

Notice of Trustee's Sale

Date: February 7, 2025

Substitute Trustee: Sharlet Watts or Angela Zavala or Richard Zavala, Jr. or Michelle Jones or David Garvin

Substitute Trustee's Address: P. O. Box 1571
Boerne, Texas 78006

Mortgagee: 2X WORLDWIDE, LLC, a Texas limited liability company

Mortgagee's Address:
2X WORLDWIDE, LLC
P. O. Box 1944
Gonzales, Texas 78130

Mortgage Servicer: Pecos Loan Services

Mortgage Servicer's Address: 2130 McCullough Ave.
San Antonio, Texas 78212

Note: Note dated October 6, 2022 in the amount of \$218, 000.00

Deed of Trust

Date: October 6, 2022

Grantor: Federico Grimaldo

Mortgagee: 2X WORLDWIDE, LLC, a Texas limited liability company

Recording information: Deed of Trust recorded October 7, 2022 under Document Number 8103, Official Public Records of Caldwell County, Texas.

Property:

Being 11.608 acres of land, more or less, out of the remainder of that certain 874.232 acre tract described in Deed recorded in Document No. 2022-001746, Official Public Records of Caldwell County, Texas, said 11.608 acres being more particularly described on Exhibit "A" attached hereto and made a part hereof.

County: Caldwell

Date of Sale (first Tuesday of month): March 4, 2025

Time of Sale: 1:00 p.m. - 4:00 p.m.

Place of Sale: Area of the Caldwell County Courthouse as designated by the Caldwell County Commissioner's Court

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,

Filed this 10th day of Feb 20 25
10:55 A M


TERESA RODRIGUEZ
COUNTY CLERK, CALDWELL COUNTY, TEXAS
By Reyna Mijares Deputy
Reyna Mijares

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.

Mortgage Servicer has appointed Sharlet Watts or Angela Zavala or Richard Zavala, Jr. or Michelle Jones or David Garvin as Trustee under the Deed of Trust. Mortgage Servicer has instructed Trustee to offer the Property for sale toward the satisfaction of the Note. This foreclosure is being administered by Mortgage Servicer. Mortgage Servicer is representing Mortgagee under a servicing agreement.

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.

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. This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.



Sharlet Watts or Angela Zavala or Richard Zavala, Jr. or
Michelle Jones or David Garvin



All of a certain tract or parcel of land situated in Caldwell County, Texas and being a part of the said being a part of the William Sneed Survey A-265 and being also a part of a tract of land called 874.232 acres and conveyed to Soda Springs Holdings, LLC by deed recorded in Instrument #2022-001746 of the Official Public Records of Caldwell County, Texas and being more particularly described as follows:

BEGINNING at a capped 1/2" iron pin set stamped HINKLE SURVEYORS in the South line of Soda Springs Road (County Road #130) and in the North line of the above mentioned 874.232 acre tract for the NW corner this tract and from this point a 10" treated fence post found used for basis of bearing bears S 88°43'04" W 347.02 feet.

THENCE S 88°43'04" E with the North line of the said 874.232 acre tract and the South line of Soda Springs Road 361.50 feet to a capped 1/2" iron pin set stamped HINKLE SURVEYORS for the NE corner this tract and from which point a 10" treated fence corner post used for basis of bearing bears N 88°43'04" E 538.72 feet and from said capped 1/2" iron pin set stamped HINKLE SURVEYORS a 8" cedar fence corner post found marking the NE corner of the 874.232 acre tract bears N 87°22'41" E 3391.32 feet (direct tie).

THENCE over and across the said 874.232 acre tract for the following Three (3) courses:

- 1) S 00°41'07" E 1393.34 feet to a capped 1/2" iron pin set stamped HINKLE SURVEYORS for the SE corner this tract.
- 2) S 89°18'53" W 361.29 feet to a capped 1/2" iron pin set stamped HINKLE SURVEYORS for the SW corner this tract.
- 3) N 00°41'07" W 1405.75 feet to the place of beginning containing 11.608 acres of land more or less.

I hereby certify that the foregoing field notes are a true and correct description of a survey made under my direct supervision on June 23, 2022. **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.


Jerly L. Hinkle, R.L.S. #5459