

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: January 13, 2025

Trustee: RAY M. SCHNEIDER

Mortgagee: SUNBELT ESTATES LLC

Filed this 13th day of Jan. 2025
12:28 P.M.
TERESA RODRIGUEZ
COUNTY CLERK, CALDWELL COUNTY, TEXAS
By Yolanda Hernandez Deputy
Yolanda Hernandez

**Note: FIFTY-EIGHT THOUSAND NINE HUNDRED AND NO/100 DOLLARS
(\$58,900.00)**

Deed of Trust

Date: FEBRUARY 6, 2014

Grantor: JENNIFER PECK

Mortgagee: SUNBELT ESTATES LLC

Recording Information: 140671

Property: 10.00 ACRES PETTYTOWN

County: CALDWELL

Trustee's/Substitute Trustee's Name: RAY M. SCHNEIDER / SHARON TATE

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

Date of Sale (first Tuesday of month): FEBRUARY 4, 2025

Time of Sale: The sale shall begin no earlier than 1:30 p.m. or no later than three hours thereafter.

Place of Sale: 1703 S. Colorado St., Lockhart, TX 78644, or as designated by the County Commissioners' Court

Ray M. Schneider is Trustee under the Deed of Trust/Mortgagee has appointed SHARON TATE as Trustee under the Deed of Trust. Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

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.



SHARON TATE, Trustee

ACKNOWLEDGMENT

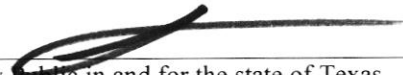
THE STATE OF TEXAS

COUNTY OF HARRIS:

Before me the undersigned authority, on this day appeared , Sharon Tate **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.

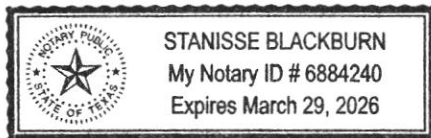
Given under my hand and seal of office on this the 13th day of **January, 2025**.

My commission Expires: 03/29/2026



Notary Public in and for the state of Texas

Notary's Printed name: Stanisse Blackburn





Claude Hinkle Surveyors

All of a certain tract or parcel of land situated in Caldwell County, Texas and being a part of the G.W. James Survey A-156 and being also a part of a tract of land called 80.000 acres and conveyed to James Baker by deed recorded in Volume 564 Page 387 of the Official Records of Caldwell County, Texas and being more particularly described as follows:

BEGINNING at a capped 1/2" iron pin set in the NE line of County Road #159 and the SW line of the above mentioned 80.000 acre tract for the West corner this tract and from which point a 5/8" iron pin found used for basis of bearing marking the West corner of the said 80.000 acre tract bears N 60 degrees 30 minutes 56 seconds W 1134.46 feet.

THENCE N 30 degrees 00 minutes 00 seconds E entering the said 80.000 acre tract **1150.50 feet** to a capped 1/2" iron pin set for the North corner this tract.

THENCE S 60 degrees 00 minutes 00 seconds E 379.17 feet to a capped 1/2" iron pin set for the East corner this tract.

THENCE S 30 degrees 00 minutes 00 seconds W over and across the said 80.000 acre tract **1147.08 feet** to a capped 1/2" iron pin set in the SW line of the said 80.000 acre tract and the NE line of County Road #159 for the South corner this tract.

THENCE N 60 degrees 30 minutes 56 seconds W with the SW line of the said 80.000 acre tract and the NE line of County Road #159 **379.19 feet** to the place of beginning containing **10.000 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 April 22, 2009. **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.

