

Notice of Trustee's Sale

Date: June 8, 2022  
Trustee: Barry W. Mikulin  
Lender: 138 Jeddo, Ltd., a Texas Limited Partnership  
Note: ONE HUNDRED FORTY THREE THOUSAND FOUR HUNDRED AND NO/100 DOLLARS (\$143,400.00)

Deed of Trust

Date: July 1, 2016  
Grantor: Daniel Luna and Abraham Luna  
Lender: 138 Jeddo, Ltd., a Texas Limited Partnership

Recording information:

Document # 2016-003558 DT, Official Records of Caldwell County, Texas

Property: Being Tract 2, consisting of 19.522 acres of land out of and being a part of 139.800 acre tract, more or less, in the Bailey Hardeman Survey, Abstract 120 in Caldwell County, Texas, and being a part of that certain tract described in a Deed from Virginia F. Green to 138 Jeddo, Ltd. dated March 15, 2001, said 19.522 acres being more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof for all purposes.

County: Caldwell County, Texas

Date of Sale (first Tuesday of month): July 5, 2022

Time of Sale: Not before 10:00 a.m. and not after 2:00 p.m.

Place of Sale: North exterior entrance to Caldwell County Courthouse located at 110 S. Main Street, Lockhart, Caldwell County, Texas

Filed this 8<sup>th</sup> day of June 2022  
11:28 AM

TERESA RODRIGUEZ  
COUNTY CLERK, CALDWELL COUNTY, TEXAS

By Sandra Guerra Deputy

Sandra Guerra

Lender has appointed Barry W. Mikulin as Trustee under the Deed of Trust. Lender has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

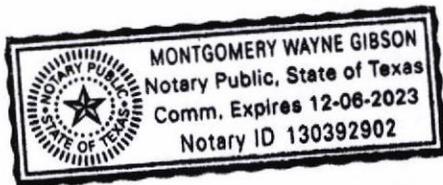
Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale to the highest bidder for cash "AS IS". There will be no warranty relating to title, possession, quiet enjoyment, or the like for the personal property in this disposition. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

Barry W. Mikulin, Trustee  
Barry W. Mikulin, Trustee

THE STATE OF TEXAS

COUNTY OF HARRIS

This instrument was acknowledged before me on this the 8<sup>th</sup> day of June, 2022, by Barry W. Mikulin, Trustee.



Montgomery Wayne Gibson  
Notary Public – State of Texas

EXHIBIT 'A'

**DALE L. OLSON**

Registered Professional Land Surveyor

711 Water Street

Bastrop, TX 78602

Phone (512) 321-5476 \* Fax (512) 303-5476

FIELD NOTES FOR TRACT NO. 2, A 19.522 ACRE TRACT IN THE BAILEY HARDEMAN SURVEY, CALDWELL COUNTY, TEXAS.

BEING a 19.522 acre tract, lot, or parcel of land out of and being a part of the Bailey Hardeman Survey, A-120, in Caldwell County, Texas, and being a part of that certain 139.800 acre tract described in a deed from Virginia F. Green to 138 Jeddo, Ltd., dated March 15, 2001, recorded in Volume 260, Page 932, Caldwell County Official Records. Herein described tract or parcel of land being more particularly described by metes and bounds as follows:

COMMENCING FOR REFERENCE at a 5/8 inch iron rod found in the north line of Farm to Market Road No. 713, the southeast corner of that certain 125.112 acre tract described in a deed from Virginia F. Green to Joseph Green, et al, recorded in Volume 38, Page 133, Caldwell County Official Records, the southwest corner of the said 139.800 acre tract.

THENCE with the west line of the said 139.800 acre tract and east line of the Joseph Green 125.112 acre tract, N 25 deg. 12 min. 34 sec. E, 1170.25 feet to a 5/8 inch iron rod set for the POINT OF BEGINNING, the most northerly corner of this tract.

THENCE continuing with the west line of the 139.800 acre tract and east line of the Joseph Green 125.112 acre tract, N 25 deg. 12 min. 34 sec. E, 999.78 feet to a 1/2 inch iron rod found in the south line of that certain 150.15 acre tract described in an Assignment of Veteran's Land Board Contract of Sale and Purchase from Sheron R. Sheppard, Sr., to Albert E. Till, recorded in Volume 275, Page 68, Caldwell County Deed Records, the northeast corner of the Green 125.112 acre tract and northwest corner of the 139.800 acre tract for the northwest corner of this tract.

THENCE with the north line of the said 139.800 acre tract and south line of the TILL 150.15 acre tract, S 65 deg. 26 min. 45 sec. E, 763.59 feet to a 5/8 inch iron rod set for the northeast corner of this tract.

THENCE crossing said 139.800 acre tract, S 19 deg. 32 min. 31 sec. W, 2092.71 feet to a 5/8 inch iron rod set in the south line of same, the north line of Farm to Market Road No. 713 for the southeast corner of this tract.

THENCE with the north line of said road and south line of the 139.800 acre tract, N 70 deg. 27 min. 29 sec. W, 60.00 feet to a 5/8 inch iron rod set for the most southerly southwest corner of this tract.

THENCE N 19 deg. 32 min. 31 sec. E, 1164.53 feet to a 5/8 inch iron rod set for an interior corner of this tract.

THENCE N 70 deg. 27 min. 29 sec. W, 799.40 feet to the POINT OF BEGINNING, containing 19.522 acres of land.

  
Dale L. Olson  
Reg. Pro. Land Surveyor 1753



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Michael D. Olson  
Reg. Pro. Land Surveyor 5386