

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: June 23, 2025

Trustee: BEAU S. KING

Mortgagee: SUNBELT ESTATES LLC

Note: FOUR HUNDRED EIGHT-FIVE THOUSAND AND NO/100 DOLLARS
(\$485,000.00)

Deed of Trust

Date: February 5, 2024 Assuming Original Deed of Trust dated September 16, 2022

Grantor: CORNERSTONE TINY HOUSES, LLC

Mortgagee: SUNBELT ESTATES LLC

Recording Information: ASSUMPTION DEED File No. 2025-003033 Assuming Deed of Trust signed by Grantors JORGE ALEJANDRO ZAPIEN PACHECO & GUSTAVO CUARENTA GARCIA recorded in the real property records of Caldwell County under File No. 2022-007768

Property: 18.06 ACRES - AUSTIN CORRIDOR, as more fully described in Exhibit "A"

County: CALDWELL

Trustee's/Substitute Trustee's Name: BEAU S. KING / DEBRA SNYDER

Trustee's/Substitute Trustee's Address: 1718 State Street, Houston, TX 77007

Date of Sale (first Tuesday of month): AUGUST 5, 2025

Time of Sale: The sale shall begin no earlier than 1:00 PM or no later than three hours thereafter.

Filed this 23rd day of June 2025
12:54 P M
TERESA RODRIGUEZ
COUNTY CLERK, CALDWELL COUNTY, TEXAS
Yolanda Hernandez Deputy
Yolanda Hernandez

DEBRA SNYDER is Trustee under the Deed of Trust/Mortgagee has appointed as Trustee under the Deed of Trust. Mortgage has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

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.

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". The Sale will begin at the Time of Sale or not later than three hours thereafter.


DEBRA SNYDER, Trustee

ACKNOWLEDGMENT

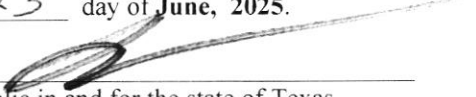
THE STATE OF TEXAS

COUNTY OF HARRIS:

Before me the undersigned authority, on this day appeared DEBRA SNYDER, Trustee, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

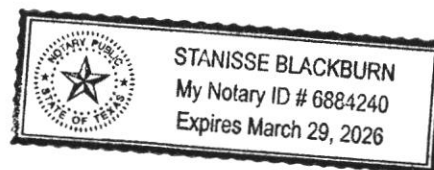
Given under my hand and seal of office on this the 23 day of **June, 2025**.

My commission Expires: 03/29/2026


Notary Public in and for the state of Texas

Notary's Printed name: Stanisse Blackburn

AUS-100





FIELD NOTES FOR A 18.06 ACRE TRACT OF LAND

"TRACT D"

METES AND BOUNDS description of a proposed 18.06 acre tract of land, described here and in other documents as Tract D, located in the Francis Seydell Survey (A-286), Caldwell County, Texas, and being out of a 103.835 acre tract being a portion of property previously described in a Warranty Deed volume 183 page 87, Deed Records Caldwell County, Texas, as follows:

Beginning at a 1/4" iron rod and red cap marked "Matkin-Hoover Eng. & Surveying" (E=2394796.00' N=13828621.36') set at the northwest corner of this tract, in the west line of U.S. Highway 183 and in the northeast line of said 103.835 acre tract, from which a TxDOT right-of-way monument found in the west right-of-way line of U.S. Highway 183 bears South 08°36'28" East a distance of 554.64 feet, and from which a TxDOT right-of-way monument in the west right-of-way line of U.S. Highway 183 bears North 08°09'07" West a distance of 721.91 feet;

THENCE South 08°36'28" East along the west line of said U.S. Highway 183 and the northeast line of said 103.835 acre tract a distance of **274.00 feet** to a 1/4" iron rod and red cap marked "Matkin-Hoover Eng. & Surveying" in the west line in said U.S. Highway 183 and in the north line of said 103.835 acre tract, for the northeast corner of this tract;

THENCE South 48° 43' 47" West across said 103.835 acre tract a distance of **3499.71 feet** to a point in the centerline of West Fork Plum Creek for the southeast corner of this tract;

THENCE with the meanders of said West Fork Plum Creek the following seven (7) courses and distances;

1. **North 18° 24' 15" West** a distance of **10.01 feet** for an angle point;
2. **North 14° 13' 05" East** a distance of **62.52 feet** for an angle point;
3. **North 26° 25' 21" East** a distance of **78.67 feet** for an angle point;
4. **North 13° 45' 47" East** a distance of **63.36 feet** for an angle point;
5. **North 09° 41' 01" West** a distance of **59.96 feet** for an angle point;
6. **North 12° 58' 03" East** a distance of **60.97 feet** for an angle point;
7. **North 23° 21' 44" East** a distance of **77.36 feet**

for a point in the centerline of said West Fork Plum Creek for the southwest corner of this tract;

THENCE North 48° 43' 47" East across said 103.835 acre tract a distance of **3316.69 feet** to the Point of Beginning.

Basis of Bearings is the Texas Coordinate System of 1983, South Central Zone (4204). All distances are surface values. Combined Scale Factor is 1.0001252471.



Job # 21-5049 18.06 Acre tract

Date: December 3rd, 2021

FIELD NOTES FOR A 60' x 100' COMMERCIAL SHARED ACCESS EASEMENT

METES AND BOUNDS description of a 60' x 100' commercial shared access easement, being 0.116 acres and located out of a 103.835 acre tract being a portion of property described in Warranty Deed volume 183 page 87, Deed Records Caldwell County, Texas, located in the Francis Seydell Survey (A-286), Caldwell County, Texas, and described as follows:

Beginning at a ½" iron rod and cap marked "JM Matkin Easement" (E=2394800.49', N=13828591.70') set in the northeast line of said 103.835 acre tract and in the west line of U.S. Highway 183 for the northeast corner of this tract, from which a TxDOT right-of-way monument bears South 08°36'28" East a distance of 524.64 feet;

THENCE South 48°43'47" West across said 103.835 acre tract a distance of **100.00 feet** to a ½" iron rod and cap marked "JM Matkin Easement" set for the southeast corner of this tract;

THENCE North 08°36'28" West a distance of **60.00 feet** to ½" iron rod and cap marked "JM Matkin Easement" set for southwest corner of this tract;

THENCE North 48°43'47" East a distance of **100.00 feet** to a ½" iron rod and cap marked "JM Matkin Easement" set in the northeast line of said 103.835 acre tract and in the west line of said U.S. Highway 183 for the northwest corner of this tract, from which a ½" iron rod found at the northeast corner of said 103.835 acre tract bears North 08°36'28" West a distance of 524.00 feet;

THENCE South 08°36'28" East along the northeast line of said 103.835 acre tract and the west line of said U.S. Highway 183 a distance of **60.00 feet** to the Point of Beginning.

Basis of Bearings is the Texas Coordinate System of 1983, South Central Zone (4204). All distances are surface values. Combined Scale Factor is 1.0001252471.

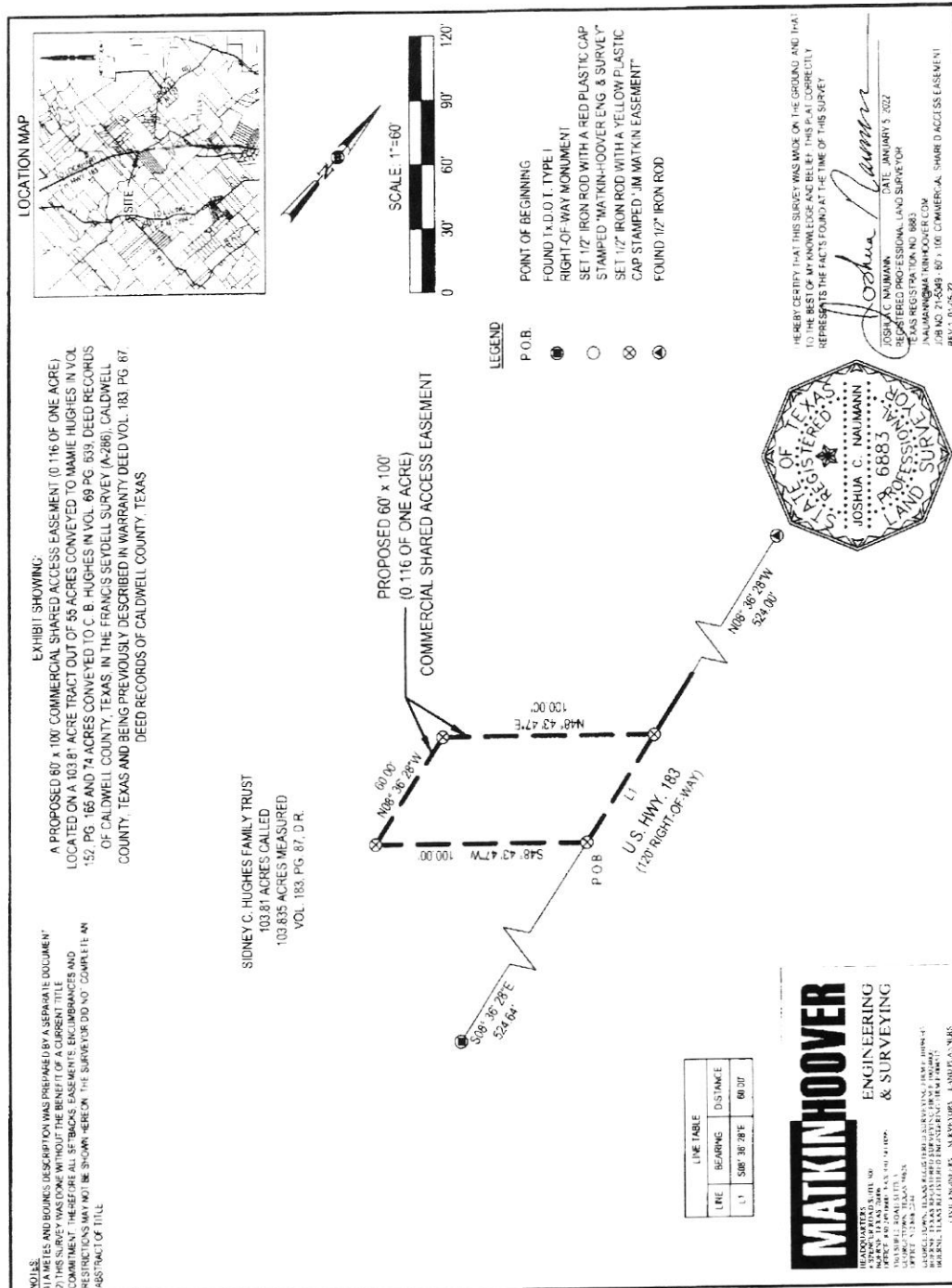


A handwritten signature in black ink that reads "Joshua Naumann".

Job # 21-5049 ACE 3

Date: December 3rd, 2021

Rev. 1 – January 5th, 2022





FIELD NOTES FOR A 30 FOOT WIDE GENERAL UTILITY EASEMENT

METES AND BOUNDS description of a 30 foot wide General Utility Easement, being 1.135 acres across the frontage with U.S. Highway 183 on a 103.835 acre tract being a portion of property previously described in a Warranty Deed volume 183 page 87, Deed Records Caldwell County, Texas, located in the Francis Seydell Survey (A-286), Caldwell County, Texas, and described as follows:

Beginning at a 1/2" iron rod and red cap marked "Matkin-Hoover Eng. & Surveying" (E=2394947.88', N=13827542.74') set at the southeast corner of this tract and at the northeast corner of said 103.835 acre tract and in the west line of a curve in U.S. Highway 183 and a point in a northwest line of a tract of land to John M. & Rebecca Brown in volume 190, page 741, Deed Records Caldwell County, from which a TxDOT right-of-way monument found in the west right-of-way line of said U.S. Highway 183 bears South 05°28'58" East a distance of 227.87 feet;

THENCE South 48°47'17" West along a northwest line of said John M. & Rebecca Brown tract and the southeast line of said 103.835 acre tract a distance of **36.72 feet** to a 1/2" iron rod and cap marked "JM Matkin Easement" set for a point in the northwest line of said John M. & Rebecca Brown tract, a point in the southeast line of said 103.835 acre tract, and for a southwest corner of this tract;

THENCE along a curve to the left with a radius of 11369.20, with a delta angle of 02°47'40", a chord bearing of N 07°20'46" W, a chord length of 554.45 feet for a distance of **554.51 feet** for an angle point in this tract;

THENCE North 08°36'28" West across said 103.835 acre a distance of 1089.44 feet to a 1/2" iron rod with cap marked "JM Matkin Easement" set in the northwest line of said 103.835 acre tract, the southeast line of a 30 foot wide tract conveyed to James F. Gold in document # 2020-001890, for the northwest corner of this tract;

THENCE North 48°43'47" East along the northwest line of said 103.835 acre tract and the southeast line of said 30 foot wide tract a distance of **35.64 feet** to a 1/2" iron rod found at the northwest corner of said 103.835 acre tract and a northeasterly corner of said 30 foot wide tract and in the west line of said U.S. Highway 183 for the northwest corner of this tract;

THENCE South 08°36'28" East along the northeast line of said 103.835 acre tract and the west line of said U.S. Highway 183 a distance of **1108.64 feet** to a found TxDOT right-of-way monument for an angle point in this tract;

THENCE along a curve to the right with a radius of 11399.20, with a delta angle of 02°41'16", a chord bearing of S 07°23'58" E, a chord length of 534.69 feet for a distance of **534.74 feet** for the Point of Beginning.

Basis of Bearings is the Texas Coordinate System of 1983, South Central Zone (4204). All distances are surface values. Combined Scale Factor is 1.0001252471.



Job # 21-5049 30'wide GUE

Date: December 3rd, 2021

