

NATIONSTAR MORTGAGE LLC (CXE)
MANZIE, DEMITRA AND VICTOR GONZALEZ
2210 WEST HIGHWAY 190, COPPERAS COVE, TX 76522

FIIA 513-1523422-703
Firm File Number: 22-037931

NOTICE OF TRUSTEE'S SALE

WHEREAS, on May 24, 2019, DEMITRA MANZIE, A SINGLE WOMAN AND VICTOR GONZALEZ, A SINGLE MAN, AS COMMUNITY PROPERTY, as Grantor(s), executed a Deed of Trust conveying to ALLAN B. POLUNSKY, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER in payment of a debt therein described. The Deed of Trust was filed in the real property records of LAMPASAS COUNTY, TX and is recorded under Clerk's File/Instrument Number 176951, to which reference is herein made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on , **Tuesday, March 7, 2023** between ten o'clock AM and four o'clock PM and beginning not earlier than 12:00 PM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate at the County Courthouse in LAMPASAS COUNTY, TX to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Lampasas, State of Texas:

BEING 1.79 ACRES OF LAND OUT OF THE H.T. & B.R.R. SURVEY NO. 9, ABSTRACT NO. 386, LAMPASAS COUNTY, TEXAS, AND BEING THAT TRACT DESCRIBED IN A QUITCLAIM DEED TO ROD & DIANE HESS DATED FEBRUARY 10, 1995 AND RECORDED IN VOLUME 313, PAGE 656 OF THE DEED RECORDS OF LAMPASAS COUNTY AND DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT 1/2" IRON PIN WITH NO CAP FOUND IN THE WEST LINE OF A TRACT DESCRIBED AS A 60.0' PASSAGE EASEMENT ON K'S PLAZA ADDITION, A SUBDIVISION RECORDED IN CABINET 2, SLIDE 112 OF THE PLAT RECORDS OF LAMPASAS COUNTY AND ALSO SHOWN AS A 60.0' PASSAGE EASEMENT ON THE MOTEN ADDITION, A SUBDIVISION RECORDED IN CABINET 2, SLIDE 118 OF SAID PLAT RECORDS FOR THE NORTHEAST CORNER OF THAT TRACT DESCRIBED IN A WARRANTY DEED TO WILSON COOLEY DATED AUGUST 6, 1993 AND RECORDED IN VOLUME 300, PAGE 944 OF SAID DEED RECORDS AND BEING THE SOUTHEAST CORNER OF SAID HESS TRACT AND THIS TRACT;

THENCE: S 61 DEGREES 38'18" W 229.96 FEET TO A 1/2" IRON PIN WITH NO CAP FOUND IN THE EAST LINE OF THAT TRACT DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN TO JAMES PAUL ALESICK, ET UX, DATED MARCH 1, 2016 AND RECORDED IN VOLUME 540, PAGE 185 OF SAID DEED RECORDS FOR THE NORTHWEST CORNER OF SAID COOLEY TRACT AND BEING THE SOUTHWEST CORNER OF SAID HESS TRACT AND THIS TRACT;

THENCE: N 20 DEGREES 58'20" W 341.61 FEET WITH THE EAST LINE OF SAID ALESICK TRACT TO A 1/2" IRON PIN WITH NO CAP FOUND FOR THE NORTHWEST CORNER OF SAID HESS TRACT AND THIS TRACT;

THENCE: N 61 DEGREES 38'18" E 229.96 FEET TO A 1/2" IRON PIN WITH A YELLOW PLASTIC CAP INSCRIBED "CCC 4835" SEST FOR THE NORTHWEST CORNER OF THE AFOREMENTIONED 60.0' PASSAGE EASEMENT AND BEING THE NORTHEAST CORNER OF SAID HESS TRACT AND THIS TRACT;

THENCE: S 20 DEGREES 58'20" E 341.61 FEET WITH THE WEST LINE OF SAID 60.0' PASSAGE EASEMENT TO THE POINT OF BEGINNING.

BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE NAD 83.

Property Address: 2210 WEST HIGHWAY 190
COPPERAS COVE, TX 76522
Mortgage Servicer: NATIONSTAR MORTGAGE LLC
Mortgagee: NATIONSTAR MORTGAGE LLC
8950 CYPRESS WATERS BLVD
COPPELL, TX 75019


The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

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

SUBSTITUTE TRUSTEE

Michelle Jones, Angela Zavala, Juanita Cox, Jimmy Carroll Brewer, Stephen Rawlings, Diasha Perkins, Jason Brewer, Richard Zavala, Jr and Sharlet Watts
4600 Fuller Ave., Suite 400
Irving, TX 75038

WITNESS MY HAND this day January 4, 2023.

By: 
William Jennings
Texas Bar# 24127205
H. Gray Burks IV
Texas Bar # 03418320
Ronny George
Texas Bar # 24123104
wjennings@logs.com
gburks@logs.com
rgeorge@logs.com
13105 Northwest Freeway, Suite 960
Houston, TX 77040
Telephone No: (713) 462-2565
Facsimile No: (847) 879-4823
Attorneys for Nationstar Mortgage LLC

*posted by:
Angela Zavala*

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 military service to the sender of this notice immediately.

FILED
5 day of JANUARY 2023
Dianna Miller
COUNTY CLERK, LAMPASAS COUNTY, TEXAS
BY _____ DEPUTY

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S 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 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.

DEED OF TRUST INFORMATION:

Date: September 1, 2006
Grantor(s): Michele M. Marez
Original Mortgagee: United States of America acting through the Rural Housing Service or successor agency, United States Department of Agriculture
Original Principal: \$92,268.00
Recording Information: 125163
Property County: Lampasas
Property: Lot Five (5), MEADOW PARK, a subdivision in the City of Lampasas, Lampasas County, Texas, as shown on plat of record in Cabinet 1, Slide 392, Plat Records of Lampasas County, Texas.
Property Address: 1114 Cloud Street
Lampasas, TX 76550

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: United States Department of Agriculture, Rural Housing Service
Mortgage Servicer: USDA Rural Development
Mortgage Servicer Address: 4300 Goodfellow Blvd.
Bldg. 105F, FC 215
St. Louis, MO 63120

SALE INFORMATION:

Date of Sale: March 7, 2023
Time of Sale: 12:00 PM or within three hours thereafter.
Place of Sale: THE WEST ENTRANCE TO THE COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE.
Substitute Trustee: Michelle Jones, Angela Zavala, Richard Zavala, Jr or Sharlet Watts, or Michael J. Burns, any to act
Substitute Trustee Address: 546 Silicon Drive, Suite 103
Southlake, TX 76092
TXAttorney@PadgettLawGroup.com

APPOINTMENT OF SUBSTITUTE TRUSTEE:

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.

The undersigned is the attorney for the mortgagee and/or mortgage servicer, and in such capacity does hereby remove the original trustee and all successor substitute trustees under the above-described Deed of Trust and appoints in their place Michelle Jones, Angela Zavala, Richard Zavala, Jr or Sharlet Watts, or Michael J. Burns, any to act, whose address is c/o Padgett Law Group, 546 Silicon Drive, Suite 103, Southlake, TX 76092 as Substitute Trustee, who shall hereafter exercise all powers and duties to set aside the said original trustee under said Deed of Trust, and further does hereby request, authorize, and instruct said Substitute Trustees to conduct and direct the execution of remedies set aside to the beneficiary therein.

WHEREAS, the above-named Grantor(s) previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared, such default was reported to not have been cured, and all sums secured by such Deed of Trust are declared immediately due and payable.

WHEREAS, the original Trustee and any previously appointed Substitute Trustee under said Deed of Trust has been hereby removed and the herein described Substitute Trustees, have been appointed as Substitute Trustees and authorized by the Mortgage Servicer to enforce the power of sale granted in the Deed of Trust; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note is hereby accelerated, and all sums secured by the Deed of Trust are declared to be immediately due and payable.
2. The herein appointed Substitute Trustees, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien imposed by the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for the particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be sold "AS-IS", purchaser's will buy the property "at the purchaser's own risk" and "at his peril" and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interest of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.
5. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, the Mortgagee's Attorney, or the duly appointed Substitute Trustee.



Michael J. Burns

CERTIFICATE OF POSTING

My name is ANGELA ZAVALA, and my address is c/o Padgett Law Group, 546 Silicon Drive, Suite 103, Southlake, TX 76092. I declare under penalty of perjury that on JAN 19, 2023, I filed at the office of the Lampasas County Clerk to be posted at the Lampasas County courthouse this notice of sale.

Angela Zavala

Declarant's Name: Angela Zavala

Date: JAN 19 2023

546 Silicon Drive, Suite 103
Southlake, TX 76092
TXAttorney@PadgettLawGroup.com
(850) 422-2520

WITNESS MY HAND this 19th day of January, 2023.

Angela Zavala

Angela Zavala

FILED
19 day of January 2023
[Signature]
COUNTY CLERK, LAMPASAS COUNTY, TEXAS
BY _____ DEPUTY

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
4/13/2021

Grantor(s)/Mortgagor(s):
JESSICA L BALLARD AND GABRIEL A BALLARD,
SR., WIFE AND HUSBAND
Current Beneficiary/Mortgagee:
Lakeview Loan Servicing, LLC

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC. ("MERS") SOLELY AS A NOMINEE FOR FAIRWAY
INDEPENDENT MORTGAGE CORPORATION, ITS
SUCCESSORS AND ASSIGNS

Recorded in:
Volume: 398
Page: 1
Instrument No: 186167

Property County:
LAMPASAS

Mortgage Servicer:
M&T Bank is representing the Current Beneficiary/Mortgagee
under a servicing agreement with the Current
Beneficiary/Mortgagee.

Mortgage Servicer's Address:
1 Fountain Plaza,
Buffalo, NY 14203

Legal Description: BEING LOT SIX (6), BLOCK FIVE (5), CACTUS CREEK PHASE ONE, A SUBDIVISION IN
LAMPASAS COUNTY, TEXAS, ACCORDING TO THE PLAT OF RECORD IN CABINET 2, SLIDE 80-81, PLAT
RECORDS, LAMPASAS COUNTY, TEXAS.

Date of Sale: 3/7/2023

Earliest Time Sale Will Begin: 12pm

Place of Sale of Property: THE WEST ENTRANCE TO THE COUNTY COURTHOUSE OR AS DESIGNATED BY THE
COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT,
PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

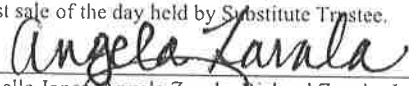
The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The
sale will begin at the earliest time stated above or within three (3) hours after that time.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the
purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct
an independent investigation of the nature and physical condition of the Property.

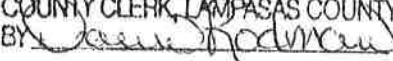
Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further
conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

Notice Pursuant to Tex. Prop. Code § 51.002(i):

Assert and protect your rights as member of
the armed forces of the United States. If you
or your spouse are serving on active military duty,
including active military duty as a member of the
Texas National 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.


Michelle Jones, Angela Zavala, Richard Zavala, Jr, Sharlet Watts
or Thuy Frazier
or Cindy Mendoza
or Catherine Allen-Rea
or Cole Patton, Substitute Trustee
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

MH File Number: TX-22-95943-POS
Loan Type: VA

FILED
30 day of 01 2023
Dianne Miller
COUNTY CLERK, LAMPASAS COUNTY, TEXAS
BY  DEPUTY

NOTICE OF NON-JUDICIAL FORECLOSURE SALE

WHEREAS, That certain Deed of Trust (the “**Deed of Trust**”), dated April 6, 2020, from Israel Alva Casanova and Alma Rosa Lugo Balderas (“**Borrower**”), as Grantor to Dorothy Hayner, Trustee, filed for record in Real Property Records of Lampasas County, Texas, more particularly described therein, which serves as security for a \$55,000.00 promissory note described therein (the “**Note**”) executed by Borrower, payable to the order of Centex Casas, LLC.

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of the said original Trustee, upon the contingency and in the manner authorized by the Deed of Trust; and

WHEREAS, default, as same is defined in the Promissory Note and/or the Deed of Trust, has occurred and the outstanding indebtedness on same is now wholly due; and

WHEREAS, Centex Casas, LLC, the Owner and Holder of the Promissory Note has requested the undersigned to sell the real property described in the Deed of Trust to satisfy said indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, March 7th, 2023 beginning at 12 o'clock pm, or not later than 3:00 o'clock pm, the Substitute Trustee, will sell the following described real property, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness affecting the property which is superior to the Deed of Trust, if any, at the Courthouse of Lampasas County, Texas, in the area designated by the Commissioners Court of such County, or if no such area has been so designated, then at the place where nonjudicial foreclosure sales of real property are customarily and regularly held in Lampasas County, Texas, which real property is described as follows:

Legal Description: Being Lots Eight (8), and Nine (9), Block Seventeen (17), Fulton's Addition to the Town of Lometa, Lampasas County, Texas, according to the plat in Cabinet 1, Slide 49, Plat Records, Lampasas, County, Texas.

Commonly known as: 525 N 7th St, Lometa, TX 76853

Together with all improvements on the property; all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water rights, and water stock; all fixtures attached to the property; and all personal property, if any described in and secured by the Deed of Trust.

The property to be sold is the same property described in said Deed of Trust, except as same may have been modified of record.

THE SALE OF THE PROPERTY IS "AS IS" AND "WHERE IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE SUBSTITUTE TRUSTEE(S), EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. NEITHER THE OWNER OF THE PROMISSORY NOTE NOR THE SUBSTITUTE TRUSTEE(S) MAKES ANY REPRESENTATIONS OR WARRANTIES WITH THE RESPECT TO COMPLIANCE WITH LAWS, RULES, AGREEMENTS OR SPECIFICATIONS, NOR WITH RESPECT TO CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATIONS WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH ARE EXPRESSLY WAIVED BY PURCHASER.

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.

IN WITNESS HEREOF, this instrument has been executed to be effective ^{Jan} ~~January~~ February 8, 2023

Property Address: 525 N 7th St, Lometa, Lampasas County, TX 76856



Centex Casas, LLC

Acknowledgement

STATE OF Texas)
COUNTY OF Lampasas)

This instrument was acknowledged before me on February 8, 2023 by Justin Milam for Centex Casas, LLC.

NOTARY SEAL:





Notary Public, the State of Texas

After Recording please send to:
Centex Casas, LLC
P.O. Box 1606
Lampasas, TX 76550

FILED
8th day of February 2023
Dianne Miller
COUNTY CLERK, LAMPASAS COUNTY, TEXAS
BY Dallas Munoz DEPUTY

NOTICE OF NON-JUDICIAL FORECLOSURE SALE

WHEREAS, That certain Deed of Trust (the “**Deed of Trust**”), dated July 27, 2020, from Rdell Scott Howard (“**Borrower**”), as Grantor to Dorothy Hayner, Trustee, filed for record in Real Property Records of Lampasas County, Texas, more particularly described therein, which serves as security for a \$95,000.00 promissory note described therein (the “**Note**”) executed by Borrower, payable to the order of Centex Casas, LLC.

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of the said original Trustee, upon the contingency and in the manner authorized by the Deed of Trust; and

WHEREAS, default, as same is defined in the Promissory Note and/or the Deed of Trust, has occurred and the outstanding indebtedness on same is now wholly due; and

WHEREAS, Centex Casas, LLC, the Owner and Holder of the Promissory Note has requested the undersigned to sell the real property described in the Deed of Trust to satisfy said indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, March 7th, 2023 beginning at 12 o'clock pm, or not later than 3:00 o'clock pm, the Substitute Trustee, will sell the following described real property, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness affecting the property which is superior to the Deed of Trust, if any, at the Courthouse of Lampasas County, Texas, in the area designated by the Commissioners Court of such County, or if no such area has been so designated, then at the place where nonjudicial foreclosure sales of real property are customarily and regularly held in Lampasas County, Texas, which real property is described as follows:

Legal Description: Milam subdivision lot 1, being 1.01 acres, Lampasas County, Texas.

Commonly known as: 465 County Road 3064 E, Lampasas, TX 76550

Together with all improvements on the property; all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water rights, and water stock; all fixtures attached to the property; and all personal property, if any described in and secured by the Deed of Trust.

The property to be sold is the same property described in said Deed of Trust, except as same may have been modified of record.

THE SALE OF THE PROPERTY IS "AS IS" AND "WHERE IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE SUBSTITUTE TRUSTEE(S), EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. NEITHER THE OWNER OF THE PROMISSORY NOTE NOR THE SUBSTITUTE TRUSTEE(S) MAKES ANY REPRESENTATIONS OR WARRANTIES WITH THE RESPECT TO COMPLIANCE WITH LAWS, RULES, AGREEMENTS OR SPECIFICATIONS, NOR WITH RESPECT TO CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATIONS WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH ARE EXPRESSLY WAIVED BY PURCHASER.

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.

IN WITNESS HEREOF, this instrument has been executed to be effective ^{Less} ~~January~~ ^{February} 9th, 2023

Property Address: 465 County Road 3064 E, Lampasas, Lampasas County, TX 76856

Justin Milam
Centex Casas, LLC

Acknowledgement

STATE OF Texas)
COUNTY OF Lampasas)

This instrument was acknowledged before me on February 9, 2023 by Justin Milam for Centex Casas, LLC.

NOTARY SEAL:



L. Carmen Mejia
Notary Public, the State of Texas

After Recording please send to:
Centex Casas, LLC
P.O. Box 1606
Lampasas, TX 76550

9 FILED
day of February 20 23
Dianne Miller
COUNTY CLERK, LAMPASAS COUNTY, TEXAS
BY Kevin Redman DEPUTY

Notice of Foreclosure Sale

February 10th, 2023

Deed of Trust ("Deed of Trust"):

Dated: January 10, 2014

Grantor: BOBBY G. PEPPER and MARY PEPPER

Trustee: GREG HENDERSON

Lender: ALTON MARWITZ and CAROLE MARWITZ, husband and wife

Recorded in: Volume 297, pages 928-936 of the real property records of Lampasas County, Texas

Legal Description: Being the East Forty-Two feet (E 42') of Lot Eighteen (18) and the West Thirty-three feet (W 33') of Lot Nineteen (19), Block D, WESTERN HILLS ADDITION to the City and County of Lampasas, Texas, as per plat recorded in Cabinet 2, Slide 83, Plat Records, Lampasas County, Texas.

Secures: Promissory Note ("Note") in the original principal amount of \$67,000.00, executed by BOBBY G. PEPPER and MARY PEPPER ("Borrower") and payable to the order of Lender

Foreclosure Sale:

Date: Tuesday, March 7, 2023

Time: 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 10:00 a.m. and not later than three hours thereafter.

Place: West side entrance of the Lampasas County Courthouse, Lampasas, Texas

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that ESTATE OF ALTON MARWITZ and ESTATE OF CAROLE MARWITZ's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, ESTATE OF ALTON MARWITZ and ESTATE OF CAROLE MARWITZ, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of ESTATE OF ALTON MARWITZ and ESTATE OF CAROLE MARWITZ's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with ESTATE OF ALTON MARWITZ and ESTATE OF CAROLE MARWITZ's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If ESTATE OF ALTON MARWITZ and ESTATE OF CAROLE MARWITZ passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

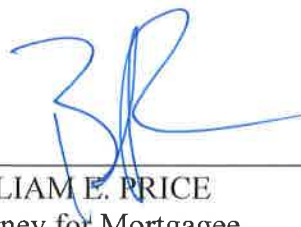
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by ESTATE OF ALTON MARWITZ and ESTATE OF CAROLE MARWITZ. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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.

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.



WILLIAM E. RICE
Attorney for Mortgagee
408 S. Live Oak
Lampasas, TX 76550
Telephone (512) 556-4777
Telecopier (512) 556-4779

FILED

9th day of February 20 23
Dianne Miller
COUNTY CLERK, LAMPASAS COUNTY, TEXAS
BY [Signature] DEPUTY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

THE STATE OF TEXAS §
 §
COUNTY OF LAMPASAS §

WHEREAS, **BINION CREEK RESERVES, LLC** executed and delivered a certain *Deed of Trust, Assignment of Rents, Security Agreement and Fixture Filing* (the “Deed of Trust”) dated as of July 9, 2021, conveying to Brett F. Gunter, as Trustee, the real and personal property described in that Deed of Trust, which is recorded in the Official Public Records of Lampasas County, Texas, as follows:

<u>DATE RECORDED</u>	<u>RECORDING DETAIL</u>
July 21, 2021	Volume 402, Pages 720-753

WHEREAS, the undersigned has been appointed as a Substitute Trustee under this Deed of Trust; and

WHEREAS, the indebtedness secured by this Deed of Trust has matured (whether by acceleration or otherwise) and remains outstanding and delinquent, and **AGAMERICA EW1, LLC**, the owner and holder of the indebtedness secured by this Deed of Trust and the due and lawful Beneficiary thereunder (as successor in interest), has requested that the Substitute Trustees exercise the power to sell this Property (as defined below).

NOW, THEREFORE, notice is hereby given that at **12:00 p.m.** (or within three hours thereafter) on **Tuesday, March 7, 2023**, I will sell:

- the real property described on the attached Exhibit "A" (the "Real Property"), and
- the other property (whether real property, personal property, fixtures or otherwise)

which is (i) described in the Deed of Trust and (ii) located on, affixed to or otherwise appurtenant to that Real Property (collectively, the "Property").

The Property described above shall be sold to the highest bidder. The sale shall be conducted in accordance with the Deed of Trust and the Texas Property Code in the area designated by the Commissioners Court of Lampasas County, pursuant to § 51.002 of the Texas Property Code as the place where foreclosure sales are to take place (if no such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted) at the date and time of the sale indicated herein above.

AGAMERICA EW1, LLC, the owner and holder of the indebtedness secured by the Deed of Trust, reserves the right to credit-bid at this sale. Except for any such credit-bid, the purchase price set forth in the final bid accepted by the Substitute Trustee is due and payable in cash (or cashier's checks) without delay upon acceptance of the bid.

In accordance with TEX. BUS. & COMM. CODE §22.004, the winning bidder at the foreclosure sale, other than the owner and holder of the indebtedness, shall provide the following information to the Substitute Trustee at the time the Substitute Trustee completes the sale:

- (1) the name, address, telephone number, and e-mail address of the bidder and of each individual tendering or who will tender the sale price for the winning bid;
- (2) if the bidder is acting on behalf of another individual or organization, the name, address, telephone number, and e-mail address of the individual or organization and the name of a contact person for the organization;
- (3) the name and address of any person to be identified as the grantee in the Trustee's Deed;
- (4) the purchaser's tax identification number;
- (5) a government-issued photo identification to confirm the identity

- of each individual tendering funds for the winning bid; and
- (6) any other information reasonably needed to complete the Substitute Trustee's duties and functions concerning the sale.

Notice. 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.

EXECUTED this 4th day of February, 2023



Substitute Trustee

Angela Zavala, Richard Zavala, Jr., Sharlet
Watts, Michelle Jones, and Richard H. Hester
Attn: Thomas C. Scannell, Esq.
Foley & Lardner, LLP
2021 McKinney Avenue, Suite 1600
Dallas, TX 75201
214-999-3000
tscannell@foley.com

Exhibit A

TRACT ONE:

953,493 acres of land, more or less, situated in Lampasas County, Texas. Tracts One and Two being located about 3.9 miles Northeast of the town of Kempner, Texas, and Tract Three being located about 2-1/2 miles North-Northeast of Kempner, Texas. Said 953,493 acres being more fully described by metes and bounds as follows:

TRACT ONE:

226 acres of land, more or less, out of the G.C. & S.F.R.R. Co., Survey No. 27, Abstract No. 990, about 84.7 acres out of the C. T. Clayton Survey, Abstract No. 975, about 51 acres out of the R. C. Fudge Survey, Abstract No. 1620, about 41 acres out of the C. N. Witcher Survey, Abstract No. 733, and about 32 acres out of the J. C. Rasbury Survey, Abstract 579, and being out of and a part of a 1,100 acre tract of land described in deed from C. W. Patterson, et ux, to Louis F. Dewald, et al, recorded in Volume 147, Page 145, Deed Records of Lampasas County, Texas.

BEGINNING at the Southeast corner of the C. N. Witcher Survey which is also the Southeast corner of a 13.7 acre tract of land described in deed from Sylvester Lewis to Martin V. Etheridge recorded in Volume 130, Page 484, Deed Records of Lampasas County, Texas;

THENCE with fence N 62°56' E 145.1 varas and N 71°47' E 960 varas to fence corner for the Southeast corner of this tract from which the West-Southwest corner of a 27 acre tract of land described in Deed from Mrs. Lula Fudge to M. V. Etheridge bears N 71°47' E 171.7 varas;

THENCE with fence N 03°51' W 330.4 varas to fence corner;

THENCE with fence N 76°48' E 192.6 varas to fence corner;

THENCE with fence N 04°47' W 1,390.3 varas to fence corner on the South line of the H. T. and B. Ry. Co. Survey No. 5;

THENCE with fence S 72°02' W 405 varas to fence corner for the Southwest corner of said Survey No. 5;

THENCE with fence S 23°23' W 238.4 varas and S 68°14' W 964.3 varas to fence corner on the East line of the J. C. Rasbury Survey;

THENCE with fence on the East line of the J.C. Rasbury Survey S 17°21' E 262.3 varas to fence corner;

THENCE with fence S 78°51' W 657.4 varas to fence corner for the Northeast corner of a 13.7 acre tract of land described in deed from Martin V. Etheridge to Sylvester Lewis recorded in Volume 130, Page 485, Deed Records of Lampasas County, Texas;

THENCE with fence on the East line of said 13.7 acre tract S 14°20' E 309.6 varas to fence corner on the North side of a branch;

THENCE with fence on the North side of said branch N 89°22' E 157.9 varas and S 80°40' E 76.4 varas to fence corner;

THENCE with fence on the West side of Binion Creek S 10°16' W 67.4 varas and S 03°42' W 65.7 varas to fence corner;

THENCE crossing Binion Creek S 86°55' E 67.8 varas to fence corner on the South side of another branch;

THENCE with fence on the South side of said branch; S 85°19' E 132.4 varas; S 66°03' E 32.3 varas; S 15°55' E 110.3 varas, and S 89° 05' E 98.9 varas to fence corner on the West line of the 13.7 acre tract of land described in deed from Sylvester Lewis to Martin V. Eiberidge;

THENCE with the West line of said 13.7 acre tract S 05°10'W 550.8 varas to its Southwest corner;

THENCE with fence on the South line of said 13.7 acre tract N 76°12' E 57.3 varas and N 70°51' E 204.4 varas to the BEGINNING, containing 434.7 acres of land, more or less.

TRACT TWO:

389.8 acres, more or less, the same being all of the tract described as THIRD TRACT and a part of the tract described as FIRST TRACT in the deed from C. W. Patterson, et ux, to Louis F. Dewald, et al recorded in Volume 147, Page 145, et seq. of the Deed Records of Lampasas County, Texas, this 389.8 acre tract, more or less, being comprised of about 14 acres out of the R. C. Fudge 52.7 acre Survey, Abstract No. 1292, about 250 acres of the H.T. & B. Ry. Co. Survey No. 6, Abstract No. 1555, about 11 acres of the R. C. Fudge Survey, Abstract No. 1620, about 45.8 acres out of the G.C. & S.F.R.R. Co., Survey No. 27, Abstract No. 990, and about 69 acres of the H.T. & B. Ry. Co. Survey No. 6, Abstract No. 1555, Patent No. 319, Volume 31.

BEGINNING 405 varas N 72°02' E from the Southwest corner of the H.T.&B. Ry. Co. Survey No. 5, at a fence corner; the Northeast corner of a 434.7 acre tract of land;

THENCE N 71° E 947 varas to the Northeast corner of the West 1/2 of H.T. & B. Ry. Co. Survey No. 6;

THENCE S 19° E 945 varas to the Southwest corner of the Northeast 1/4 of said Survey No. 6;

THENCE N 71° E 574 varas to corner on the South line of the Northeast 1/4 of said Survey No. 6;

THENCE S 19-1/2° E 739 varas to fence corner;

THENCE S 83-1/2° W 1,588 varas to fence corner, the Northeast corner of a 27 acre tract of land;

THENCE with the East line of said 27 acre tract S 19°E, 1,100 varas to its Southeast corner on the North line of the Kempner Cemetery Road;

THENCE with the South line of said 27 acre tract, S 71°W 46.8 varas to its most southerly Southwest corner;

THENCE with a West line of said 27 acre tract N 19°W 798 varas to fence corner;

THENCE S 71°W at 379 varas pass a Southwest corner of said 27 acre tract, 550.5 varas to fence corner, the Southeast corner of said 434.7 acre tract of land;

THENCE with fence on the East line of said 434.7 acre tract: N 03°51' W 330.4 varas; N 76° 48' E 192.6 varas; and N 04°47' W 1,390.3 varas to the place of BEGINNING, containing 389.8 acres of land, more or less.

TRACT THREE:

128.993 acres of land being part of the G. C. & S.F. R.R. Survey No. 27, Abstract No. 990, and being part of that certain 320.02 acre tract described in a Substitute Trustees Deed, being of record in Volume 265, Page 276, Deed Records of Lampasas County, Texas.

BEGINNING at an iron rod found in the north line of said 320.02 acre tract that bears S 71° 28' 54" W, 4141.63 feet from the northeast corner of said 320.02 acre tract for the northeast corner of this.

THENCE S 19° 59' 06" E, 1,853.00 feet to an iron rod in the north line of Taylor's Valley, Section One, for the southeast corner of this.

THENCE with the north line of Taylor's Valley, Section One as follows:

S 66° 04' 17" W, 209.44 feet to an iron rod;
S 28° 45' 30" W, 12.28 feet to an iron rod;
S 69° 14' 32" W, 1,366.68 feet to an iron rod;
S 48° 27' 22" W, 605.05 feet to a corner fence post and
S 19° 17' 59" E, 682.94 feet to a survey marker found in the north margin of County Road No. 24 for a corner of this.

THENCE with said north margin, as follows:

S 70° 42' 01" W, 957.56 feet to a 14' hackberry tree;
S 77° 50' 28" W, 58.98 feet to a twin 20' live oak;
N 81° 55' 27" W, 119.75 feet to a twin 22' live oak and
N 70° 41' 18" W, 58.27 feet to the approximate centerline of Binion Creek.

THENCE with said centerline as follows:

N 06° 16' 34" W, 158.90 feet; N 22° 30' 40" W, 208.26 feet;
N 00° 39' 16" E, 147.40 feet; N 16° 58' 23" E, 205.35 feet;
N 04° 58' 12" W, 312.85 feet; N 17° 14' 18" E, 86.34 feet;
N 26° 58' 54" E, 164.33 feet; N 10° 55' 37" E, 105.31 feet;
N 07° 33' 24" W, 358.24 feet; N 13° 06' 21" E, 227.49 feet;
N 34° 57' 48" E, 158.68 feet; N 39° 55' 28" E, 137.70 feet; and
N 32° 24' 58" E, 120.75 feet.

THENCE N 55° 08' 07" W, 15.11 feet to an iron rod found on the west bank of Binion Creek for a corner of this.

THENCE with said west bank as follows:

N 29° 37' 08" E, 190.91 feet to an iron rod found;
N 38° 12' 41" E, 201.24 feet to an iron rod found;
N 18° 48' 56" E, 277.67 feet to an iron rod found;
N 08° 53' 32" E, 208.10 feet to an iron rod found being the northwest corner of said 320.02 acre tract for the northwest corner of this.

THENCE with the north line of said 320.02 acre tract as follows:

N 70° 22' 06" E, 504.10 feet to an iron rod found;
N 87° 42' 33" E, 11.40 feet to an iron rod found;

N 75° 06' 02" E, 148.17 feet to an iron rod found;
N 70° 08' 30" E, 569.41 feet to an iron rod found;
N 62° 18' 12" E, 400.61 feet to an iron rod found and
N 69° 13' 29" E, 53.76 feet to the place of BEGINNING containing 128.993 acres of
land.

Being 0.23 acres of the C.H. Casper Survey, Abst. No. 156 in Lampasas County, Texas, and being part of a 128.993 acre tract of land described as Tract Three in a deed from Farm Credit Bank of Texas to Gregory G. Hall, et ux, dated June 17, 1982, as recorded in Vol. 283, Page 649 of the Deed Records of Lampasas County, Texas; said 0.23 acres being more particularly described as follows:

BEGINNING at a 1/2 inch iron pin found at a fence corner for an inner ell corner of said 128.993 acre tract, called to be the southeast corner of the C. Witcher Survey, Abst. No. 733;

THENCE South 85° 02' 55" West, 484.61 feet to a 1/2 inch iron pin set on the east high bank of Binlon Creek;

THENCE South 74° 12' 10" West, 59.02 feet to a point on the west bank of Binlon Creek, being the northeast corner of a 4.40 acre tract this date surveyed, being on the west line of said 128.993 acre tract and the east line of a 97.694 acre tract of land described in a deed from Edlaon Hart, et ux, to John T. Coats, et ux, dated July 21, 1988, as recorded in Vol. 284, Page 308 of said deed records, from whence a 1/2 inch iron pin set bears South 74° 12' 10" West, 166.85 feet;

THENCE North 07° 50' 50" East, with the west line of said 128.993 acre tract and the east line of said 97.694 acre tract, 35.70 feet to a 1/2 inch iron pin found on the west bank of said Binlon Creek for a northwest corner of said 128.993 acre tract and the northeast corner of said 97.694 acre tract;

THENCE North 89° 31' 20" East, with a north line of said 128.993 acre tract, 505.06 feet to the PLACE OF BEGINNING, as surveyed on the ground on September 28, 1897, by MAPLES & ASSOCIATES, INC., and as shown on an accompanying plat of even survey date herewith.

Being 2.85 acres of the C.H. Casper Survey, Abst. No. 156 in Lampasas County, Texas, and being part of a 128.993 acre tract of land described as Tract Three in a deed from Farm Credit Bank of Texas to Gregory G. Hall, et ux, dated June 17, 1982, as recorded in Vol. 293, Page 649 of the Deed Records of Lampasas County, Texas; said 2.65 acres being more particularly described as follows;

BEGINNING at a 1/2 inch iron pin set in a fence on the north line of County Road 24, being on the occupied south line of said 128.993 acre tract, from whence a survey marker found for the westernmost southeast corner of said 128.993 acre tract, being the southwest corner of Taylor's Valley, Section One, a subdivision recorded in Plat Cabinet 1, Slides 214 - 215 of the Plat Records of Lampasas County, Texas, brs. South 84° 17' 30" East, 65.49 feet, North 70° 15' 30" East, 52.65 feet, and North 70° 02' 35" East, 963.63 feet;

THENCE North 78° 34' 00" West, with the south line of said 128.993 acre tract, at 54.60 feet passing a 80d nail set in the base of a twin Pecan, continuing a total distance of 105.21 feet to a point in the approximate centerline of Binlon Creek for the southwest corner of said 128.993 acre tract, being on the east line of a 49.862 acre tract of land described in a deed to John T. Coats, et ux, as recorded in Vol. 298, Page 75 of said deed records;

THENCE up the approximate centerline of said Binlon Creek, being the west line of said 128.993 acre tract and the east lines of said 49.862 acre tract and a 87.594 acre tract of land described in a deed to John T. Coats, et ux, as recorded in Vol. 284, Page 308 of said deed records, as follows;

North 07° 32' 50" West, 120.50 feet;
North 21° 18' 00" West, 270.84 feet;
North 00° 22' 00" West, 97.28 feet;
North 15° 00' 20" East, 237.10 feet;
North 10° 52' 10" West, 189.25 feet;
North 00° 55' 20" West, 138.55 feet;
North 18° 54' 40" East, 172.17 feet to a point for the north corner hereof and the south corner of a 4.40 acre tract of land this date surveyed, from whence a 1/2 inch iron pin set brs. North 58° 54' 25" West, 32.00 feet;

THENCE South 58° 54' 25" East, 78.09 feet to a 1/2 inch iron pin set;

THENCE South 03° 09' 25" West, 862.24 feet to a 1/2 inch iron pin set;

THENCE South 11° 57' 50" East, 499.29 feet to the PLACE OF BEGINNING, as surveyed on the ground on September 28, 1997, by MAPLES & ASSOCIATES, INC., and as shown on an accompanying plat of even survey date herewith.

TRACT TWO:

BEING 70.00 acres comprised of 32.87 acres of G.R. Fudge Survey, Abst. No. 1555, and 37.13 acres of the R.C. Fudge Survey, Abst. No. 1292; and being part of a 240.80 acre tract of land described in a deed from J.D. Groves, et al to Janice Groves Garnet, as recorded in Vol. 312, Page 118 of the Deed Records of Lampasas County, Texas; said 70.00 acres being more particularly described as follows:

BEGINNING at a 1/2 inch iron pin found at a fence corner for the northwest corner of said 240.80 acre tract, and being an inner ell corner of a 389.8 acre tract of land described as Tract Two in a deed to Gregory G. Hall, et ux, as recorded in Vol. 293, Page 649 of said deed records;

THENCE North 83°29'45" East, with the north line of said 240.80 acre tract and a south line of said 389.8 acre tract, and along the general course of a fence, 1057.92 feet to a 1/2 inch iron pin set;

THENCE South 19° 40' 20" East, 2849.21 feet to a 1/2 inch iron pin set in a fence on the north margin of Lampasas County Road 24 and the south line of said 240.80 acre tract;

THENCE South 71°24'00" West, with the north line of said county road as fenced, 1030.29 feet to a 1/2 inch iron pin found at a fence corner for the southwest corner of said 240.80 acre tract and the southeast corner of said 389.8 acre tract;

THENCE North 19° 40' 20" West, with the west line of said 240.80 acre tract and the east line of said 389.8 acre tract, 3070.94 feet to the PLACE OF BEGINNING, as surveyed on the ground on September 1, 1995, by MAPLES & ASSOCIATES.

TRACT THREE:

Being 4.40 acres of the C.H. Casper Survey, Abst. No. 156 in Lampasas County, Texas, and being a part of a 97.594 acre tract of land described in a deed from Edison Hart, et ux, to John T. Coats, et ux, dated July 21, 1988, as recorded in Vol. 264, Page 308 of the Deed Records of Lampasas County, Texas; said 4.40 acres being more particularly described as follows:

BEGINNING at a point on the west bank of Binion Creek, being on the east line of said 97.594 acre tract being on the west line of a 128.993 acre tract of land described as Tract Three in a deed from Farm Credit Bank of Texas to Gregory G. Hall, et ux, dated June 17, 1992, as recorded in Vol. 293, Page 649 of said deed records, from whence a 1/2 inch iron pin found for a northeast corner of said 97.594 acre tract and a northwest corner of said 128.993 acre tract brs. N 07°50'50" East 35.70 feet and from said 1/2 inch iron pin found another 1/2 inch iron pin found for an inner ell corner of said 128.993 acre tract, called to be the southeast corner of The C. Witcher Survey, Abst. No. 733, brs. North 69° 31' 20" East, 505.08 feet;

THENCE down the west bank of Binion Creek, with the east line of said 97.594 acre tract and the west line of said 128.993 acre tract as follows:

South 07° 50' 50" West, 172.39 feet to a 1/2 inch iron pin found;
South 17° 53' 10" West, 277.80 feet to a 1/2 inch iron pin found;
South 37° 18' 00" West, 201.31 feet to a 1/2 inch iron pin found;
South 28° 51' 00" West, 191.44 feet to a 1/2 inch iron pin found;

THENCE South 59° 43' 00" East, 13.81 feet to a point in the approximate centerline of said Binion Creek.

THENCE down the approximate centerline of said Binion Creek, with the east line of said 97.594 acre tract and the west line of said 128.993 acre tract as follows;

South 30° 17' 00" West, 159.69 feet;
South 39° 13' 40" West, 217.46 feet;
South 19° 13' 40" West, 169.11 feet;
South 02° 40' 50" West, 225.23 feet;
South 58° 09' 20" East, 21.65 feet;
South 12° 12' 00" East, 28.23 feet;
South 07° 43' 10" East, 206.31 feet;
South 14° 04' 00" West, 96.19 feet;
South 27° 47' 00" West, 78.11 feet to a point for its south corner hereof and the north corner of a 2.65 acre tract this date surveyed from whence a 1/2 inch iron pin set brs. South 58° 54' 25" East, 78.09 feet;

THENCE North 58° 54' 25" West, 32.00 feet to a 1/2 inch iron pin set;
THENCE North 15° 16' 30" West, 135.03 feet to a 1/2 inch iron pin set;
THENCE North 01° 30' 50" West, 364.02 feet to a 1/2 inch iron pin set;
THENCE North 08° 31' 30" East, 219.52 feet to a 1/2 inch iron pin set;
THENCE North 29° 52' 20" East, 981.62 feet to a 1/2 inch iron pin set;
THENCE North 01° 54' 10" West, 242.01 feet to a 1/2 inch iron pin set;
THENCE North 74° 12' 10" East, 168.85 feet to the PLACE OF BEGINNING, as surveyed on the ground on September 26, 1997, by MAPLES & ASSOCIATES, INC.

RETURN TO
Longhorn Title Co., Inc.

187697
FILED FOR RECORD

11:00 AM
JUL 21 2021

CONNIE HARTMANN, COUNTY CLERK
LAMPASAS COUNTY, TEXAS

Aj P. ... DEPUTY

FILED
14 day of February 23
Dianne Miller
COUNTY CLERK, LAMPASAS COUNTY, TEXAS
BY *Janne ...* DEPUTY