

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.