

**NOTICE OF TRUSTEE'S SALE**

DATE: January 16, 2020

Filed this 22<sup>nd</sup> day of Jan 2020  
7:01 P.M.  
TERESA RODRIGUEZ  
COUNTY CLERK, CALDWELL COUNTY, TEXAS  
By Brenda Jones Deputy

**DEED OF TRUST**

Date: April 28, 2017

Grantor: DAVID HERNANDEZ

Beneficiary: COMMAND DECISIONS, INC.

Trustee: ROBERT BLACK

Recorded in: Document No. 2017-003094, Real Property Records, Caldwell County, Texas

**PROPERTY:**

Being Tract 6, and being 11.905 acres, more or less, part of the A. J. Henderson Survey, A-138, being more fully described in Deed of Trust recorded in Document No. 2017-003094, Real Property Records of Caldwell County, Texas, and being described on Exhibit "A" attached hereto.

**NOTE SECURED BY DEED OF TRUST:**

Date: April 28, 2017

Original Principal Amount: \$79,739.00

Holder: COMMAND DECISIONS, INC.

**DATE OF SALE OF PROPERTY (first Tuesday of month, between 10:00 A.M. and 4:00 P.M.):** 3<sup>rd</sup> day of March, 2020.

**PLACE OF SALE OF PROPERTY (including county):**

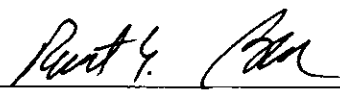
County Justice Court of Caldwell County, 1703, S. Colorado, Lockhart, Texas, at area designated by County Commissioners for said sales.

The earliest time at which a sale will occur is 1:00 P.M., provided the sale must begin at

such time or not later than three hours after that time.

Because of default in performance of the obligations of the Deed of Trust, Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust.

**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 services to the sender of this notice immediately.**

  
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ROBERT E. BLACK  
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All of a certain tract or parcel of land situated in Caldwell County, Texas and being a part of the A. J. Henderson Survey A-138 and also being all of a part of a tract of land called 85.813 acres and conveyed to Command Decisions, Inc., by deed recorded in Instrument #2015-004822 of the Official 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 East line of the said 85.813 acre tract and the apparent West line of a tract of land conveyed to Roy D. Patton by deed recorded in Volume 178 Page 145 of the said Official Records for the NE corner this tract and from said capped 1/2" iron pin set (Stamped Hinkle Surveyors) a 1" bar found used for basis of bearing marking the NE corner of the above mentioned 85.813 acre tract and the apparent common Henderson Survey Line and the Winstar Evans A-100 Survey line and the apparent South line of a tract of land called 107 acres and conveyed to Tommie Neil Ballew Life Estate by deed recorded in Instrument #130997 of the said Official Records bears N 00 degrees 11 minutes 47 seconds W 1801.02 feet and from said 1" iron bar found an 8" treated fence corner post found used for basis of bearing bears West 1448.79 feet.

**THENCE** S 00 degrees 11 minutes 47 seconds W with the East line of the said 85.813 acre tract and the apparent West line of the above mentioned Patton tract 146.12 feet to an 8" cedar fence post found and continue for a total distance of 170.17 feet to a calculated point in the centerline of an unnamed branch for an exterior corner this tract.

**THENCE** over and across the said 85.813 acre tract for the following Five (5) courses:

- 1) N 89 degrees 48 minutes 13 seconds W 149.35 feet to a capped 1/2" iron pin set (Stamped Hinkle Surveyors) for an ell corner this tract.
- 2) S 00 degrees 28 minutes 56 seconds W 615.78 feet to a capped 1/2" iron pin set (Stamped Hinkle Surveyors) for an exterior corner this tract.
- 3) N 89 degrees 30 minutes 54 seconds W 328.83 feet to a capped 1/2" iron pin set (Stamped Hinkle Surveyors) for an angle point this tract.
- 4) N 89 degrees 31 minutes 04 seconds W 50.00 feet to a capped 1/2" iron pin set (Stamped Hinkle Surveyors) for an exterior corner this tract.
- 5) S 00 degrees 28 minutes 56 seconds W 50.00 feet to a capped 1/2" iron pin set (Stamped Hinkle Surveyors) in the South line of the said 85.813 acre tract and the North line of Chuckwagon Road (County Road #143) and the apparent common Henderson Survey Line and the Samuel Shupe Survey A-271 line for the SE corner this tract.

**THENCE** N 89 degrees 31 minutes 04 seconds W with the South line of the said 85.813 acre tract and the North line of Chuckwagon Road and the apparent common Henderson Survey Line and the Shupe Survey Line 233.22 feet to a capped 1/2" iron pin set (Stamped Hinkle Surveyors) in the South line of the said 85.813 acre tract for the SW corner this tract.

**THENCE** over and across the said 85.813 acre tract for the following Two (2) courses:

- 1) N 00 degrees 28 minutes 56 seconds E 836.71 feet to a capped 1/2" iron pin set (Stamped Hinkle Surveyors) for an NW corner this tract.
- 2) S 89 degrees 30 minutes 55 seconds E 760.56 feet to a capped 1/2" iron pin set (Stamped Hinkle Surveyors) to the place of beginning containing 11.905 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 December 7, 2015. **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.



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