

Notice of Foreclosure Sale

November 30, 2020

Deed of Trust ("Deed of Trust"):

Dated: August 06, 2014

Grantor: Samuel B. Glaser

Trustee: Alan C. Fielder

Lender: Daniel E. Glaser and Beverly M. Glaser

Recorded in: Instrument Number 2014-003333, Caldwell County, Texas

Legal Description: Being 7.309 acres, more or less, out of the William Templin Survey, A-293, Caldwell County, Texas, and being more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof.

Secures: Promissory Note ("Note") in the original principal amount of \$45,000.00, executed by Samuel B. Glaser ("Borrower") and payable to the order of Lender

Foreclosure Sale:

Date: Tuesday, January 5, 2020

Substitute Trustee: Peter A. James
Roy Neal Linnartz
496 Comal Ave, New Braunfels, Texas 78130

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 1:00P.M. and not later than three hours thereafter.

Place: Outside the main entrance of the new Caldwell County Justice Center, located at 1703 S. Colorado St., Lockhart, Caldwell County, Texas 78644

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Daniel E. Glaser and Beverly M. Glaser's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Filed this 2nd day of December 2020
1:07 P.M.

TERESA RODRIGUEZ
COUNTY CLERK, CALDWELL COUNTY, TEXAS
By Brittany Connor Deputy

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Daniel E. Glaser and Beverly M. Glaser, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Daniel E. Glaser and Beverly M. Glaser's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Daniel E. Glaser and Beverly M. Glaser's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

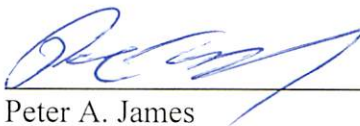
If Daniel E. Glaser and Beverly M. Glaser passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure 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 Foreclosure 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. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Daniel E. Glaser and Beverly M. Glaser. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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.



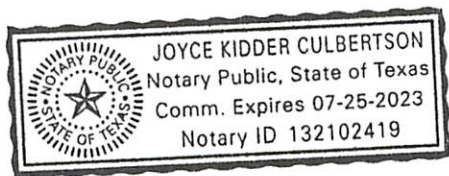
Peter A. James
496 Comal Ave
New Braunfels, Texas 78130
Roy Neal Linnartz
496 Comal Ave
New Braunfels, Texas 78130
Telephone (830) 625-9300
Telecopier (830) 214-2054

STATE OF TEXAS)

COUNTY OF COMAL)

Before me, the undersigned notary public, on this day personally appeared Peter A. James, 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 November 30, 2020.



Notary Public, State of Texas

DALE L. OLSON

REGISTERED PUBLIC SURVEYOR

701 SPRING
BASTROP, TEXAS 78602

PHONE 512-321-5476

FIELD NOTES FOR TRACT 12, A 7.309 ACRE TRACT OUT OF A 98.054 ACRE TRACT, (CALLED 95.65 ACRES)
IN THE WILLIAM TEMPLIN SURVEY, CALDWELL COUNTY, TEXAS.

Being a 7.309 acre tract of land out of that certain 95.65 acre tract in the WILLIAM
TEMPLIN SURVEY in Caldwell County, Texas conveyed by James A. McKinzie, Sr., and wife Georgia
B. McKinzie to Floyd C. Kelly and Oscar A. Cassel by deed dated Aug. 28, 1975, and recorded
in Vol. 370, Pg. 372, Caldwell County Deed Records. Said 7.309 acre tract being more
particularly described by metes and bounds as follows:

BEGINNING at an iron rod set in the east right-of-way line of Farm to Market Road No.
1854 at the northwest corner of the before mentioned 95.65 acre tract.

THENCE with the east right-of-way line of Farm to Market Road No. 1854, S 36° 12' E,
274.28 feet to a concrete right-of-way marker.

THENCE N 45° 36' 33" E, 1083.65 feet to an iron rod.

THENCE N 58° 41' 49" W, 320.58 feet to an iron rod set in the northeast line of the
before mentioned 95.65 acre tract.

THENCE with the northeast line of the 95.65 acre tract, S 47° 07' 26" W, 530.83 feet
to an iron rod; S 45° 21' 49" W, 102.63 feet to an iron rod; S 36° 35' 01" W, 336.25 feet
to the POINT OF BEGINNING containing 7.309 acres of land.

I, Dale L. Olson, a Registered Public Surveyor in the State of Texas, registration number
1753, do hereby certify that the above is a complete and accurate description of the herein
described tract of land made from a survey on the ground by me in January, 1976.

Dale L. Olson
Dale L. Olson

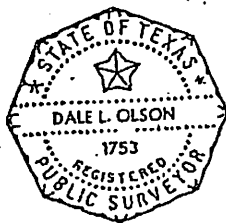


EXHIBIT "A"
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EXHIBIT "F"