

Filed this 31 day of March 20 22  
10:10 am M

TERESA RODRIGUEZ  
COUNTY CLERK, CALDWELL COUNTY, TEXAS  
By [Signature] Deputy

## Notice of Trustee's Sale

Date: March 30, 2022

Trustee/Substitute Trustee: Gary Glick or Renata Castro or Michel Miranda

Trustee/Substitute Trustee's Address: 1301 S. Capital of Texas Highway, Suite A234, Austin, Texas 78746

Lender: Frazier Land & Cattle Company, Ltd.

Note: Real Estate Lien Note ("Note") in the original principal amount of \$34,000.00, executed by Jessie O. Garza and Jesusa Garza ("Borrower") and payable to the order of Lender

Deed of Trust

Date: January 15, 2003

Grantor: Jessie O. Garza and Jesusa Garza

Lender: Frazier Land & Cattle Company, Ltd.

Recording information: Instrument No. 030873, Volume 329, Page 145 of the real property records of Caldwell County, Texas

Property: Tract 13, 6.115 Acres, Fentress Property, being a part of the Andrew Churchill Survey A-66 situated in Caldwell County, Texas more fully described on Exhibit "A" together with all improvements, fixtures, and appurtenances thereto and mortgaged in the Deed of Trust and all rights and appurtenances thereto

County: Caldwell County, Texas

Date of Sale (first Tuesday of month): May 3, 2022

Time of Sale: 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 11:00 A.M.**

Place of Sale: Front steps of the Caldwell County Justice Center located at 1703 South Colorado Street, Lockhart, Texas 78644

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.

Gary Glick is Trustee under the Deed of Trust. Lender has also appointed Renata Castro and Michel Miranda as Trustees under the Deed of Trust. Lender has instructed Trustees to offer the Property for sale toward the satisfaction of the Note.

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE LENDER OR MORTGAGE SERVICER.**

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 sale will begin at the Time of Sale or not later than three hours thereafter. This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.

  
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Trustee – Renata Castro

Ex A  
Claude Hinkle Surveyors

All of a certain tract or parcel of land situated in Caldwell County, Texas and being a part of the Andrew Churchill Survey A-66 and being also a part of a 111.654 acre tract of land conveyed to Frazier Land and Cattle Co. LLC by deed recorded in Volume 165 Page 573 of the Official Records of Caldwell County, Texas and being more particularly described as follows:

**BEGINNING** at an iron pin set in the NW line of the above mentioned Frazier tract and the SE line of a tract of land conveyed to Nell Mercer by deed recorded in Volume 402 Page 414 of the above mentioned Deed Records for the West corner this tract and from which iron pin the West corner of the said Frazier tract bears S 49 degrees 24 minutes 27 seconds W 819.37 feet.

**THENCE** N 49 degrees 24 minutes 27 seconds E 401.00 feet to an iron pin set for the North corner this tract.

**THENCE** S 40 degrees 47 minutes 00 seconds E entering the said Frazier tract 617.60 feet to an iron pin set for the East corner this tract.

**THENCE** S 49 degrees 13 minutes 00 seconds W 371.00 feet to an iron pin set for an ell corner this tract.

**THENCE** S 40 degrees 47 minutes 00 seconds E 614.73 feet to an iron pin set in the NW line of F.M. #20 for the SE corner this tract.

**THENCE** S 49 degrees 13 minutes 00 seconds W with the NW line of F.M. #20 30.00 feet to an iron pin set for the South corner this tract.

**THENCE** N 40 degrees 47 minutes 00 seconds W 1233.67 feet to the place of beginning containing 6.115 acres of land more or less.

I hereby certify that the foregoing filed notes are a true and correct description of a survey made on the ground under my direct supervision on June 30, 1997. This survey is for use with the one transaction only. Only those prints containing the raised Surveyor's seal and an original "LIVE" signature should be considered official and relied upon by the user.

