND BEING ALSO A PART OF A TRACT OF LAND DESIGNATED AS FIRST TRACT CALLED 116 ACRES AND CONVEYED TO JOE S. TORRES JR. AND DESCRIBED IN VOLUME 116 PAGE 531 OF THE DEED RECORDS OF CALDWELL COUNTY, TEXAS AND BEING ALSO A PART OF A TRACT OF LAND DESIGNATED AS SECOND TRACT CALLED 24 1/2 ACRES AND CONVEYED TO JOE S. TORRES JR. AND DESCRIBED IN VOLUME 218 PAGE 160 OF THE SAID DEED RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTH ROW LINE OF THE UNION PACIFIC RAILROAD AND IN THE NORTH LINE OF THE ABOVE MENTIONED FIRST TRACT FOR THE MOST EASTERLY NORTHEAST CORNER THIS EASEMENT AND FROM WHICH POINT THE INTERSECTION OF THE APPROXIMATE CENTERLINE OF DRY CREEK AND THE SAID SOUTH LINE OF THE SAID RAILROAD ROW BEARS NORTH 70 DEGREES 00 MINUTES 00 SECONDS EAST 1246.29 FEET.

THENCE SOUTH 07 DEGREES 27 MINUTES 54 SECONDS WEST ENTERING THE SAID FIRST TRACT 893.18 FEET TO A POINT FOR THE SOUTHEAST CORNER THIS EASEMENT.

THENCE SOUTH 81 DEGREES 48 MINUTES 28 SECONDS WEST 51.90 FEET TO A POINT IN THE WEST LINE OF THE SAID FIRST TRACT AND THE EAST LINE OF THE ABOVE DESCRIBED 15.475 ACRE TRACT AND THE EAST LINE OF THE ABOVE MENTIONED SECOND TRACT CALLED 24 1/2 ACRES FOR THE MOST SOUTHERLY SOUTHWEST CORNER THIS EASEMENT.

THENCE NORTH 10 DEGREES 00 MINUTES 00 SECONDS WEST WITH THE EAST LINE OF THE SAID 24 1/2 ACRE TRACT AND THE WEST LINE OF THE SAID 116 ACRE TRACT AND THE EAST LINE OF THE SAID 15.475 ACRE TRACT 50.00 FEET TO A CAPPED 1/2 INCH IRON PIN SET IN THE NORTHEAST CORNER OF THE SAID 15.475 ACRE TRACT FOR THE MOST SOUTHERLY SOUTHWEST CORNER THIS EASEMENT.

THENCE NORTH 80 DEGREES 00 MINUTES 00 SECONDS EAST REENTERING THE SAID FIRST TRACT 4.11 FEET TO A POINT FOR AN ELL CORNER THIS EASEMENT.

THENCE NORTH 07 DEGREES 27 MINUTES 54 SECONDS WEST 832.59 FEET TO A POINT IN THE SOUTH LINE OF THE SAID UNION PACIFIC RAILROAD ROW AND THE NORTH LINE OF THE SAID FIRST TRACT FOR THE NORTHWEST CORNER THIS EASEMENT.

THENCE NORTH 70 DEGREES 00 MINUTES 00 SECONDS EAST WITH THE SOUTH LINE OF THE SAID UNION PACIFIC RAILROAD ROW AND THE NORTH LINE OF THE SAID FIRST TRACT 51.22 FEET TO THE PLACE OF BEGINNING.

I HEREBY CERTIFY THAT THE FOREGOING FIELD NOTES ARE A TRUE AND CORRECT DESCRIPTION OF A SURVEY MADE UNDER MY DIRECT SUPERVISION ON AUGUST 27, 2008. THESE FIELD NOTES ARE CERTIFIED AND ITS CONTENTS GUARANTEED FOR USE WITH THIS ONE TRANSACTION ONLY DATED THIS DATE. ONLY THOSE PRINTS CONTAINING THE RAISED SURVEYOR'S SEAL AND AN ORIGINAL LIVE" SIGNATURE SHOULD BE CONSIDERED OFFICIAL AND RELIED UPON BY THE USER.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 10/27/2008 and recorded in Book 552 Page 412 Document 086648 real property records of Caldwell County, Texas.

3. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

Date: 10/03/2023

Time: 12:00 PM

Place: Caldwell County, Texas at the following location: OUTSIDE THE MAIN ENTRANCE OF THE NEW CALDWELL COUNTY JUSTICE CENTER, LOCATED AT 1703 S. COLORADO ST., LOCKHART, TEXAS 78644 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.

5. Obligations Secured. The Deed of Trust executed by LISA MARIE STERN AND DONNIE GENE STERN JR, provides that it secures the payment of the indebtedness in the original principal amount of \$266,300.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Freddie Mac Seasoned Loans Structured Transaction Trust, Series 2020-2 is the current mortgagee of the note and deed of trust and SELECT PORTFOLIO SERVICING, INC. is mortgage servicer. A servicing agreement between the mortgagee, whose address is Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Freddie Mac Seasoned Loans Structured Transaction Trust, Series 2020-2 c/o SELECT PORTFOLIO SERVICING, INC., 3217 S. Decker Lake Dr., Salt Lake City, UT 84119 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. Substitute Trustee(s) Appointed to Conduct Sale. In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

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.



Mackie Wolf Zientz & Mann, P.C.

Brandon Wolf, Attorney at Law

✓ L. Keller Mackie, Attorney at Law

Michael Zientz, Attorney at Law

Lori Liane Long, Attorney at Law

Chelsea Schneider, Attorney at Law

Ester Gonzales, Attorney at Law

Karla Balli, Attorney at Law

Parkway Office Center, Suite 900

14160 Dallas Parkway

Dallas, TX 75254

For additional sale information visit: www.mwzmlaw.com/tx-investors

Certificate of Posting

I am _____ whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on _____ I filed this Notice of Foreclosure Sale at the office of the Caldwell County Clerk and caused it to be posted at the location directed by the Caldwell County Commissioners Court.