

DEC 11 2024

By Malvella, Deputy
County Court, Lampasas County, TX**NOTICE OF FORECLOSURE SALE**

Clerk, Dianna Miller

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 OR 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.

1. *Property to Be Sold.* The property to be sold is described as follows: FIELD NOTES FOR A 20.02 ACRE TRACT OF LAND

(TRACT 40)

A 20.02 ACRE TRACT OF LAND, OUT OF BLOCKS 61, 62, 63, 64, 65 AND 66 OF THE AUSTIN COUNTY SCHOOL LAND THREE LEAGUE SURVEY NO. 7, ABSTRACT 2 LAMPASAS COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 854.76 ACRE TRACT OF LAND AS CONVEYED TO THE RANCHES AT SAVANNA RIDGE, LLC., OF RECORD IN VOLUME 541 PAGE 658 OF THE DEED RECORDS OF LAMPASAS COUNTY, TEXAS. SAID 20.02 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A SET 1/2 FOOT IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN-HOOVER ENG. AND SURVEY." IN THE EAST LINE OF SAID 854.76 ACRE TRACT, THE WEST LINE OF A CALLED 298.12 ACRE TRACT OF LAND DESCRIBED IN VOLUME 473 PAGE 207 OF THE DEED RECORDS OF LAMPASAS COUNTY, TEXAS, AND FOR THE NORTHEAST CORNER OF THE TRACT DESCRIBED HEREIN, FROM WHICH A FOUND 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP IN THE APPARENT NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD 2800, AND FOR THE NORTHEAST CORNER OF SAID 854.76 ACRE TRACT BEARS, NORTH 20 DEGREES 40 MINUTES 36 SECONDS WEST, A DISTANCE OF 510.65 FEET;

THENCE: SOUTH 20 DEGREES 40 MINUTES 36 SECONDS EAST, WITH THE COMMON LINE BETWEEN SAID 298.12 ACRE TRACT AND SAID 854.76 ACRE TRACT, A DISTANCE OF 553.73 FEET TO A SET 1/2 FOOT IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN-HOOVER ENG. AND SURVEY." FOR THE SOUTHEAST CORNER OF THE TRACT DESCRIBED HEREIN, FROM WHICH A FOUND CEDAR FENCE POST FOR A WEST EXTERIOR CORNER OF SAID 298.12 ACRE TRACT AND AN INTERIOR CORNER OF SAID 854.76 ACRE TRACT BEARS, SOUTH 20 DEGREES 40 MINUTES 36 SECONDS EAST, A DISTANCE 2577.70 FEET;

THENCE: INTO AND ACROSS SAID 854.76 ACRE TRACT, THE FOLLOWING FOUR (4) COURSES:

1. SOUTH 70 DEGREES 23 MINUTES 37 SECONDS WEST, A DISTANCE OF 1429.14 FEET TO A SET 1/2 FOOT IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN-HOOVER ENG. AND SURVEY." FOR THE SOUTHWEST CORNER AND A POINT OF CURVATURE OF THE TRACT DESCRIBED HEREIN,
2. WITH A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 530.00 FEET, AN ARC LENGTH OF 148.07 FEET, A DELTA ANGLE OF 016 DEGREES 00 MINUTES 27 SECONDS AND A CHORD BEARS, NORTH 43 DEGREES 40 MINUTES 10 SECONDS WEST, A DISTANCE OF 147.59 FEET TO A SET 1/2 FOOT IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN-HOOVER ENG. AND SURVEY." FOR A POINT OF TANGENCY OF THE TRACT DESCRIBED HEREIN,
3. NORTH 51 DEGREES 40 MINUTES 24 SECONDS WEST, A DISTANCE OF 494.28 FEET TO A SET 1/2 FOOT IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN-HOOVER ENG. AND SURVEY." FOR THE NORTHWEST OF THE TRACT DESCRIBED HEREIN, AND
4. NORTH 70 DEGREES 23 MINUTES 37 SECONDS EAST, A DISTANCE OF 1741.39 FEET TO THE POINT OF BEGINNING AND CONTAINING 20.02 ACRES OF LAND SITUATED IN LAMPASAS COUNTY, TEXAS.

NOTE: THE BASIS OF BEARING WAS ESTABLISHED USING THE TRIMBLE VRS NETWORK, NAD (83), TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, 4203, US SURVEY FOOT, GRID. A SURVEY PLAT WAS PREPARED BY A SEPARATE DOCUMENT. DISTANCES RECITED HEREIN ARE GRID DISTANCES.

FIELD NOTES FOR A 1.76 ACRE TRACT OF LAND

(RIGHT-OF-WAY DEDICATION)

A 1.76 ACRE TRACT OF LAND, OUT OF BLOCKS 61, 62, 63, 64, 65 AND 66 OF THE AUSTIN COUNTY SCHOOL LAND THREE LEAGUE SURVEY NO. 7, ABSTRACT 2, LAMPASAS COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 854.76 ACRE TRACT OF LAND AS CONVEYED TO THE RANCHES AT SAVANNA RIDGE, LLC., OF RECORD IN VOLUME 541 PAGE 658 OF THE DEED RECORDS OF LAMPASAS COUNTY, TEXAS. SAID 1.76 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP IN THE APPARENT NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD 2800, FOR THE NORTHEAST CORNER OF SAID 854.76 ACRE TRACT AND THE TRACT DESCRIBED HEREIN;

THENCE: SOUTH 20 DEGREES 40 MINUTES 36 SECONDS EAST, WITH THE EAST LINE OF SAID 854.76 ACRE TRACT AND ACROSS SAID COUNTY ROAD 2800, A DISTANCE OF 52.41 FEET TO A SET 1/2 FOOT IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN-HOOVER ENG. AND SURVEY." FOR THE SOUTHEAST CORNER OF THE TRACT DESCRIBED HEREIN, FROM WHICH A FOUND CEDAR FENCE POST FOR A WEST EXTERIOR CORNER OF A CALLED 298.12 ACRE TRACT OF LAND DESCRIBED IN VOLUME 473 PAGE 207 OF THE DEED RECORDS OF LAMPASAS COUNTY, TEXAS AND AN INTERIOR CORNER OF SAID 854.76 ACRE TRACT BEARS, SOUTH 20 DEGREES 40 MINUTES 36 SECONDS EAST, A DISTANCE OF 3589.66 FEET;

THENCE: INTO AND ACROSS SAID 854.76 ACRE TRACT, THE FOLLOWING FIVE (5) COURSES:

1. SOUTH 69 DEGREES 55 MINUTES 47 SECONDS WEST, A DISTANCE OF 712.86 FEET TO A SET 1/2 FOOT IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN-HOOVER ENG. AND SURVEY." FOR AN ANGLE OF THE TRACT DESCRIBED HEREIN,
2. SOUTH 70 DEGREES 00 MINUTES 15 SECONDS WEST, A DISTANCE OF 488.35 FEET TO A SET 1/2 FOOT IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN-HOOVER ENG. AND SURVEY." FOR AN ANGLE OF THE TRACT DESCRIBED HEREIN,
3. SOUTH 71 DEGREES 02 MINUTES 24 SECONDS WEST; A DISTANCE OF 84.36 FEET TO A SET 1/2 FOOT IRON ROD WITH A RED, PLASTIC CAP STAMPED "MATKIN-HOOVER ENG. AND SURVEY." FOR AN ANGLE OF THE TRACT DESCRIBED HEREIN,
4. SOUTH 75 DEGREES 33 MINUTES 34 SECONDS WEST, A DISTANCE OF 124.31 FEET TO A SET 1/2 FOOT IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN-HOOVER ENG. AND SURVEY." FOR AN ANGLE OF THE TRACT DESCRIBED HEREIN, AND
5. SOUTH 78 DEGREES 50 MINUTES 47 SECONDS WEST, A DISTANCE OF 242.16 FEET TO A SET 1/2 FOOT IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN-HOOVER ENG. AND SURVEY." IN THE NORTH LINE OF SAID 854.76 ACRE TRACT AND FOR THE NORTHWEST CORNER OF THE TRACT DESCRIBED HEREIN, FROM WHICH A FOUND 1/2 INCH IRON ROD IN THE APPARENT SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 2800, FOR THE NORTHEAST CORNER A CALLED 30.83 ACRE TRACT OF LAND AS DESCRIBED IN VOLUME 292 PAGE 831 OF THE DEED RECORDS OF LAMPASAS COUNTY, TEXAS

AND FOR THE NORTHWEST CORNER OF SAID 854.76 ACRE TRACT BEARS, SOUTH 69 DEGREES 54 MINUTES 55 SECONDS WEST, A DISTANCE OF 1517.11 FEET;

THENCE: NORTH 69 DEGREES 54 MINUTES 55 SECONDS EAST, WITH THE NORTH LINE OF SAID 854.76 ACRE TRACT, A DISTANCE OF 1647.95 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.76 ACRES OF LAND SITUATED IN LAMPASAS COUNTY, TEXAS.

FIELD NOTES FOR A 11.70 ACRE TRACT OF LAND

(VARIABLE WIDTH RIGHT-OF-WAY-DEDICATION)

A 11.70 ACRE TRACT OF LAND, OUT OF BLOCKS 61, 62, 63, 64, 65 AND 66 OF THE AUSTIN COUNTY SCHOOL LAND THREE LEAGUE SURVEY NO. 7, ABSTRACT 2, LAMPASAS COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 854.76 ACRE TRACT OF LAND AS CONVEYED TO THE RANCHES AT SAVANNA RIDGE, LLC., OF RECORD IN VOLUME 541 PAGE 658 OF THE DEED RECORDS OF LAMPASAS COUNTY, TEXAS, SAID 11.70 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A SET 1/2 FOOT IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN-HOOVER ENG. AND SURVEY." IN THE NORTH PORTION OF SAID 854.76 ACRE TRACT AND FOR THE NORTHEAST CORNER AND A POINT OF CURVATURE OF THE TRACT DESCRIBED HEREIN, FROM WHICH A FOUND 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP IN THE APPARENT NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD 2800, AND FOR THE NORTHEAST CORNER OF SAID 854.76 ACRE TRACT BEARS, NORTH 69 DEGREES 54 MINUTES 55 SECONDS EAST, A DISTANCE OF 1953.91 FEET;

THENCE: INTO AND ACROSS SAID 854.76 ACRE TRACT, THE FOLLOWING THIRTY-NINE (39) COURSES:

1. WITH A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.90 FEET, A DELTA ANGLE OF 091 DEGREES 26 MINUTES 24 SECONDS AND A CHORD BEARS, SOUTH 24 DEGREES 11 MINUTES 43 SECONDS WEST, A DISTANCE OF 35.80 FEET TO A SET 1/2 FOOT IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN- HOOVER ENG. AND SURVEY." FOR A POINT OF TANGENCY OF THE TRACT DESCRIBED HEREIN;
2. SOUTH 21 DEGREES 31 MINUTES 28 SECONDS EAST, A DISTANCE OF 0.37 FEET TO A SET 1/2 FOOT IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN-HOOVER ENG. AND SURVEY." FOR A POINT OF CURVATURE OF THE TRACT DESCRIBED HEREIN,
3. WITH A CURVE TO THE LEFT HAVING A RADIUS OF 170.00 FEET, AN ARE LENGTH OF 10.33 FEET, A DELTA ANGLE OF 003 DEGREES 28 MINUTES 52 SECONDS AND A CHORD BEARS, SOUTH 23 DEGREES 15 MINUTES 55 SECONDS EAST, A DISTANCE OF 10.33 FEET TO A SET 1/2 FOOT IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN- HOOVER ENG. AND SURVEY." FOR A POINT OF TANGENCY OF THE TRACT DESCRIBED HEREIN,
4. SOUTH 25 DEGREES 00 MINUTES 21 SECONDS EAST, A DISTANCE OF 59.02 FEET TO A SET 1/2 INCH IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN-HOOVER ENG. AND SURVEY." FOR A POINT OF CURVATURE OF THE TRACT DESCRIBED HEREIN,
5. WITH A CURVE TO THE LEFT HAVING A RADIUS OF 170.00 FEET, AN ARC LENGTH OF 87.90 FEET, A DELTA ANGLE OF 029 DEGREES 37 MINUTES 25 SECONDS AND A CHORD BEARS, SOUTH 39° 49 03 INCHES EAST, A DISTANCE OF 86.92 FEET TO A SET 1/2 FOOT IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN- HOOVER ENG. AND SURVEY." FOR A POINT OF TANGENCY OF THE TRACT DESCRIBED HEREIN,
6. SOUTH 54 DEGREES 37 MINUTES 46 SECONDS EAST, A DISTANCE OF 164.97 FEET TO A SET 1/2 FOOT IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN-HOOVER ENG. AND SURVEY." FOR A POINT OF CURVATURE OF THE TRACT DESCRIBED HEREIN,
7. WITH A CURVE TO THE RIGHT HAVING B RADIUS OF 1030.00 FEET, AN ARE LENGTH OF 53.14 FEET, A DELTA ANGLE OF 002 DEGREES 57 MINUTES 22 SECONDS AND A CHORD BEARS, 53 DEGREES 09 MINUTES 05 SECONDS EAST, A DISTANCE OF 53.14 FEET TO A SET 1/2 FOOT IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN- HOOVER ENG. AND SURVEY." FOR A POINT OF TANGENCY OF THE TRACT DESCRIBED HEREIN,
8. SOUTH 51 DEGREES 40 MINUTES 24 SECONDS EAST A DISTANCE OF 657.14 FEET TO A SET 1/2 FOOT IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN-HOOVER ENG. AND SURVEY." FOR A POINT OF CURVATURE OF THE TRACT DESCRIBED HEREIN,
9. WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 530.00 FEET, AN ARE LENGTH OF 310.69 FEET, A DELTA ANGLE OF 033 DEGREES 35 MINUTES 16 SECONDS AND A CHORD BEARS, SOUTH 34 DEGREES 52 MINUTES 46 SECONDS EAST, A DISTANCE OF 306.27 FEET TO A SET 1/2 FOOT IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN-HOOVER ENG. AND SURVEY." FOR A POINT OF TANGENCY OF THE TRACT DESCRIBED HEREIN,
10. SOUTH 18 DEGREES 05 MINUTES 08 SECONDS EAST, A DISTANCE OF 2375.90 FEET TO A SET 1/2 INCH IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN-HOOVER ENG. AND SURVEY." FOR A POINT OF CURVATURE OF THE TRACT DESCRIBED HEREIN,
11. WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 1030.00 FEET, AN ARE LENGTH OF 359.54 FEET, A DELTA ANGLE OF 020 DEGEES 00 MINUTES 00 SECONDS AND A CHORD BEARS, SOUTH 08 DEGREES 05 MINUTES 08 SECONDS EAST, A DISTANCE OF 357.72 FEET TO A SET 1/2 INCH IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN-HOOVER ENG. AND SURVEY." FOR A POINT OF TANGENCY OF THE TRACT DESCRIBED HEREIN,
12. SOUTH 01 DEGREES 54 MINUTES 52 SECONDS WEST, A DISTANCE OF 1953.42 FEET TO A SET 1/2 FOOT IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN-HOOVER ENG. AND SURVEY." FOR A POINT OF CURVATURE OF THE TRACT DESCRIBED HEREIN,
13. WITH A CURVE TO THE LEFT HAVING A RADIUS OF 470.00 FEET, AN ARE LENGTH OF 177.98 FEET, A DELTA ANGLE OF 021 DEGREES 41 MINUTES 47 SECONDS AND A CHORD BEARS, 08 DEGREES 56 MINUTES 01 SECONDS EAST, A DISTANCE OF 176.91 FEET TO A SET 1/2 FOOT IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN- HOOVER ENG. AND SURVEY." FOR A POINT OF TANGENCY OF THE TRACT DESCRIBED HEREIN,
14. SOUTH 19 DEGREES 46 MINUTES 55 SECONDS EAST, A DISTANCE OF 594.49 FEET TO A SET 1/2 FOOT IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN-HOOVER ENG. AND SURVEY." FOR A POINT OF CURVATURE OF THE TRACT DESCRIBED HEREIN,
15. WITH A CURVE TO THE LEFT HAVING A RADIUS OF 470.00 FEET, AN ARE LENGTH OF 177.98 FEET, A DELTA ANGLE OF 021 DEGREES 41 MINUTES 47 SECONDS AND A CHORD BEARS, SOUTH 30 DEGREES 37 MINUTES 48 SECONDS EAST, A DISTANCE OF 176.91 FEET TO A SET 1/2 FOOT IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN- HOOVER ENG. AND SURVEY." FOR A POINT OF TANGENCY OF THE TRACT DESCRIBED HEREIN,
16. SOUTH 41 DEGREES 28 MINUTES 42 SECONDS EAST, A DISTANCE OF 363.07 FEET TO A SET 1/2 FOOT IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN-HOOVER ENG. & SURVEY." FOR A POINT OF CURVATURE OF THE TRACT DESCRIBED HEREIN,
17. WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 530.00 FEET, AN ARC LENGTH OF 200.70 FEET, A DELTA ANGLE OF 021 DEGREES 41 MINUTES 47 SECONDS AND A CHORD BEARS, S 30 DEGREES 37 MINUTES 48 SECONDS EAST, A DISTANCE OF 199.50 FEET TO A SET 1/2 FOOT IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN-HOOVER ENG. & SURVEY." FOR A POINT OF TANGENCY OF THE TRACT DESCRIBED HEREIN,
18. SOUTH 19 DEGREES 46 MINUTES 55 SECONDS EAST, A DISTANCE OF 723.66 FEET TO A SET 1/2 FOOT IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN-HOOVER ENG. & SURVEY." FOR A POINT OF CURVATURE OF THE TRACT DESCRIBED HEREIN,

19. WITH A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 21.68 FEET, A DELTA ANGLE OF 049 DEGREES 40 MINUTES 47 SECONDS AND A CHORD BEARS, S 44 DEGREES 37 MINUTES 18 SECONDS EAST, A DISTANCE OF 21.00 FEET TO A SET 1/2 FOOT IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN- HOOVER ENG. & SURVEY." FOR A POINT OF REVERSE CURVATURE OF THE TRACT DESCRIBED HEREIN,

20. WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 60.00 FEET, AN ARC LENGTH OF 292.54 FEET, A DELTA ANGLE OF 279 DEGREES 21 MINUTES 34 SECONDS AND A CHORD BEARS, SOUTH 70 DEGREES 13 MINUTES 05 SECONDS WEST, A DISTANCE OF 77.65 FEET TO A SET 1/2 FOOT IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN- HOOVER ENG. & SURVEY." FOR A POINT OF REVERSE CURVATURE OF THE TRACT DESCRIBED HEREIN,

21. WITH A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 21.68 FEET, A DELTA ANGLE OF 049 DEGREES 40 MINUTES 47 SECONDS AND A CHORD BEARS, N 05 DEGREES 03 MINUTES 29 SECONDS EAST, A DISTANCE OF 21.00 FEET TO A SET 1/2 FOOT IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN- HOOVER ENG. & SURVEY." FOR A POINT OF TANGENCY OF THE TRACT DESCRIBED HEREIN,

22. NORTH 19 DEGREES 46 MINUTES 55 SECONDS WEST, A DISTANCE OF 723.66 FEET TO A SET 1/2 FOOT IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN-HOOVER ENG. & SURVEY." FOR A POINT OF CURVATURE OF THE TRACT DESCRIBED HEREIN,

23. WITH A CURVE TO THE LEFT HAVING A RADIUS OF 470.00 FEET, AN ARC LENGTH OF 177.98 FEET, A DELTA ANGLE OF 021 DEGREES 41 MINUTES 47 SECONDS AND A CHORD BEARS, 30 DEGREES 37 MINUTES 48 SECONDS WEST, A DISTANCE OF 176.91 FEET TO A SET 1/2 FOOT IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN- HOOVER ENG. & SURVEY." FOR A POINT OF TANGENCY OF THE TRACT DESCRIBED HEREIN,

24. NORTH 41 DEGREES 28 MINUTES 42 SECONDS WEST, A DISTANCE OF 363.07 FEET TO A SET 1/2 IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN-HOOVER ENG. & SURVEY." FOR A POINT OF CURVATURE OF THE TRACT DESCRIBED HEREIN,

25. WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 530.00 FEET, AN ARC LENGTH OF 200.70 FEET, A DELTA ANGLE OF 021 DEGREES 41 MINUTES 47 SECONDS AND A CHORD BEARS, NORTH 30 37 FEET 48 INCHES WEST, A DISTANCE OF 199.50 FEET TO A SET 1/2 FOOT IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN-HOOVER ENG. & SURVEY." FOR A POINT OF TANGENCY OF THE TRACT DESCRIBED HEREIN,

26. NORTH 19 DEGREES 46 MINUTES 55 SECONDS WEST, A DISTANCE OF 594.49 FEET TO A SET 1/2 FOOT IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN-HOOVER ENG. & SURVEY." FOR A POINT OF CURVATURE OF THE TRACT DESCRIBED HEREIN,

27. WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 530.00 FEET, AN ARC LENGTH OF 200.70 FEET, A DELTA ANGLE OF 021 DEGREES 41 MINUTES 47 SECONDS AND A CHORD BEARS, NORTH 08 DEGREES 56 SECONDS 01 MINUTES WEST, A DISTANCE OF 199.50 FEET TO A SET 1/2 FOOT IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN-HOOVER ENG. & SURVEY." FOR A POINT OF TANGENCY OF THE TRACT DESCRIBED HEREIN,

28. NORTH 01 DEGREES 54 MINUTES 52 SECONDS EAST, A DISTANCE OF 1953.42 FEET TO A SET 1/2 FOOT IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN-HOOVER ENG. & SURVEY." FOR A POINT OF CURVATURE OF THE TRACT DESCRIBED HEREIN,

29. WITH A CURVE TO THE LEFT HAVING A RADIUS OF 970.00 FEET, AN ARC LENGTH OF 338.59 FEET, A DELTA ANGLE OF 020 DEGREES 00 MINUTES 00 SECONDS AND A CHORD BEARS, NORTH 08 DEGREES 05 MINUTES 08 SECONDS WEST, A DISTANCE OF 336.88 FEET TO A SET IRON ROD WITH RED PLASTIC CAP STAMPED "MATKIN- HOOVER ENG. & SURVEY." FOR A POINT OF TANGENCY OF THE TRACT DESCRIBED HEREIN,

30. NORTH 18 DEGREES 05 MINUTES 08 SECONDS WEST, A DISTANCE OF 2375.90 FEET TO A SET 1/2 FOOT IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN-HOOVER ENG. & SURVEY." FOR A POINT OF CURVATURE OF THE TRACT DESCRIBED HEREIN,

31. WITH A CURVE TO THE LEFT HAVING A RADIUS OF 470.00 FEET, AN ARC LENGTH OF 275.52 FEET, A DELTA ANGLE OF 033 DEGREES 35 MINUTES 16 SECONDS AND A CHORD BEARS, 34 52 FEET 46 INCHES WEST, A DISTANCE OF 271.59 FEET TO A SET 1/2 FOOT IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN- HOOVER ENG. & SURVEY." FOR A POINT OF TANGENCY OF THE TRACT DESCRIBED HEREIN,

32. NORTH 51 DEGREES 40 MINUTES 24 SECONDS WEST, A DISTANCE OF 657.14 FEET TO A SET 1/2 FOOT IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN-HOOVER ENG. & SURVEY." FOR A POINT OF CURVATURE OF THE TRACT DESCRIBED HEREIN,

33. WITH A CURVE TO THE LEFT HAVING A RADIUS OF 970.00 FEET, AN ARC LENGTH OF 50.05 FEET, A DELTA ANGLE OF 002 DEGREES 57 MINUTES 22 SECONDS AND A CHORD BEARS, N 53 DEGREES 09 MINUTES 05 SECONDS WEST. A DISTANCE OF 50.04 FEET TO A SET 1/2 FOOT IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN- HOOVER ENG. & SURVEY." FOR A POINT OF TANGENCY OF THE TRACT DESCRIBED HEREIN,

34. NORTH 54 DEGREES 37 MINUTES 46 SECONDS WEST, A DISTANCE OF 164.97 FEET TO A SET 1/2 FOOT IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN-HOOVER ENG. & SURVEY." FOR A POINT OF CURVATURE OF THE TRACT DESCRIBED HEREIN,

35. WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 230.00 FEET, AN ARC LENGTH OF 118.92 FEET, A DELTA ANGLE OF 029 DEGREES 37 MINUTES 25 SECONDS AND A CHORD BEARS, NORTH 39 DEGREES 49 MINUTES 03 SECONDS WEST, A DISTANCE OF 117.60 FEET TO A SET 1/2 IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN-HOOVER ENG. & SURVEY." FOR A POINT OF TANGENCY OF THE TRACT DESCRIBED HEREIN,

36. NORTH 25 DEGREES 00 MINUTES 21 SECONDS WEST, A DISTANCE OF 59.02 FEET TO A SET 1/2 FOOT IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN-HOOVER ENG. & SURVEY." FOR A POINT OF CURVATURE OF THE TRACT DESCRIBED HEREIN,

37. WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 230.00 FEET, AN ARC LENGTH OF 13.97 FEET, A DELTA ANGLE OF 003 DEGREES 28 MINUTES 52 SECONDS AND A CHORD BEARS, NORTH 23 DEGREES 15 MINUTES 55 SECONDS WEST, A DISTANCE OF 13.97 FEET TO A SET 1/2 FOOT IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN- HOOVER ENG. AND SURVEY." FOR A POINT OF TANGENCY OF THE TRACT DESCRIBED HEREIN,

38. NORTH 21 DEGREES 31 MINUTES 28 SECONDS WEST, A DISTANCE OF 3.13 FEET TO A SET 1/2 FOOT IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN-HOOVER ENG. AND SURVEY." FOR A POINT OF CURVATURE OF THE TRACT DESCRIBED HEREIN, AND

39. WITH A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 38.64 FEET, A DELTA ANGLE OF 088 DEGREES 33 MINUTES 36 SECONDS AND A CHORD BEARS, NORTH 65 DEGREES 48 MINUTES 17 SECONDS WEST, A DISTANCE OF 34.91 FEET TO A SET 1/2 FOOT IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN- HOOVER ENG. AND SURVEY." IN THE NORTH LINE OF SAID 854.76 ACRE TRACT, FOR THE NORTHWEST CORNER AND A POINT OF NON-TANGENCY OF THE TRACT DESCRIBED HEREIN, FROM WHICH A FOUND 1/2 INCH IRON ROD IN THE APPARENT SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 2800, FOR THE NORTHEAST CORNER A CALLED 30.83 ACRE TRACT OF LAND AS DESCRIBED IN VOLUME 292 PAGE 831 OF THE DEED RECORDS OF LAMPASAS COUNTY, TEXAS AND FOR THE NORTHWEST CORNER OF SAID 854.76 ACRE TRACT BEARS, SOUTH 69 DEGREES 54 MINUTES 55 SECONDS WEST, A DISTANCE OF 1101.12 FEET;

THENCE: NORTH 69 DEGREES 54 MINUTES 55 SECONDS EAST, WITH THE NORTH LINE OF SAID 854.76 ACRE TRACT, A DISTANCE OF 110.03 FEET TO THE POINT OF BEGINNING AND CONTAINING 11.70 ACRES OF LAND SITUATED IN LAMPASAS COUNTY, TEXAS.

NOTE: THE BASIS OF BEARING WAS ESTABLISHED USING THE TRIMBLE VRS NETWORK, NAD (83), TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, 4203, US SURVEY FOOT, GRID. A SURVEY PLAT WAS PREPARED BY A SEPARATE

DOCUMENT. DISTANCES RECITED HEREIN ARE GRID DISTANCES.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 08/16/2018 and recorded in Book 353 Page 721 Document 11750 real property records of Lampasas County, Texas.

3. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

Date: 01/07/2025

Time: 01:00 PM

Place: Lampasas County, Texas at the following location: THE WEST ENTRANCE TO THE COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.

5. Obligations Secured. The Deed of Trust executed by CALVIN LAVERNE CROSBY AND JENNIFER CROSBY, provides that it secures the payment of the indebtedness in the original principal amount of \$80,655.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. VETERANS LAND BOARD OF THE STATE OF TEXAS is the current mortgagee of the note and deed of trust and VETERANS LAND BOARD OF THE STATE OF TEXAS is mortgage servicer. A servicing agreement between the mortgagee, whose address is VETERANS LAND BOARD OF THE STATE OF TEXAS c/o VETERANS LAND BOARD OF THE STATE OF TEXAS, 1 Corporate Dr., Ste 360, Lake Zurich, IL 60047 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. Substitute Trustee(s) Appointed to Conduct Sale. In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

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 MORTGAGEE OR MORTGAGE SERVICER.


Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
K. Keller Mackie, Attorney at Law
Michael Zientz, Attorney at Law
Lori Liane Long, Attorney at Law
Chelsea Schneider, Attorney at Law
Ester Gonzales, Attorney at Law
Karla Balli, Attorney at Law
Parkway Office Center, Suite 900
14160 Dallas Parkway
Dallas, TX 75254

For additional sale information visit: www.mwzmlaw.com/tx-investors

Certificate of Posting

I am _____ whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on _____ I filed this Notice of Foreclosure Sale at the office of the Lampasas County Clerk and caused it to be posted at the location directed by the Lampasas County Commissioners Court.

FILED

10:39 a.m. _____ p.m. o'clock

DEC 17 2024

By Gulquille, D. O. Deputy
County Court, Lampasas County, TX
Clerk, Dianne Miller

NOTICE OF FORECLOSURE SALE

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 OR 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.

1. *Property to Be Sold.* The property to be sold is described as follows: BOTH TRACTS BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS SHOWN ON EXHIBIT A ATTACHED HERE TO AND MADE A PART HEREOF.

TRACT ONE:

BEING 9.94 ACRES OF THE W.M. GATLIFF SURVEY, ABST. NO. 800 IN LAMPASAS COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND DESCRIBED IN A DEED FROM HARRELL V. CLARY, ET AL, TO JOHN D. BOWEN CONSTRUCTION CO., DATED DECEMBER 31, 2003, AS RECORDED IN VOLUME 394, PAGE 8 OF THE DEED RECORDS OF LAMPASAS COUNTY, TEXAS; SAID 9.94 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND TO BE MADE A PART OF CORRESPONDING SURVEY ATTACHED HERETO.

BEGINNING: AT A 1/2 INCH IRON PIN FOUND ON THE NORTH LINE OF COUNTY ROAD 3220 FOR THE SOUTHWEST CORNER HEREOF AND THE SOUTHERNMOST SOUTHEAST CORNER OF A 48.066 ACRE TRACT OF LAND DESCRIBED IN A DEED TO THE VETERANS LAND BOARD OF THE STATE OF TEXAS (CONTRACTED TO ROBERT HARTWELL MCDONALD SR., ET AL), AS RECORDED IN VOLUME 328, PAGE 617 OF SAID DEED RECORDS;

THENCE NORTH 22 DEGREES 16 MINUTES 38 SECONDS WEST, WITH AN EAST LINE OF SAID 48.066 ACRE TRACT, 734.91 FEET TO A 1/2 INCH IRON PIN FOUND FOR THE WESTERNMOST SOUTHWEST CORNER OF A 9.98 ACRE TRACT OF LAND DESCRIBED IN A DEED TO BILLY D. MILLER, ET UX, AS RECORDED IN VOLUME 331, PAGE 430 OF SAID DEED RECORDS;

THENCE NORTH 68 DEGREES 42 MINUTES 35 SECONDS EAST, WITH A SOUTH LINE OF SAID 9.98 ACRE TRACT, 589.15 FEET TO A 1/2 INCH IRON PIN SET FOR AN INNER ELL CORNER OF SAID 9.98 ACRE TRACT;

THENCE SOUTH 22 DEGREES 15 MINUTES 15 SECONDS EAST, WITH A WEST LINE OF SAID 9.98 ACRE TRACT, 734.87 FEET TO A 1/2 INCH IRON PIN FOUND ON THE NORTH LINE OF SAID COUNTY ROAD 3220 FOR THE SOUTHERNMOST SOUTHWEST CORNER OF SAID 9.98 ACRE TRACT;

THENCE SOUTH 68 DEGREES 42 MINUTES 25 SECONDS WEST, WITH THE NORTH LINE OF SAID COUNTY ROAD 3220 AND ALONG THE GENERAL COURSE OF A FENCE 589.14 FEET TO THE PLACE OF BEGINNING, AS SURVEYED ON THE GROUND ON AUGUST 4, 2004 BY MAPLES & ASSOCIATES, IN, AND AS SHOWN ON AN ACCOMPANYING PLAT OF EVEN SURVEY DATE HEREWITH

TRACT TWO:

BEING 0.50 ACRES OF THE W.M GATLIFF SURVEY, ABST NO. 800 IN LAMPASAS COUNTY, TEXAS, AND BEING PART OF A 19.92 ACRE TRACT OF LAND DESCRIBED IN A DEED FROM DANA E. EVANS, ET UX TO MARILYN DIANE ATCHISON CLARY DATED DECEMBER 16, 1996, AS RECORDED IN VOLUME 328, PAGE 510 OF THE DEED RECORDS OF LAMPASAS COUNTY, TEXAS SAID 0.50 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND TO BE MADE A PART OF CORRESPONDING SURVEY ATTACHED HERETO.

BEGINNING AT A 3/8 INCH IRON PIN FOUND ON THE NORTH LINE OF COUNTY ROAD 27 FOR THE SOUTHEAST CORNER OF SAID 19.92 ACRE TRACT, BEING THE SOUTHEAST CORNER OF A 9.98 ACRE TRACT OF LAND SURVEYED ON JANUARY 31, 1997;

THENCE SOUTH 69 DEGREES 09 MINUTES 51 SECONDS WEST, WITH THE SOUTH LINE OF SAID 19.92 ACRE TRACT AND SAID 9.98 ACRE TRACT, AND WITH THE NORTH LINE OF SAID COUNTY ROAD 27. 29.75 FEET TO A 1/2 INCH IRON PIN FOUND FOR THE SOUTHERNMOST SOUTHWEST CORNER OF SAID 9.98 ACRE TRACT AND THE SOUTHEAST CORNER OF A 9.94 ACRE TRACT OF LAND SURVEYED ON JANUARY 31, 1997;

THENCE NORTH 22 DEGREES 5 MINUTES 15 SECONDS WEST, WITH WEST LINE OF SAID 9.98 ACRE TRACT AND THE EAST LINE OF SAID 9.94 ACRE TRACT, 734.87 WEST TO A 1/2 INCH WON PIN SET FOR THE NORTHEAST CORNER OF SAID 9.94 ACRE TRACT AND AN INNER ELL CORNER OF SAID 9.98 ACRE TRACT;

THENCE NORTH 68 DEGREES 42 MINUTES 35 SECONDS EAST, 29.61 FEET TO A 1/2 INCH IRON PIN SET ON THE EAST LINE OF SAID 19.92 ACRE TRACT AND SAID 9.98 ACRE TRACT;

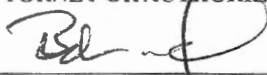
THENCE SOUTH 22 DEGREES 15 MINUTES 35 SECONDS EAST, WITH THE EAST LINE OF SAID 19.92 ACRE TRACT AND SAID 9.98 ACRE TRACT, 735.11 FEET TO THE PLACE OF BEGINNING AS SURVEYED ON THE GROUND ON APRIL 28, 1997, BY MAPLES & ASSOCIATES, INC.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 08/13/2016 and recorded in Book 327 Page 00838 Document 164661 real property records of Lampasas County, Texas.

current mortgagee of the note and deed of trust and SHELLPOINT MORTGAGE SERVICING is mortgage servicer. A servicing agreement between the mortgagee, whose address is NEWREZ LLC DBA SHELLPOINT MORTGAGE SERVICING c/o SHELLPOINT MORTGAGE SERVICING, 17000 Katy Freeway, Suite 300, Houston, TX 77094 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. Substitute Trustee(s) Appointed to Conduct Sale. In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

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Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L. Keller Mackie, Attorney at Law
Michael Zientz, Attorney at Law
Lori Liane Long, Attorney at Law
Chelsea Schneider, Attorney at Law
Ester Gonzales, Attorney at Law
Karla Balli, Attorney at Law
Parkway Office Center, Suite 900
14160 Dallas Parkway
Dallas, TX 75254

For additional sale information visit: www.auction.com or (800) 280-2832

Certificate of Posting

I am _____ whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on _____ I filed this Notice of Foreclosure Sale at the office of the Lampasas County Clerk and caused it to be posted at the location directed by the Lampasas County Commissioners Court.