

Notice of Substitute Trustee's Sale

Date: February 7, 2020

Filed this 7th day of Feb. 2020
1:43 P.M.

Substitute Trustee: Stewart R. Pate

TERESA RODRIGUEZ
COUNTY CLERK, CALDWELL COUNTY, TEXAS

Lender: South Pass Development, LLC

By Rodreana Reyna Deputy

Note: Real Estate Lien Note dated 1/13/2005, in the original principal amount of \$41,819.42, executed by Borrower and made payable to the order of Lender.

Deed of Trust: Deed of Trust dated 1/13/2005, executed by Michael P. Garza to William McLean, Trustee for the benefit of lender, covering the Property and recorded in Document Number 051233 of the Official Public Records of Real Property of Caldwell County, Texas.

Property: 12.231 acres out of the Jonathon Burleson Survey, A-34, Caldwell County, Texas and further described in Exhibit A attached hereto.

Date of Sale (first Tuesday of month): March 3, 2020


Time of Sale: 1:00 p.m. to 4:00 p.m., local time

Place of Sale: The location designated by the commissioner's court of Caldwell County, Texas for conducting public foreclosure sales at the Caldwell County Justice Center, 1703 S. Colorado Street, Lockhart, Texas 78644.

Lender has duly appointed Stewart R. Pate as Substitute Trustee under the Deed of Trust. Lender has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

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 earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

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.



Stewart R. Pate

Exhibit "A"

DALE L. OLSON

Registered Professional Land Surveyor

711 Water Street

Bastrop, TX 78602

Phone (512) 321-5476 * Fax (512) 303-5476

FIELD NOTES FOR TRACT 21, A 12.231 ACRE TRACT IN THE JONATHON BURLESON SURVEY, CALDWELL COUNTY, TEXAS.

BEING a 12.231 acre tract or parcel of land out of and being a part of the Jonathon Burleson Survey, A-34, in Caldwell County, Texas, and being a portion of that certain 329.490 acre tract described in a deed from Back Bay Ventures to South Pass Development, LLC, dated September 15, 2000, recorded in Volume 249, Page 645, Caldwell County Official Records. Herein described tract or parcel of land being more particularly described by metes and bounds as follows:

COMMENCING FOR REFERENCE at a 5/8 inch iron rod found at a fence corner in the northeast line of County Road No. 179, also known as Old Colony Line Road, the south corner of the said 329.490 acre tract of which this is a part, and the west corner of that certain 125.1 acre tract described in a deed from Cleo Alexander, et al, to James W. Hill, recorded in Volume 330, Page 591, Caldwell County Deed Records, from which a 5/8 inch iron rod found for the south corner of Lot 1, Reata Ranch, a proposed subdivision out of said 329.490 acre tract bears N 41 deg. 59 min. 53 sec. E, 5.00 feet.

THENCE with the southwest line of the 329.490 acre tract, N 45 deg. 19 min. 00 sec. W, 1694.31 feet to a 5/8 inch iron rod found for the south corner of that certain 1.00 acre tract described in a deed from Betty Jean James to Polonia Water Supply Corp., as recorded in Volume 164, Page 189, Caldwell County Official Records.

THENCE with the southeast, northeast, and northwest lines of the Polonia Water Supply Corp. 1.00 acre tract, N 44 deg. 44 min. 24 sec. E, 208.60 feet to a 1/2 inch iron rod found; N 45 deg. 16 min. 45 sec. W, 208.75 feet to a 1/2 inch iron rod found; S 44 deg. 43 min. 41 sec. W, 208.73 feet to a 1/2 inch iron rod found in the northeast line of the before mentioned county road and the southwest line of the 329.490 acre tract.

THENCE with the northeast line of said county road and southwest line of the 329.490 acre tract, N 45 deg. 17 min. 02 sec. W, 2979.39 feet to a 5/8 inch iron rod set for the POINT OF BEGINNING, for the south corner of this tract.

THENCE continuing with the northeast line of said county road and southwest line of the 329.490 acre tract, N 45 deg. 17 min. 02 sec. W, 50.00 feet to a 5/8 inch iron rod set for the lower west corner of this tract.

THENCE N 44 deg. 42 min. 58 sec. E, 1135.00 feet to a 5/8 inch iron rod set for an interior corner of this tract.

THENCE N 45 deg. 17 min. 02 sec. W, 384.32 feet to a 5/8 inch iron rod set in the lower northwest line of the 329.490 acre tract, the southeast line of that certain 98.5 acre tract described in a deed from Austin C. Pittman, et ux, to Robert C. Ohlendorf, recorded in Volume 330, Page 78, Caldwell County Deed Records, for the upper west corner of this tract.

THENCE with the lower northwest line of the 329.490 acre tract and southeast line of the Ohlendorf 98.5 acre tract, N 45 deg. 00 min. 11 sec. E, 1098.18 feet to a 5/8 inch iron rod found at a fence corner in the southwest line of that certain 100 acre tract described as First Tract in a deed from Sam J. Glosserman, et ux, to Abigail G. Michelson, et al, recorded in Volume 340, Page 60, Caldwell County Deed Records, the east corner of the Ohlendorf tract, the most westerly north corner of the 329.490 acre tract, for the north corner of this tract.

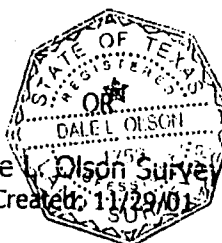
THENCE with the lower northeast line of the 329.490 acre tract and southwest line of the Michelson 100 acre tract, S 49 deg. 14 min. 09 sec. E, 83.06 feet to a 1/2 inch iron rod found for the south corner of the Michelson 100 acre tract, the west corner of that certain 505.168 acre tract described in a deed from Peggy L. Walker McConnell, et al, to Afton M. McConnell, et ux, recorded in Volume 18, Page 735, Caldwell County Official Records, for an angle corner of this tract.

THENCE with the lower northeast line of the 329.490 acre tract and southwest line of the McConnell 505.168 acre tract, S 45 deg. 10 min. 29 sec. E, 345.96 feet to a 5/8 inch iron rod set for the east corner of this tract.

THENCE crossing the 329.490 acre tract, S 44 deg. 42 min. 58 sec. W, 2238.23 feet to the POINT OF BEGINNING, containing 12.231 acres of land.

[Handwritten Signature]

Dale L. Olson
Reg. Pro. Land Surveyor 1753



Michael D. Olson
Reg. Pro. Land Surveyor 5386

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Order # 123100-21

Date Created: 11/29/01

Notice of Trustee's Sale

Date: February 7, 2020

Filed this 7th day of Feb. 2020
1:43 P. M

Trustee: Stewart R. Pate

TERESA RODRIGUEZ
COUNTY CLERK, CALDWELL COUNTY, TEXAS
By Katrina Reema Deputy

Lender: 1854 ~ Forister, Inc.

Note: Real Estate Lien Note dated 10/15/2014, in the original principal amount of \$128,900.00, executed by Borrower and made payable to the order of Lender.

Deed of Trust: Deed of Trust dated 10/15/2014, executed by Camelia Quezada Arellano & Rosalva Quezada-Arellano to Stewart R. Pate, Trustee for the benefit of lender, covering the Property and recorded in Document Number 2014004879 of the Official Public Records of Caldwell County, Texas

Property: Tract 11, a 14.032 acre tract of land out of the Jasper Gilbert Survey, A-113, Caldwell County, Texas and further described in Exhibit A attached hereto.

Date of Sale (first Tuesday of month): March 3, 2020

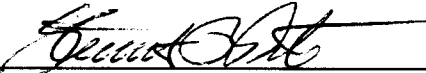
Time of Sale: 1:00 p.m. to 4:00 p.m., local time

Place of Sale: The location designated by the commissioner's court of Caldwell County, Texas for conducting public foreclosure sales at the Caldwell County Justice Center, 1703 S. Colorado St., Lockhart, Texas 78644.

Lender has duly appointed Stewart R. Pate as Trustee under the Deed of Trust. Lender has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

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 earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

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.



Stewart R. Pate

EXHIBIT "A"

DALE L. OLSON

Registered Professional Land Surveyor
711 Water Street
Bastrop, Texas 78602
Phone (512)321-5476 Fax (512)303-5476
olsonsurvey@sbcglobal.net

FIELD NOTES FOR TRACT NO. 11, A 14.032 ACRE TRACT IN THE JASPER GILBERT SURVEY IN CALDWELL COUNTY, TEXAS.

BEING a 14.032 acre tract or parcel of land out of and being a part of the Jasper Gilbert Survey, A-113, in Caldwell County, Texas, and being a part of that certain 200.774 acre tract described in a deed from the John M. Turner and Gloria A. Turner Revocable Living Trust, to Nine Mile Investments, LTD, recorded in Instrument No. 142144, Caldwell County Official Records. Said 200.774 acre tract being a part of that certain 230.51 acre tract described in a Quit Claim Deed from John M. Turner and wife, Gloria A. Turner, to the John M. Turner and Gloria A. Turner Revocable Living Trust, recorded in Vol. 137, Page 742, Caldwell County Official Records. Herein described tract or parcel of land being more particularly described by metes and bounds as follows:

COMMENCING FOR REFERENCE at the southeast corner of the 200.774 acre tract, a 5/8 inch iron rod found in the east line of the 230.51 acre tract and west line of Pebblestone Road, from which the southeast corner of the 230.51 acre tract, a 1/2 inch iron rod found at the intersection of the west line of Pebblestone Road with the north line of Taylorville Road, bears S 30 deg. 48 min. 41 sec. W, 695.14 feet.


THENCE with the west line of Pebblestone Road and east line of the 200.774 acre and 230.51 acre tracts, N 30 deg. 48 min. 41 sec. E, 2075.89 feet to a point for angle; N 37 deg. 00 min. 47 sec. E, 96.54 feet to a fence angle; N 30 deg. 22 min. 25 sec. E, 689.61 feet to a 1/2 inch iron rod found at fence angle; N 31 deg. 07 min. 50 sec. E, 35.25 feet to a 1/2 inch iron rod found at fence angle; N 31 deg. 45 min. 31 sec. E, 459.22 feet to a 5/8 inch iron rod set for the POINT OF BEGINNING, the southeast corner of this tract.

THENCE N 59 deg. 32 min. 24 sec. W, 1000.08 feet to a 5/8 inch iron rod set for the southwest corner of this tract.

THENCE N 30 deg. 27 min. 36 sec. E, 607.01 feet to a 5/8 inch iron rod set for the northwest corner of this tract.

THENCE S 59 deg. 32 min. 24 sec. E, 1013.84 feet to a 5/8 inch iron rod set in the west line of Pebblestone Road, the east line of the 200.774 acre and 230.51 acre tracts, for the northeast corner of this tract.

THENCE with the west line of Pebblestone Road and east line of the 200.774 acre and 230.51 acre tracts, S 31 deg. 45 min. 31 sec. W, 607.17 feet to the POINT OF BEGINNING, containing 14.032 acres of land.



Dale L. Olson
Reg. Pro. Land Surveyor 1753

OR

Michael D. Olson
Reg. Pro. Land Surveyor 5386

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Order# 14-349-1_11

Date Created: 7-21-14