

FILED FOR RECORD

AUG 12 2024

SUSAN STRICKLAND  
COUNTY CLERK, VAN ZANDT CO., TX  
BY \_\_\_\_\_ DEP

**ATTENTION SERVICE MEMBERS: ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING IN ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR 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 OF SUBSTITUTE TRUSTEE'S SALE**

WHEREAS, WAGYU 100, LLC delivered that one certain Deed of Trust dated JANUARY 30, 2023, which is recorded in INSTRUMENT NO.: 2023-001234 of the real property records of VAN ZANDT County, Texas, conveying to the Trustee(s) therein named the real property therein described, to secure the payment of a Promissory Note in the principal amount of \$945,000.00 payable to the order of SILVER CITY FUNDING, LLC, to which reference is hereby made for a description of the Promissory Note, the terms and covenants of the Deed of Trust, and the property therein conveyed; and

WHEREAS, default, as same is defined in the Promissory Note and/or the Deed of Trust, has occurred and the outstanding indebtedness on same is now wholly due; and

WHEREAS, the undersigned has been appointed Substitute Trustee in place of the original Trustee, upon the contingency and the manner authorized by the Deed of Trust; and

WHEREAS, SILVER CITY FUNDING, LLC, the Mortgagee, or the Mortgage Servicer, has instructed a Substitute Trustee(s) to sell real property described in the Deed of Trust in order to satisfy the indebtedness secured thereby.

NOTICE IS HEREBY GIVEN that on SEPTEMBER 3, 2024, beginning at 10:00 AM, or not later than three (3) hours after that time, a Substitute Trustee(s) will sell, to the highest bidder submitting cashier's check, certified check or money order, the following described real property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY THIS REFERENCE.

The sale will occur at that area designated by the Commissioners Court of VAN ZANDT County, Texas, for such sales (OR AT THE STEPS OF THE NORTH ENTRANCE TO THE COURTHOUSE).

NOTICE IS FURTHER GIVEN that the address of SILVER CITY FUNDING, LLC, the Mortgagee or Mortgage Servicer, is 25349 BOROUGH PARK DR, SPRING, TX 77380. Pursuant to the Texas Property Code, the Mortgagee or Mortgage Servicer is authorized to administer a foreclosure sale. The name and address of a substitute trustee is Michael J. Schroeder, 3610 North Josey Lane, Suite 206, Carrollton, Texas 75007. A Substitute Trustee is authorized by the Texas Property Code to set reasonable conditions for the foreclosure sale. If the sale is set aside, the Purchaser will be entitled only to a return of the purchase price, less any applicable fees and costs, and shall have no other recourse against the mortgagor, the mortgagee, or the substitute trustee.

Dated: AUGUST 12, 2024.

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SUBSTITUTE TRUSTEE(S)  
MICHAEL J. SCHROEDER OR RANDY DANIEL

FILE NO.: MISC-1052  
PROPERTY: FM 857  
GRAND SALINE, TX 75140  
WAGYU 100, LLC.

NOTICE SENT BY:  
MICHAEL J. SCHROEDER  
3610 NORTH JOSEY LANE, SUITE 206  
CARROLLTON, TEXAS 75007  
Tele: (972) 394-3086  
Fax: (972) 394-1283



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## EXHIBIT "A"

Being a 180.84 acre tract of land situated in the C. LANE SURVEY, ABSTRACT No. 994 & J. BURLISON SURVEY, ABSTRACT NO. 992, Van Zandt County, Texas, being part of a called 144.85 acres (First Tract), all of a called 1.5 acres (Second Tract), and part of a called 88.9 acres (Third Tract) to Fay Marie Laprade, recorded in Volume 1892, Page 494 of the Real Records of Van Zandt County, Texas. Said 180.84 acre tract of land being more particularly described as follows:

**BEGINNING** at a railroad rail (found) for the westernmost Northwest corner of these 180.84 acres. Said corner also being the westernmost Northwest corner of the above referenced 144.85 acres (First Tract), being the Northeast corner of a called 88 acres (Fifth Tract), and on the South line of a called 212.5 acres, both to Morion Salt, Inc. recorded in Document No. 2010-008047 of the Real Records of Van Zandt County, Texas;

**THENCE** North 88 deg. 03 min. 47 sec. East, along the common westernmost North line of the 144.85 acres (First Tract) and the South line of the above referenced 212.5 acres, a distance of 1802.66 feet to a concrete monument (found) for an inside ell corner in the North line of these 180.84 acres. Said corner also being an inside ell corner in the North line of the 144.85 acres (First Tract) and being the Southeast corner of the 212.5 acres;

**THENCE** North 04 deg. 21 min. 16 sec. East, along the common northernmost West line of the 144.85 acres (First Tract) and the East line of the 212.5 acres, a distance of 603.68 feet to a 3/8 inch iron rod (found) for the easternmost Northwest corner of these 180.84 acres and being the easternmost Northwest corner of the 144.85 acres (First Tract);

**THENCE** North 86 deg. 39 min. 49 sec. East, along the easternmost North line of the 144.85 acres (First Tract) and along the North line of the above referenced 1.5 acres (Second Tract), passing a 1/2 inch iron rod (set) for reference at a distance of 242.73 feet, crossing over Farm to Market Road No. 857, and continuing in all a total distance of 488.67 feet to a 1/2 inch iron rod (set) for the northernmost Northeast corner of these 180.84 acres. Said corner also being the Northeast corner of the 1.5 acres (Second Tract), being on the South line of a called 302.612 acres to Ron Meissner, at ux; recorded in Document No. 2012-001094 of the Real Records of Van Zandt County, Texas, and being within the West right of way of Van Zandt County Road No. 1701;

**THENCE** South 07 deg. 50 min. 11 sec. East, along the East line of the 1.5 acres (Second Tract), a distance of 623.69 feet to a cotton spindle (set) for an angle break in the East line of these 180.84 acres. Said corner also being the South corner of the 1.5 acres (Second Tract), being on the East line of the 144.85 acres (First Tract), and being generally in the center of Farm to Market Road No. 857;

**THENCE** South 24 deg. 25 min. 38 sec. East, along the East line of the 144.85 acres (First Tract) and generally along the center of Farm to Market Road No. 857, a distance of 433.38 feet to a point for corner for the northernmost Southeast corner of these 180.84 acres; **THENCE** South 87 deg. 22 min. 47 sec. West, over and across the 144.85 acres (First Tract) and along the North line of a called 6.00 acres to Alltel Communication recorded in Document No. 2011-008675 of the Real Records of Van Zandt County, Texas, passing a 1/2 inch iron rod (found) for the Northeast corner of the above referenced 6.00 acres at a distance of 54.41 feet, and continuing in all a total distance of 616.26 feet to a 1/2 inch iron rod (found) for an inside ell corner in the East line of these 180.84 acres and being the Northwest corner of the 6.00 acres;

**THENCE** South 24 deg. 24 min. 34 sec. East, along the West line of the 6.00 acres, a distance of 601.86 feet to a 1/2 inch iron rod (found) for an angle break in the East line of these 180.84 acres. Said angle break also being the Southwest corner of the 6.00 acres and being the Northwest corner of a called 23.13 acres (Second Tract) to Michael C. Barrett recorded in Volume 2195, Page 269 of the Real Records of Van Zandt County, Texas;

**THENCE** South 02 deg. 13 min. 17 sec. West, along the West line of the above referenced 23.13 acres (Second Tract), a distance of 1159.56 feet to a 1/2 inch iron rod (found) for the middle Southeast corner of these 180.84 acres. Said corner also being the Southwest corner of the 23.13 acres (Second Tract), being on the North line of a called 22.9808 acres to Roger O. Conley, et al recorded in Document No. 2014-009843 of the Real Records of Van Zandt County, Texas, being on the South line of the 144.85 acres (First Tract), and being on the North line of the above referenced 88.9 acres (Third Tract);

EXHIBIT "A"

THENCE South 88 deg. 07 min. 36 sec. West, along the North line of the above referenced 22.9808 acres, a distance of 45.67 feet to a 1/2 inch iron rod (found) for an inside ell corner in the East line of these 180.84 acres and being the Northwest corner of the 22.9808 acres;

THENCE South 24 deg. 52 min. 15 sec. East, along the northernmost West line of the 22.9808 acres, a distance of 273.34 feet to a cross tie fence corner (found) for an inside ell corner in the East line of these 180.84 acres and being the northernmost Southwest corner of the 22.9808 acres;

THENCE North 74 deg. 54 min. 30 sec. East, along the northernmost South line of the 22.9808 acres, a distance of 274.18 feet to a 3 inch fence corner post (found) for the southernmost Northeast corner of these 180.84 acres and being an inside ell corner in the West line of the 22.9808 acres;

THENCE South 28 deg. 24 min. 48 sec. East, along the southernmost West line of the 22.9808 acres, a distance of 1075.44 feet to a 1/2 inch iron rod (found) for the southernmost Southeast corner of these 180.84 acres. Said corner also being the southernmost Southwest corner of the 22.9808 acres, being on the South line of the 88.9 acres (Third Tract), and being on the North line of a called 57-1/6 acres to Phillip Stephens, et ux. recorded in Volume 689, Page 417 of the Deed Records of Van Zandt County, Texas;

THENCE South 88 deg. 19 min. 19 sec. West, along the common South line of the 88.9 acres (Third Tract) and the North line of the above referenced 57-1/6 acres, a distance of 2881.62 feet to a point for corner for the Southwest corner of these 180.84 acres. Said corner also being the Southwest corner of the 88.9 acres (Third Tract), being the Northwest corner of the 57-1/6 acres, and being on the East line of a called 31.33 acres to Mike L. Jones, et ux. recorded in Volume 2035, Page 121 of the Real Records of Van Zandt County, Texas. From said corner, a cross tie fence corner post (found) for reference bears North 88 deg. 19 min. 19 sec. East, at a distance of 3.10 feet;

THENCE North 02 deg. 01 min. 45 sec. West, along the common West line of the 88.9 acres (Third Tract) and the East line of the above referenced 31.33 acres, a distance of 1138.63 feet to a 1/2 inch iron rod (found) for an angle break in the southernmost West line of these 180.84 acres. Said corner also being the Northeast corner of the 31.33 acres, being the Northwest corner of the 88.9 acres (Third Tract), being the Southwest corner of the 144.86 acres (First Tract), and being the Southeast corner of a called 43 acres to Morton Selt, Inc. recorded in Document No. 2010-005047 of the Real Records of Van Zandt County, Texas;

THENCE North 02 deg. 39 min. 30 sec. West, along the common southernmost West line of the 144.86 acres (First Tract) and the East line of the above referenced 43 acres, a distance of 1016.30 feet to a railroad rail (found) for an angle break in the southernmost West line of these 180.84 acres. Said angle break also being the Northeast corner of the 43 acres and the Southeast corner of the above referenced 86 acres (Fifth Tract);

THENCE North 00 deg. 54 min. 27 sec. West, along the common southernmost West line of the 144.86 acres (First Tract) and the East line of the 86 acres (Fifth Tract), a distance of 1121.16 feet back to the POINT OF BEGINNING and containing a 180.84 acre tract of land.

FILE NO.: MISC-1852

WAGYU 100, LLC

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