

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: June 12, 2023

Trustee: BRUCE LARSON

Mortgagee: SUNBELT ESTATES L.L.C.

Note: NINETY-THREE THOUSAND FIVE HUNDRED TEN AND NO/100 DOLLARS (\$93,510.00)

Deed of Trust

Date: MARCH 11, 2008

Grantor: ANGEL VILCHIS

Mortgagee: SUNBELT ESTATES L.L.C.

Recording Information: 081410 VOL 525 PG 877

Property: 17.00 ACRES - LYTTON SPRINGS

County: CALDWELL

Trustee's/Substitute Trustee's Name: BRUCE LARSON / BEAU S. KING

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

Date of Sale (first Tuesday of month): AUGUST 1, 2023

Time of Sale: 1:00PM

Place of Sale: 1703 S. COLORADO ST., LOCKHART, TX 78644, or as designated by the County Commissioners' Court

BRUCE LARSON is Trustee under the Deed of Trust/Mortgagee has appointed BEAU S. KING as Trustee under the Deed of Trust. Mortgage has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Filed this 12th day of June 2023
2:12 P M

TERESA RODRIGUEZ
COUNTY CLERK, CALDWELL COUNTY, TEXAS
By Sandra Guerra Deputy
Sandra Guerra



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.



BEAU S. KING, Trustee

ACKNOWLEDGMENT

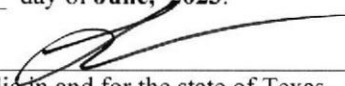
THE STATE OF TEXAS

COUNTY OF HARRIS:

Before me the undersigned authority, on this day appeared **BEAU S. KING, 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 12 day of **June, 2023**.

My commission Expires: 03/29/26



Notary Public in and for the state of Texas

Notary's Printed name: Stanisse Blackburn

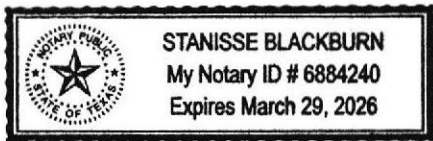


EXHIBIT "A"

STATE OF TEXAS
COUNTY OF CALDWELL

17.00 ACRES
PABLO MARTINEZ SURVEY

A DESCRIPTION OF A 17.00 ACRE TRACT SITUATED IN THE PABLO MARTINEZ SURVEY. ABSTRACT NUMBER 181, CALDWELL COUNTY, TEXAS, BEING OUT OF A CALLED 113.43 ACRE TRACT CONVEYED TO STANISSE BLACKBURN IN VOLUME 488, PAGE 1. THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING at a ½ inch iron rod with cap set in the northwest right-of-way line of FM 1854 (80' R.O.W.), for the east corner of a 10.38 acre tract out of said 113.43 acre tract, surveyed this same date, and for the south corner of the herein described tract, from which a concrete monument found in said northwest right-of-way line of FM 1854 bears South 44°57'39" East, a distance of 4044.97 feet (called South 44°58'00" West);

THENCE entering into and severing said 113.43 acre tract with the common line of said 10.38 acre tract and the herein described tract the following two (2) courses:

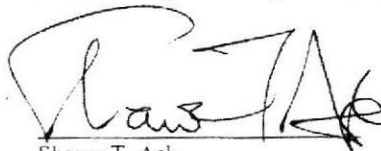
- 1) **North 44°56'42" West**, a distance of **1100.08 feet**, to a ½ inch iron rod with cap set.
- 2) **North 44°49'07" East**, a distance of **791.17 feet**, to a ½ inch iron rod with cap set in the northwest right-of-way line of said FM 1854, for a point for angle in said 10.38 acre tract and for the north corner of the herein described tract, from which a ½ inch iron rod found for the north corner of said 113.43 acre tract and said 10.38 acre tract bears North 44°46'15" West, a distance of 91.71 feet, (called North 44°45' West);

THENCE with said right-of-way line of FM 1854 the following four (4) courses:

- 1) **South 44°46'15" East**, a distance of **327.56 feet**, (called South 44°45' East). to a mag nail found in a concrete monument for a curve return,
- 2) With a curve to the right having a radius of **776.34 feet**, and a chord of **South 36°31'03" East**, a distance of **223.15 feet**, (called South 36°29'14" East, 223.14 feet), to a ½ inch iron rod found,
- 3) With a curve to the right having a radius of **776.34 feet**, and a chord of **South 08°21'09" West**, a distance of **925.43 feet**, (called South 08°22'15" West, 925.65 feet), to a ½ inch iron rod found for a point for angle in the herein described tract;
- 4) **South 44°57'39" West**, a distance of **15.51 feet** (called South 44°58'00" West), to the **POINT OF BEGINNING**, and containing **17.00 acres** of land.

The **BEARING BASIS** herein is the monumented northwest line of said 113.43 acre tract **North 45°03'18" East**, a distance of **1733.64 feet** (called North 45°03'18" East, 1733.57 feet),

I, Shawn T. Ash, do certify that this description and associated exhibit were prepared from a boundary survey performed under my direction during September 2007, and is true and correct to the best of my knowledge and belief.



Shawn T. Ash
Registered Professional Land Surveyor
No. 5687 State of Texas



05/21/07

Date