

**NOTICE OF FORECLOSURE SALE**

Notice is hereby given of a public nonjudicial foreclosure sale.

1. Property To Be Sold. The property to be sold is described on Exhibit "A" attached hereto.
2. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

Date: Tuesday, August 6, 2024

Time: The sale shall begin no earlier than 1:00 p.m. or no later than three hours thereafter. The sale shall be completed no later than 3:00 p.m.

Place: The area of the Caldwell County Courthouse in Austin, Texas, designated by the Commissioner's Court pursuant to Section 51.002 of the Texas Property Code as a place where foreclosure sales are to take place.

The Deed of Trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the Deed of Trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or refiled may be after the date originally scheduled for this sale.

3. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the date the property is sold.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

4. Type of Sale. The sale is a nonjudicial Deed of Trust lien foreclosure sale being conducted pursuant to the power of sale granted by that one certain Deed of Trust executed by Claudia Serna dated June 15, 2022, and recorded in Document Number 2022-004746 of the Official Public Records of Caldwell County, Texas.

Filed this 15<sup>th</sup> day of July 2024  
10:03 AM

TERESA RODRIGUEZ  
COUNTY CLERK, CALDWELL COUNTY, TEXAS

By Sandra Guerra Deputy  
Sandra Guerra

5. Obligations Secured. The Deed of Trust secures the payment of the indebtedness and obligations therein described (collectively the "Obligation") in the original principal amount of \$1,500,000.00, and payable to the order of VCD Centurion Gathering Partnership, Ltd., which is the current owner and holder of the Obligation and is the beneficiary under the Deed of Trust.

6. Default and Request To Act. Default has occurred under the Obligation and the Deed of Trust, and the beneficiary has requested me, as trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

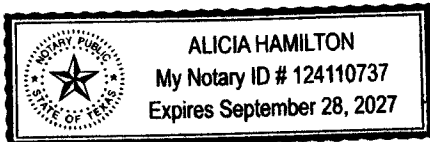
DATED: July 15, 2024.



\_\_\_\_\_  
Rex G. Baker, III, Trustee

STATE OF TEXAS  
COUNTY OF CALDWELL

The foregoing instrument was acknowledged before me on July 15, 2024 by Rex G. Baker, III.



Alicia Hamilton  
NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES: \_\_\_\_\_

# EXHIBIT "A"

FIELD NOTES TO ACCOMPANY MAP OF SURVEY  
40.00 ACRES  
WILLIAM PETTUS SURVEY, A-21  
CALDWELL COUNTY, TEXAS

FIELD NOTE DESCRIPTION OF 40.00 ACRES OF LAND OUT OF THE WILLIAM PETTUS SURVEY, ABSTRACT NO. 21, CALDWELL COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 292.823 ACRE TRACT DESCRIBED IN A DEED TO VC LAND & CATTLE LTD. RECORDED IN VOLUME 518, PAGE 658 OF THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS, THE SAID 40.00 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a ½ inch diameter steel pin set with cap stamped Lenz & Assoc on the northwest right-of-way line of F.M. Road 1984 and southeast line of the said 292.823 acre tract, from which a fence corner post found at the southerly most corner of the said 292.823 acre tract bears S 48°55'54" W, 589.27 feet;

THENCE, traversing the interior of the said 292.823 acre tract, the following three (3) courses and distances:

- 1) N 41°04'06" W, 1735.59 feet to a ½ inch diameter steel pin set with cap stamped Lenz & Assoc;
- 2) N 48°55'54" E, 1431.20 feet to a ½ inch diameter steel pin set with cap stamped Lenz & Assoc;
- 3) S 41°04'06" E, 172.02 feet to a ½ inch diameter steel pin set with cap stamped Lenz & Assoc in the approximate center of creek;

THENCE, continuing to traverse the interior of the said 292.823 acre tract with the approximate centerline of creek, the following thirteen (13) courses and distances:

- 1) S 22°47'17" E, 161.82 feet to a point;
- 2) S 10°02'55" E, 153.12 feet to a point;
- 3) S 21°23'17" E, 90.36 feet to a point;
- 4) S 13°17'51" E, 144.70 feet to a point;
- 5) S 06°25'25" E, 164.94 feet to a point;
- 6) S 10°02'34" W, 68.26 feet to a point;
- 7) S 43°03'51" W, 23.22 feet to a point;
- 8) S 09°18'57" E, 29.53 feet to a ½ inch diameter steel pin set with cap stamped Lenz & Assoc;
- 9) S 03°12'32" E, 515.44 feet to a point;
- 10) S 37°26'02" W, 33.26 feet to a point;

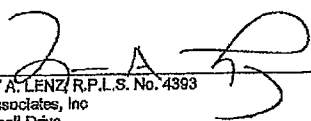
- 11) S 02°41'31" E, 82.67 feet to a ½ inch diameter steel pin set with cap stamped Lenz & Assoc;
- 12) S 19°02'44" E, 293.60 feet to a ½ inch diameter steel pin set with cap stamped Lenz & Assoc;
- 13) S 33°44'33" E, 111.05 feet to a ½ inch diameter steel pin set with cap stamped Lenz & Assoc on the northwest right-of-way line of F.M. Road 1984 and southeast line of the said 292.823 acre tract, from which a concrete right-of-way monument found at the beginning of a curve, called to be at Station 131+37.3 per TXDOT right-of-way map, bears N 48°55'54" E, 2238.44 feet;

THENCE, S 48°55'54" W, a distance of 495.18 feet along the northwest right-of-way line of F.M. Road 1984 to the PLACE OF BEGINNING and containing 40.00 acres of land, more or less.

THIS DESCRIPTION WAS PREPARED FROM AN ACTUAL SURVEY PERFORMED ON THE GROUND UNDER MY SUPERVISION.

BEARINGS ARE BASED ON NORTH NAD83 DERIVED BY GPS METHODS

DATE OF SURVEY JANUARY 18, 2012.

  
TIMOTHY A. LENZ, R.P.L.S. No. 4383  
Lenz & Associates, Inc  
4303 Russell Drive  
Austin, Texas 78704



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