

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: December 28, 2023

Trustee: BEAU S. KING

Mortgagee: SUNBELT ESTATES LLC

Note: FOUR HUNDRED EIGHTY-FIVE THOUSAND AND NO/100 DOLLARS
(\$485,000.00)

Deed of Trust

Date: JULY 31, 2022

Grantor: OSCAR ANTONIO MENDOZA ZEPEDA & ROSA EUSEBIA
MENDOZA ZEPEDA

Mortgagee: SUNBELT ESTATES LLC

Recording Information: 2022-006350

Property: 16.88 ACRES - AUSTIN COORIDOR

County: CALDWELL

Trustee's/Substitute Trustee's Name: BEAU S. KING / BEAU S. KING

Trustee's/Substitute Trustee's Address: 1718 State Street, Houston, TX 77007

Date of Sale (first Tuesday of month): FEBRUARY 6, 2024

Time of Sale: 1:30 PM

Place of Sale: 1703 S. COLORADO ST., LOCKHART, TX 78644, or as designated by
the County Commissioners' Court

BEAU S. KING is Trustee under the Deed of Trust/Mortgagee has appointed BEAU
S. KING as Trustee under the Deed of Trust. Mortgage has instructed Trustee to offer the
Property for sale toward the satisfaction of the Note.

Filed this 28th day of Dec 2023

10:12 AM

TERESA RODRIGUEZ
COUNTY CLERK, CALDWELL COUNTY, TEXAS
By Lydia Alexander Deputy
Lydia Alexander

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.

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 Sale will begin at the Time of Sale or not later than three hours thereafter.



BEAU S. KING, Trustee

ACKNOWLEDGMENT

THE STATE OF TEXAS

COUNTY OF HARRIS:

Before me the undersigned authority, on this day appeared **BEAU S. KING, Trustee**, 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 this the 20th day of **December, 2023**.

My commission Expires: 03/29/2026



Notary Public in and for the state of Texas

Notary's Printed name: Stanisse Blackburn

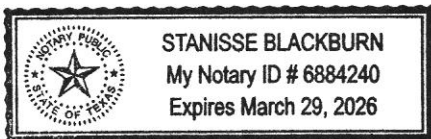


EXHIBIT A

FIELD NOTES FOR A 16.88 ACRE TRACT OF LAND

"TRACT E"

METES AND BOUNDS description of a proposed 16.88 acre tract of land, described here and in other documents as "Tract E", located in the Francis Seydell Survey (A-286), Caldwell County, Texas, and being out of a 103.835 acre tract being a portion of property previously described in a Warranty Deed volume 183 page 87, Deed Records Caldwell County, Texas, as follows:

Beginning at a ½" iron rod and red cap marked "Matkin-Hoover Eng. & Surveying" (E=2394754.99', N=13828892.28') set in the northeast line of said 103.835 acre tract, in the west line of U.S. Highway 183 and at the northwest corner of this tract, from which a TxDOT right-of-way monument found in the west right-of-way line of U.S. Highway 183 bears South 08°36'28" East a distance of 828.64 feet, and from which a TxDOT right-of-way monument in the west right-of-way line of U.S. Highway 183 bears North 07°52'23" West a distance of 447.92 feet;

THENCE South 08°36'28" East along the west line of said U.S. Highway 183 and the northeast line of said 103.835 acre tract a distance of **274.00 feet** to a ½" iron rod and red cap marked "Matkin-Hoover Eng. & Surveying" in the west line in said U.S. Highway 183 and in the northeast line of said 103.835 acre tract and for the northeast corner of this tract;

THENCE South 48° 43' 47" West across said 103.835 acre tract a distance of **3316.69 feet** to a point in the centerline of West Fork Plum Creek for the southeast corner of this tract;

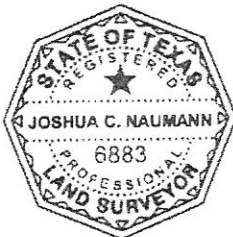
THENCE with the meanders of said West Fork Plum Creek the following seven (7) courses and distances;

1. **North 23° 21' 44" East** a distance of **41.77 feet** for an angle point;
2. **North 32° 57' 50" East** a distance of **187.96 feet** for an angle point;
3. **North 19° 03' 25" East** a distance of **31.96 feet** for an angle point;
4. **North 27° 30' 37" West** a distance of **31.53 feet** for an angle point;
5. **North 48° 05' 57" West** a distance of **116.08 feet**

for a point in the centerline of said West Fork Plum Creek for the southwest corner of this tract;

THENCE North 48° 43' 47" East across said 103.835 acre tract a distance of **3224.48 feet** to the Point of Beginning.

Basis of Bearings is the Texas Coordinate System of 1983, South Central Zone (4204). All distances are surface values. Combined Scale Factor is 1.0001252471.



A handwritten signature in cursive script that reads "Joshua Naumann".

Job # 21-5049 16.88 Acre tract

Date: December 3rd, 2021

O.M. Rm

FIELD NOTES FOR A 60' x 100' COMMERCIAL SHARED ACCESS EASEMENT

METES AND BOUNDS description of a 60' x 100' commercial shared access easement, being 0.116 acres and located out of a 103.835 acre tract being a portion of property described in Warranty Deed volume 183 page 87, Deed Records Caldwell County, Texas, located in the Francis Seydell Survey (A-286), Caldwell County, Texas, and described as follows:

Beginning at a ½" iron rod and cap marked "JM Matkin Easement" (E=2394800.49', N=13828591.70') set in the northeast line of said 103.835 acre tract and in the west line of U.S. Highway 183 for the northeast corner of this tract, from which a TxDoT right-of-way monument bears South 08°36'28" East a distance of 524.64 feet;

THENCE South 48°43'47" West across said 103.835 acre tract a distance of **100.00 feet** to a ½" iron rod and cap marked "JM Matkin Easement" set for the southeast corner of this tract;

THENCE North 08° 36' 28" West a distance of **60.00 feet** to ½" iron rod and cap marked "JM Matkin Easement" set for southwest corner of this tract;

THENCE North 48°43'47" East a distance of **100.00 feet** to a ½" iron rod and cap marked "JM Matkin Easement" set in the northeast line of said 103.835 acre tract and in the west line of said U.S. Highway 183 for the northwest corner of this tract, from which a ½" iron rod found at the northeast corner of said 103.835 acre tract bears North 08°36'28" West a distance of 524.00 feet;

THENCE South 08° 36' 28" East along the northeast line of said 103.835 acre tract and the west line of said U.S. Highway 183 a distance of **60.00 feet** to the Point of Beginning.

Basis of Bearings is the Texas Coordinate System of 1983, South Central Zone (4204). All distances are surface values. Combined Scale Factor is 1.0001252471.



A handwritten signature in cursive script that reads "Joshua Naumann".

Job # 21-5049 ACE 3

Date: December 3rd, 2021

Rev. 1 – January 5th, 2022

O.M. RM

EXHIBIT B

FIELD NOTES FOR A 60 FOOT WIDE PRIVATE ROAD EASEMENT

METES AND BOUNDS description of a 60 foot wide Private Road Easement & Commercial Shared Access Easement, being 0.377 acres across the frontage with U.S. Highway 183 of a 103.835 acre tract being a portion of property previously described in a Warranty Deed volume 183 page 87, Deed Records Caldwell County, Texas, located in the Francis Seydell Survey (A-286), Caldwell County, Texas, and described as follows:

Beginning at a ½" iron rod and red cap marked "Matkin-Hoover Eng. & Surveying" (E=2394796.00', N=13828621.36') at the southeast corner of this tract, the northwest corner of a "Tract D" and the northeast corner of a "Tract E" elsewhere described, in the northeast line of said 103.835 acre tract and in the west line of said U.S. Highway 183 for the northeast corner of this tract, from which a TxDOT right-of-way monument found in the west right-of-way line of said U.S. Highway 183 bears South 08°36'28" East a distance of 554.64 feet;

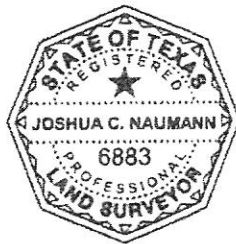
THENCE South 48°43'47" West across said 103.835 acre tract a distance of **71.27 feet** to a ½" iron rod and cap marked "JM Matkin Easement" set for a southwest corner of this tract;

THENCE North 08°36'28" West a distance of **274.00 feet** to a ½" iron rod and cap marked "JM Matkin Easement" set for the northwest corner of this tract;

THENCE North 48°43'47" East a distance of **71.27 feet** to a ½" iron rod and cap marked "Matkin-Hoover Eng. & Surveying" set in the northeast line of said 103.835 acre tract and in the west line of said U.S. Highway 183 at the northwest corner of a "Tract E" and the northeast corner of a "Tract F" described elsewhere for the northeast corner of this tract;

THENCE South 08° 36' 28" East along the northeast line of said 103.835 acre tract and the west line of said U.S. Highway 183 a distance of **274.00 feet** to the Point of Beginning.

Basis of Bearings is the Texas Coordinate System of 1983, South Central Zone (4204). All distances are surface values. Combined Scale Factor is 1.0001252471.



Joshua Naumann

Job # 21-5049 60'wide PRE

Date: December 3rd, 2021

FIELD NOTES FOR A 30 FOOT WIDE GENERAL UTILITY EASEMENT

METES AND BOUNDS description of a 30 foot wide General Utility Easement, being 1.135 acres across the frontage with U.S. Highway 183 on a 103.835 acre tract being a portion of property previously described in a Warranty Deed volume 183 page 87, Deed Records Caldwell County, Texas, located in the Francis Seydell Survey (A-286), Caldwell County, Texas, and described as follows:

Beginning at a ½" iron rod and red cap marked "Matkin-Hoover Eng. & Surveying" (E=2394947.88', N=13827542.74') set at the southeast corner of this tract and at the northeast corner of said 103.835 acre tract and in the west line of a curve in U.S. Highway 183 and a point in a northwest line of a tract of land to John M. & Rebecca Brown in volume 190, page 741, Deed Records Caldwell County, from which a TxDOT right-of-way monument found in the west right-of-way line of said U.S. Highway 183 bears South 05°28'58" East a distance of 227.87 feet;

THENCE South 48°47'17" West along a northwest line of said John M. & Rebecca Brown tract and the southeast line of said 103.835 acre tract a distance of **36.72 feet** to a ½" iron rod and cap marked "JM Matkin Easement" set for a point in the northwest line of said John M. & Rebecca Brown tract, a point in the southeast line of said 103.835 acre tract, and for a southwest corner of this tract;

THENCE along a curve to the left with a radius of 11369.20, with a delta angle of 02°47'40", a chord bearing of N 07°20'46" W, a chord length of 554.45 feet for a distance of **554.51 feet** for an angle point in this tract;

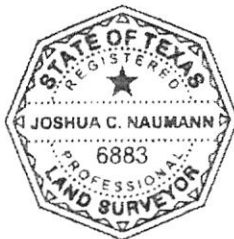
THENCE North 08°36'28" West across said 103.835 acre a distance of 1089.44 feet to a ½" iron rod with cap marked "JM Matkin Easement" set in the northwest line of said 103.835 acre tract, the southeast line of a 30 foot wide tract conveyed to James F. Gold in document # 2020-001890, for the northwest corner of this tract;

THENCE North 48° 43' 47" East along the northwest line of said 103.835 acre tract and the southeast line of said 30 foot wide tract a distance of **35.64 feet** to a ½" iron rod found at the northwest corner of said 103.835 acre tract and a northeasterly corner of said 30 foot wide tract and in the west line of said U.S. Highway 183 for the northwest corner of this tract;

THENCE South 08°36'28" East along the northeast line of said 103.835 acre tract and the west line of said U.S. Highway 183 a distance of **1108.64 feet** to a found TxDOT right-of-way monument for an angle point in this tract;

THENCE along a curve to the right with a radius of 11399.20, with a delta angle of 02°41'16", a chord bearing of S 07°23'58" E, a chord length of 534.69 feet for a distance of **534.74 feet** for the Point of Beginning.

Basis of Bearings is the Texas Coordinate System of 1983, South Central Zone (4204). All distances are surface values. Combined Scale Factor is 1.0001252471.



A handwritten signature in cursive script that reads "Joshua Naumann".

Job # 21-5049 30'wide GUE

Date: December 3rd, 2021