

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: March 22, 2021

Filed this 22nd day of March 2021
2:20 P M

DEED OF TRUST:

TERESA RODRIGUEZ
COUNTY CLERK, CALDWELL COUNTY, TEXAS
By Brenda Flores Deputy
Brenda Flores

Date: March 23, 2016

Grantor: FEDERICO DEL CASTILLO-MORENO and
ANA MERCEDES GALLARDO

Beneficiary: SPRING CREEK EQUITIES, LTD.

Trustee: TIM KLEINSCHMIDT

Substitute Trustee: ROBERT E. BLACK and REVA L. REYES, or either of them

Substitute Trustee's Address:

ROBERT E. BLACK and REVA L. REYES
2499 S. Capital of Texas Hwy, Ste. A-205
Austin, Travis County, Texas 78746
(512) 477-1964

Recorded in: Document No. 122062, Real Property Records, Caldwell County, Texas

PROPERTY:

Being Tract 11, 11.50 acres, more or less, out of the G. W. James Survey-A-156, Caldwell County, Texas, being the same property described in Deed of Trust recorded under Document No. 122062, Official Public Records of Caldwell County, Texas and being more particularly described on the attached Exhibit "A".

NOTE SECURED BY DEED OF TRUST:

Date: March 23, 2016

Original Principal Amount: 73,250.00

Holder: SPRING CREEK EQUITIES, LTD.

DATE OF SALE OF PROPERTY (first Tuesday of month, between 10:00 a.m. and 4:00

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p.m.): 4th day of May, 2021.

PLACE OF SALE OF PROPERTY (including county):

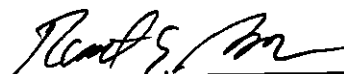
County Courthouse of Caldwell County, Lockhart, Texas, at area designated by County Commissioners for said sales.

The earliest time at which a sale will occur is 1:00 p.m., provided the sale must begin at such time or not later than three hours after that time.

Because of default in performance of the obligations of the Deed of Trust, Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust.

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 services to the sender of this notice immediately.



ROBERT E. BLACK
2499 S. Capital of Texas Hwy, Ste. A-205
Austin, Texas 78746
(512) 477-1964



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 116.134 acres and conveyed to Spring Creek Equities Ltd., by deed recorded in Volume 551 Page 501 of the Official Records of Caldwell County, Texas and being more particularly described as follows:

BEGINNING at a 5/8" iron pin found in the NE line of County Road #159 (a.k.a. Pettytown Road) and the South corner of the above mentioned 116.134 acre tract and in the apparent West corner of a tract of land designated as Exhibit A called 80,000 acres and conveyed to Mildred Farmer by deed recorded in Volume 103 Page 802 of the said Official Records for the South corner this tract.

THENCE N 60°04'19" W with the SW line of the said 116.134 acre tract and the NE line of County Road #159 318.66 feet to a capped 1/2" iron pin set for the West corner this tract.

THENCE N 29°30'48" E over and across the said 116.134 acre tract 1540.62 feet to a capped 1/2" iron pin set in the NE line of the said 116.134 acre tract and the apparent SW line of a tract of land called 145.62 acres and conveyed to Weston Voigt by deed recorded in Volume 69 Page 828 of the said Official Records for the North corner this tract.

THENCE S 60°03'22" E with the NE line of the said 116.134 acre tract and the apparent SW line of the above mentioned Voigt 145.62 acre tract 331.74 feet to a 5/8" iron pin found in the East corner of the said 116.134 acre tract and the apparent North corner of the above mentioned Farmer 80,000 acre tract for the East corner this tract.

THENCE S 30°00'00" W with the SE line of the said 116.134 acre tract and the apparent NW line of the said Farmer 80,000 acre tract 1540.49 feet to the place of beginning containing 11.501 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 January 6, 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.

Jerry L. Hinkle
Jerry L. Hinkle, R.P.L.S. #3459

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P.O. Box 1027 - Lockhart, Texas 78644 - Phone (512) 398-2000 - Fax (512) 398-7683

Any provisions herein which violates the sale, rental or use of the described property because of color or race is hereby held unenforceable under Federal Law.
STATE OF TEXAS
COUNTY OF CALDWELL
I hereby certify that this instrument was FILED to File Number Sequence on this date and this instrument is hereby RECORDED in Official Public Records of Public Property of Caldwell County Texas on:

FILED this 30th day of April 2012
2:50 P.M.
CAROL HOLCOMB
COUNTY CLERK, CALDWELL COUNTY, TEXAS
By *Katharina Rueda* Deputy

APR 30 2012



Carol Holcomb
CAROL HOLCOMB
COUNTY CLERK
CALDWELL COUNTY, TEXAS