

**NOTICE OF TRUSTEE'S SALE** Filed this 11<sup>th</sup> day of Sept 2023

2:31 PM

**DATE:** September 11, 2023

**NOTE:** Balloon Note described as follows:

Date: August 19, 2022

Maker: Cammer Holdings LLC, a Texas limited liability company

Payee: USAM 1 Fund, LLC, a Texas limited liability company

Original Principal Amount: \$440,000.00

TERESA RODRIGUEZ  
COUNTY CLERK, CALDWELL COUNTY, TEXAS  
By Yolanda Hernandez Deputy  
Yolanda Hernandez

**DEED OF TRUST:** Deed of Trust described as follows:

Date: August 19, 2022

Grantor: Cammer Holdings LLC, a Texas limited liability company

Trustee: Steven S. Newsom

Substitute Trustees: Steven S. Newsom and Conrad Newsom

Beneficiary: USAM 1 Fund, LLC, a Texas limited liability company

Recorded: under File number 2022-006672 in the Real Property Records of Caldwell County, Texas

**LENDER:** USAM 1 Fund, LLC, a Texas limited liability company

**BORROWER:** Cammer Holdings LLC, a Texas limited liability company

**PROPERTY:** The real property described as follows: commonly known as 529 S. Commerce Street, Lockhart, TX 78644 and having a legal description of: SEE ATTACHED EXHIBIT A

Together with all improvements, easements, personal property, intangibles, rents, revenues, contracts, and rights appurtenant to the real property, as described in the Deed of Trust.

**DATE AND TIME OF TRUSTEE'S SALE OF PROPERTY:** October 3, 2023, the first Tuesday of the month, to commence at 1:00 PM, or within three (3) hours after that time.

**PLACE OF TRUSTEE'S SALE OF PROPERTY:** Outside of the main entrance of the new Caldwell County Justice Center located at 1703 S. Colorado Street, Lockhart, Texas, 78644, Caldwell County, Texas.

### RECITALS

Default has occurred in the payment of the Note and in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code section 51.002, has requested that Trustee sell the Property according to the terms of the Deed of Trust and applicable law.

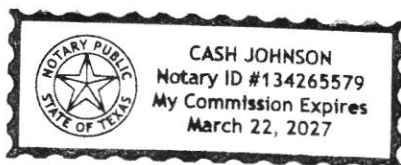
The Deed of Trust may encumber both real and personal property. Formal notice is now given

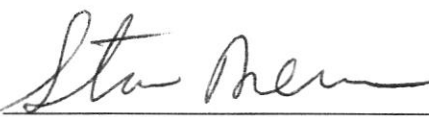
of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and Texas Business and Commerce Code section 9.604(a).


Therefore, notice is given that on the Date and Time of Trustee's Sale of Property and at the Place of Trustee's Sale of Property, Trustee or Substitute Trustee, or any other trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Trustee or Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

**NOTE: MONEY ORDERS OR CASHIER'S CHECKS MUST BE MADE OUT TO "STEVEN NEWSOM". MONEY ORDERS OR CASHIERS CHECKS MADE OUT TO ANYONE ELSE WILL NOT BE ACCEPTED AND CHECKS MADE OUT TO SOMEONE ELSE AND ENDORSED TO STEVEN NEWSOM WILL NOT BE ACCEPTED. PERSONAL OR COMPANY CHECKS WILL NOT BE ACCEPTED.**

EXECUTED as of September 11, 2023.



  
Steven Newsom

Texas  
Williamson County  
Subscribed and sworn to before me this  
11 day of September 2023  
Notary Public 

After recording, please return original to:  
Steven Newsom  
PO Box 1846  
Georgetown, TX 78627



## EXHIBIT "A"

All of a certain tract or parcel of land situated in the City of Lockhart, Caldwell County, Texas and being a part of the Byrd Lockhart Survey A-17 and being also a part of a tract of land conveyed to Joe S. Torres Jr. by deed recorded in Volume 439 Page 424 of the Official Public Records of Caldwell County, Texas and being more particularly described as follows:

**BEGINNING** at a capped ½" iron pin set stamped HINKLE SURVEYORS in the intersection of the West line of S. Commerce Street and the North line of Hickory Street as now occupied and maintained and in the East line of the said Torres tract for the SE corner this tract.

**THENCE S 80°00'00" W** with the now occupied and maintained North line of Hickory Street and over and across the said Torres tract **112.05 feet** to a 4x4" fence corner post found in the SE corner of a tract of land designated as Tract One and conveyed to David K. Mills by deed recorded in Volume 267 Page 892 of the said Official Public Records and in the West line of the said Torres tract for the SW corner this tract.

**THENCE N 10°00'00" W** with the West line of the said Torres tract and the East line of the said Mills tract **53.41 feet** to a capped ½" iron pin set stamped HINKLE SURVEYORS in the NW corner of the said Torres tract for the NW corner this tract.

**THENCE N 80°00'00" E** with the North line of the said Torres tract and partially along the South line of a tract of land called 0.156 acres and conveyed to Sarah Bush by deed recorded in Volume 558 Page 370 of the said Official Public Records and further described in Volume 216 Page 491 of the said Official Public Records **112.05 feet** to a ½" iron pin found used for basis of bearing in the NE corner of the said Torres tract and the apparent SE corner of the said Bush 0.156 acre tract and the West line of S. Commerce Street for the NE corner this tract and from which point a ½" iron pin found used for basis of bearing bears N 10°00'00" W 180.66 feet.

**THENCE S 10°00'00" E** with the East line of the said Torres tract and the West line of S. Commerce Street **53.41 feet** to the place of beginning containing **0.137 acres** of land more or less.