

## **NOTICE OF TRUSTEE'S SALE**

Date: September 6, 2024

Trustee: Clay E. Morgan

Lender: Tierra Hermosa, LLC

Note: Real Estate Lien Note dated 12/14/2023, in the original principal amount of \$98,900.00, executed by Borrower and made payable to the order of Lender.

Deed of Trust: Deed of Trust dated 12/14/2023, executed by Daniel Israel Garcia to Clay E. Morgan, Trustee for the benefit of lender, covering the Property and recorded in Document Number 24-00110 of the Official Public Records of Fayette County, Texas

Property: Tract 6, 2.000 acres, Fayetteville, Fayette County, Texas

Date of Sale (first Tuesday of month): October 1, 2024


Time of Sale: 9:00 a.m. to 12:00 p.m., local time

Place of Sale: The location designated by the commissioner's court of Fayette County, Texas for conducting public foreclosure sales at the Fayette County Courthouse, 151 N. Washington Street, La Grange, Texas 78945.

Lender has duly appointed Clay E. Morgan 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.



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Clay E. Morgan

## EXHIBIT "A"

### TRACT 6 - 2.000 ACRES

**LEGAL DESCRIPTION:** BEING A 2.000 ACRE TRACT OF LAND LYING IN AND BEING SITUATED OUT OF THE LUCY KERR SURVEY, ABSTRACT 61 AND BEING A OF THOSE FOUR (4) CERTAIN TRACTS OF LAND CONVEYED TO CLAY MORGAN INVESTMENTS LLC BY DEED RECORDED IN VOLUME 2040, PAGE 904 OFFICIAL RECORDS, FAYETTE COUNTY, TEXAS; SAID 2.000 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF JAMES E. GARON & ASSOCIATES IN JULY, 2023:

**BEGINNING** at a 1/2" iron rod with cap stamped "JE Garon RPLS 4303" set in the southwesterly margin of Vasut Road for the northerly corner hereof from which a concrete monument found in the southwesterly margin of Vasut Road for the northerly corner of 10.00 acre tract, Tract 2, conveyed to Clay Morgan Investments LLC and the easterly corner of that certain 1.00 acre tract of land conveyed to David Lee Zatopek by deed recorded in Volume 925, Page 515 deed records, Fayette County, Texas bears N 46°53'31" W a distance of 715.53 feet;

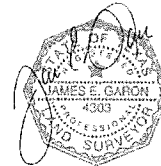
**THENCE** S 46°53'31" E a distance of 257.37 feet along Vasut Road to a 1/2" iron rod with cap stamped "JE Garon RPLS 4303" set for the easterly corner hereof;

**THENCE** crossing said Clay Morgan Investments LLC tract the following three (3) calls:

1. S 43°06'29" W a distance of 338.48 feet to a 1/2" iron rod with cap stamped "JE Garon RPLS 4303" set for the southerly corner hereof;
2. N 46°54'13" W a distance of 257.37 feet to a 1/2" iron rod with cap stamped "JE Garon RPLS 4303" set for the westerly corner hereof;
3. N 43°06'29" E a distance of 383.53 feet to the **POINT OF BEGINNING**, containing 2.000 acres of land, more or less and as shown on map of survey prepared herewith.

Surveyed by:

James E. Garon  
Registered Professional Land Surveyor  
Co\Fayette\Surveys\Lucy Kerr A-61\21423 Tr6  
legal



**FILED**

SEP 05 2024

2:25 PM  
Brenda Fietsam KS

BRENDA FIETSAM  
CO. CLERK, FAYETTE CO., TEXAS