

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**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.**

Matter No.: 110717-TX

Date: March 13, 2023

County where Real Property is Located: Lampasas

ORIGINAL MORTGAGOR: JAMES J. LUCKENBACH AND ASHLEIGH M. LUCKENBACH,
HUSBAND AND WIFE

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS
BENEFICIARY, AS NOMINEE FOR PRIMESOURCE MORTGAGE INC.
A NEW JERSEY CORPORATION, ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: PennyMac Loan Services, LLC

MORTGAGE SERVICER: PennyMac Loan Services, LLC

DEED OF TRUST DATED 6/5/2013, RECORDING INFORMATION: Recorded on 6/7/2013, as Instrument No.
152125

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): **BEING LOT FOURTEEN (14), BLOCK C,
SOUTHERN OAKS SECTION TWO REVISED, A SUBDIVISION IN LAMPASAS COUNTY, TEXAS,
ACCORDING TO THE PLAT OF RECORD IN CABINET 1, SLIDE 85, PLAT RECORDS, LAMPASAS
COUNTY, TEXAS.**

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **5/2/2023**, the foreclosure sale will be conducted in **Lampasas** County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than **12:00 PM**, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

PennyMac Loan Services, LLC is acting as the Mortgage Servicer for PennyMac Loan Services, LLC who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. PennyMac Loan Services, LLC, as Mortgage Servicer, is representing the Mortgagee, whose address is:

PennyMac Loan Services, LLC
3043 Townsgate Rd, Suite 200
Westlake Village, CA 91361

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.

Page 1 of 2




4777969

AP NOS/SOT 08212019

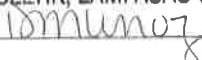
WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I HEREBY APPOINT AND DESIGNATE MICHELLE JONES, ANGELA ZAVALA, PAUL A. HOEFKER, ROBERT L. NEGRIN or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Aldridge Pite, LLP, 701 N. Post Oak Road, Suite 205, Houston, TX 77024, Phone: (713) 293-3618.

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.

By: 
Paul A. Hoefker, Attorney
Robert L. Negrin, Attorney
Aldridge Pite, LLP
701 N. Post Oak Road, Suite 205
Houston, TX 77024

Return to:
ALDRIDGE PITE, LLP
8880 RIO SAN DIEGO DRIVE, SUITE 725
P.O. BOX 17935
SAN DIEGO, CA 92108-0935
FAX #: 619-590-1385
866-931-0036

FILED

16 day of March 2023
Dianne Miller
COUNTY CLERK, LAMPASAS COUNTY, TEXAS
BY  DEPUTY

NATIONSTAR MORTGAGE LLC (CXE)
SWEAT, SCOTT AND SIEGLINDE
520 DAWNS PEAK, LAMPASAS, TX 76550

VA 494961275369
Firm File Number: 22-039368

NOTICE OF TRUSTEE'S SALE

WHEREAS, on September 4, 2015, SCOTT MATTHEW SWEAT AND SIEGLINDE SWEAT, as Grantor(s), executed a Deed of Trust conveying to TOM WOOD, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR USAA FEDERAL SAVINGS BANK 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 160422, rerecorded on January 6, 2016, as Instrument 161598, Lampasas 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, May 2, 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 LOT ELEVEN (11), BLOCK FOUR (4), SUNRISE HILLS PHASE 1, A SUBDIVISION IN THE CITY OF LAMPASAS, LAMPASAS COUNTY, TEXAS, ACCORDING TO THE PLAT OF RECORD IN CABINET 2, SLIDE 60-63, PLAT RECORDS, LAMPASAS COUNTY, TEXAS.

Property Address: 520 DAWNS PEAK
LAMPASAS, TX 76550
Mortgage Servicer: NATIONSTAR MORTGAGE LLC
Mortgagee: NATIONSTAR MORTGAGE LLC
8950 CYPRESS WATERS BLVD
COPELL, 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, Richard Zavala, Jr or Sharlet Watts
3225 Rainbow Drive, Suite 248-B
Rainbow City, AL 35906

WITNESS MY HAND this day March 8, 2023.

By: 
H. Gray Burks IV
Texas Bar # 03418320
Ronny George
Texas Bar # 24123104
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

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

16 day of March 2023
Dianne Miller

COUNTY CLERK, LAMPASAS COUNTY, TEXAS
BY Tomunoz DEPUTY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

T.S. #: 2023-04687

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.

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

Date: **5/2/2023**
Time: **The earliest time the sale will begin is 12:00 PM**
Place: Lampasas County Courthouse, Texas, at the following location: 409 South Pecan Street, Lampasas, TX 76550 THE WEST ENTRANCE TO THE COUNTY COURTHOUSE
Or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court, pursuant to section 51.002 of the Texas Property Code.

Property To Be Sold - The property to be sold is described as follows:

Lot One (1), Block Three (3), Skyline Valley South Phase Three, Copperas Cove, Lampasas County, Texas, as per plat of record in Cabinet 2, Slide 32-33, Plat Records of Lampasas County, Texas, reference to which is hereby made for all purposes.

Commonly known as: 2329 BIG DIVIDE RD COPPERAS COVE, TEXAS 76522

Instrument to be Foreclosed – The instrument to be foreclosed is the Deed of Trust dated **10/12/2016** and recorded in the office of the County Clerk of Lampasas County, Texas, recorded on **10/13/2016** under County Clerk's File No **165134**, in Book **329** and Page **625** of the Real Property Records of Lampasas County, Texas.

Grantor(s): Lacy Montgomery and Byron Montgomery, wife and husband
Original Trustee: Scott R. Valby
Substitute Trustee: Auction.com, Michelle Jones, Angela Zavala, Richard Zavala JR., Sharlet Watts, Jim Mills, Susan Mills, Andrew Mills-Middlebrook, George Hawthorne, Ed Henderson, Louis Starzel, Josefina Nieto, Alysia Lopez, Nestor Trustee Services, LLC
Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Mortgage Research Center, LLC dba Veterans United Home Loans, its successors and assigns
Current Mortgagee: Freedom Mortgage Corporation
Mortgage Servicer: Freedom Mortgage Corporation

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

T.S. #: 2023-04687

authorized to collect the debt and to administer any resulting foreclosure of the referenced property securing the above referenced loan.

Terms of Sale - The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the mortgagee thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

The 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 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. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

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. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the promissory note in the original principal amount of \$299,900.00, executed by Lacy Montgomery and Byron Montgomery, wife and husband, and payable to the order of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Mortgage Research Center, LLC dba Veterans United Home Loans, its successors and assigns; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of Trustor(s) to the current holder of the Obligations to the mortgagee under the deed of trust.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale.

Questions concerning the sale may be directed to the undersigned or to the Mortgagee:

Freedom Mortgage Corporation
10500 Kincaid Drive
Fishers, IN 46037
Phone: 855-690-5900

Default and Request to Act - Default has occurred under the deed of trust, and the mortgagee has requested me, as Trustee, to conduct this sale. Notice is given that before the sale the mortgagee may appoint another person substitute trustee to conduct the sale.

T.S. #: 2023-04687

Dated: 3/9/2023

Auction.com, Michelle Jones, Angela Zavala, Richard Zavala JR., Sharlet
Watts, Jim Mills, Susan Mills, Andrew Mills-Middlebrook, George
Hawthorne, Ed Henderson, Louis Starzel, Josefina Nieto, Alysia Lopez,
Nestor Trustee Services, LLC

Angela Zavala

c/o Nestor Trustee Services, LLC
2850 Redhill Blvd., Suite 240
Santa Ana, CA 92705
Phone: (888) 403-4115
Fax: (888) 345-5501

For sale information visit: <https://www.xome.com> or Contact (800) 758-8052.

SENDER OF THIS NOTICE:
AFTER FILING, PLEASE RETURN TO:

Nestor Trustee Services, LLC
2850 Redhill Avenue, Suite 240
Santa Ana, California 92705

FILED
9 day of March 20 23
Dianne Miller
COUNTY CLERK, LAMPASAS COUNTY, TEXAS
BY: *[Signature]* DEPUTY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

T.S. #: 2023-04782

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.

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

Date: 5/2/2023
Time: **The earliest time the sale will begin is 12:00 PM**
Place: Lampasas County Courthouse, Texas, at the following location: 409 South Pecan Street, Lampasas, TX 76550 THE WEST ENTRANCE TO THE COUNTY COURTHOUSE
Or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court, pursuant to section 51.002 of the Texas Property Code.

Property To Be Sold - The property to be sold is described as follows:

Lot Twenty-two (22), Block Two (2), Hillcrest Addition, according to the map or plat thereof, recorded in Cabinet 1, Slide 80, Plat Records, Lampasas County, Texas.

Commonly known as: 17 HOLLYWOOD DR LAMPASAS, TX 76550

Instrument to be Foreclosed – The instrument to be foreclosed is the Deed of Trust dated 3/28/2016 and recorded in the office of the County Clerk of Lampasas County, Texas, recorded on 3/29/2016 under County Clerk's File No 162436, in Book 320 and Page 00540 of the Real Property Records of Lampasas County, Texas.

Grantor(s): ORIN A SIMPSON, AN UNMARRIED MAN and LISA M SIMPSON and VERNON L SIMPSON, WIFE AND HUSBAND
Original Trustee: Scott R. Valby
Substitute Trustee: Auction.com, Michelle Jones, Angela Zavala, Richard Zavala JR., Sharlet Watts, Jim Mills, Susan Mills, Andrew Mills-Middlebrook, George Hawthorne, Ed Henderson, Louis Starzel, Josefina Nieto, Alysia Lopez, Nestor Trustee Services, LLC
Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Universal American Mortgage Company, LLC, a Florida limited liability company, its successors and assigns
Current Mortgagee: Freedom Mortgage Corporation
Mortgage Servicer: Freedom Mortgage Corporation

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

T.S. #: 2023-04782

authorized to collect the debt and to administer any resulting foreclosure of the referenced property securing the above referenced loan.

Terms of Sale - The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the mortgagee thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

The 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 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. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

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. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the promissory note in the original principal amount of \$63,822.00, executed by ORIN A SIMPSON, AN UNMARRIED MAN and LISA M SIMPSON and VERNON L SIMPSON, WIFE AND HUSBAND, and payable to the order of Mortgage Electronic Registration Systems, Inc., as Beneficiary, as nominee for Universal American Mortgage Company, LLC, a Florida limited liability company, its successors and assigns; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of Trustor(s) to the current holder of the Obligations to the mortgagee under the deed of trust.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale.

Questions concerning the sale may be directed to the undersigned or to the Mortgagee:

Freedom Mortgage Corporation
10500 Kincaid Drive
Fishers, IN 46037
Phone: 855-690-5900

Default and Request to Act - Default has occurred under the deed of trust, and the mortgagee has requested me, as Trustee, to conduct this sale. Notice is given that before the sale the mortgagee may appoint another person substitute trustee to conduct the sale.

T.S. #: 2023-04782

Dated: 3/23/2023

Auction.com, Michelle Jones, Angela Zavala, Richard Zavala JR., Sharlet Watts, Jim Mills, Susan Mills, Andrew Mills-Middlebrook, George Hawthorne, Ed Henderson, Louis Starzel, Josefina Nieto, Alysia Lopez, Nestor Trustee Services, LLC

Angela Zavala

c/o Nestor Trustee Services, LLC
2850 Redhill Blvd., Suite 240
Santa Ana, CA 92705
Phone: (888) 403-4115
Fax: (888) 345-5501

For sale information visit: <https://www.xome.com> or Contact (800) 758-8052.

SENDER OF THIS NOTICE:
AFTER FILING, PLEASE RETURN TO:

Nestor Trustee Services, LLC
2850 Redhill Avenue, Suite 240
Santa Ana, California 92705

FILED
23 day of March 2023
DiAnne Miller
COUNTY CLERK, LAMPASAS COUNTY, TEXAS
BY AM Lopez DEPUTY

Our Case No. 22-00773-FC

APPOINTMENT OF SUBSTITUTE TRUSTEE and NOTICE OF TRUSTEE SALE

THE STATE OF TEXAS
COUNTY OF LAMPASAS

Deed of Trust Date:
September 15, 2020

Property address:
8292 E HWY 190
LAMPASAS, TX 76550

Grantor(s)/Mortgagor(s):
RONALD RAY OSBORN, A SINGLE MAN

LEGAL DESCRIPTION: BEING TRACT ONE (1), OF THE REPLAT OF LOTS E AND F, LIVE OAK HILLS SECTION 1, AND LOT 5, LIVE OAK HILLS SECTION II, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN CABINET 2, SLIDES 272-273 PLAT RECORDS, LAMPASAS COUNTY, TEXAS
APN #: 11095-006-000-00
APN #: 99000-999-346

Original Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR
ACADEMY MORTGAGE CORPORATION ITS
SUCCESSORS AND ASSIGNS

Earliest Time Sale Will Begin: 12:00 PM

Current Mortgagee:
THE MONEY SOURCE INC.

Date of Sale: MAY 2, 2023

Property County: LAMPASAS

Original Trustee: ALLAN B. POLUNSKY

Recorded on: September 22, 2020
As Clerk's File No.: 183108
Mortgage Servicer:
THE MONEY SOURCE INC.

Substitute Trustee:
Michelle Jones, Angela Zavala, Richard Zavala Jr., Sharlet
Watts, Marinosci Law Group PC, Kristopher Holub, Aarti
Patel, Amy Ortiz, Dylan Ruiz, Violet Nunez, Beatriz
Sanchez, Edward Luby, Nancy Parker, Roberta Avery-
Hamilton, Cary Corenblum, Joshua Sanders, Aleena Litton,
Matthew Hansen, Auction.com, Sara Edgington, Thomas
Gilbraith

Substitute Trustee Address:
c/o Marinosci Law Group, PC
16415 Addison Road, Suite 725
Addison, TX 75001
(972) 331-2300

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 current Mortgagee and/or Mortgage Servicer under said Deed of Trust, according to the provisions therein set out does hereby remove the original trustee and all successor substitute trustees and appoints in their stead Michelle Jones, Angela Zavala, Richard Zavala Jr., Sharlet Watts, Marinosci Law Group PC, Kristopher Holub, Aarti Patel, Amy Ortiz, Dylan Ruiz, Violet Nunez, Beatriz Sanchez, Edward Luby, Nancy Parker, Roberta Avery-Hamilton, Cary Corenblum, Joshua Sanders, Aleena Litton, Matthew Hansen, Auction.com, Sara Edgington, Thomas Gilbraith, as Substitute Trustee, who shall hereafter exercise all

powers and duties set aside to the said original trustee under the said Deed of Trust, and, further, does hereby request, authorize and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the Mortgagee therein.

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, **MAY 2, 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 the property by public auction to the highest bidder for cash at the place and date specified. The sale will be conducted at the Lampasas County Courthouse, 501 E. 4th Street, Lampasas, TX 76550 as 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 was posted.

THE MONEY SOURCE INC., who is the Mortgagee and/or Mortgage Servicer of the Note and Deed of Trust associated with the above referenced loan. 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 debt.

ACTIVE MILITARY SERVICE NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you 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.

WITNESS MY HAND, March 24, 2023

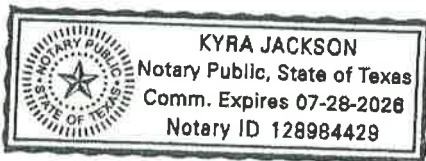
MARINOSCI LAW GROUP, PC
By: [Signature]
SAMMY HOODA
MANAGING ATTORNEY

THE STATE OF TEXAS
COUNTY OF DALLAS

Before me, Kyra Jackson the undersigned officer, on this, the 24 day of March 2023, personally appeared SAMMY HOODA, known to me, who identified herself/himself to be the MANAGING ATTORNEY of MARINOSCI LAW GROUP PC, the person and officer whose name is subscribed to the foregoing instrument, and being authorized to do so, acknowledged that (s)he had executed the foregoing instrument as the act of such corporation for the purpose and consideration described and in the capacity stated.

Witness my hand and official seal
(SEAL)

[Signature]
Notary Public for the State of TEXAS



My Commission Expires: 7-28-2026
Kyra Jackson
Printed Name and Notary Public

Grantor: THE MONEY SOURCE INC.
500 SOUTH BROAD STREET, SUITE #100A
MERIDEN, CT 06450
Our File No. 22-00773

Return to: MARINOSCI LAW GROUP, P.C.
MARINOSCI & BAXTER
16415 Addison Road, Suite 725
Addison, TX 75001

FILED
30 day of March 20 23
Dianne Miller
COUNTY CLERK, LAMPASAS COUNTY, TEXAS
By [Signature] DEPUTY

NOTICE OF [SUBSTITUTE] 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.

1. Date, Time, and Place of Sale.

Date: 05/02/2023

Time: Between 12:00 PM – 3:00 PM and beginning not earlier than 12:00 PM and ending not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Lampasas County, pursuant to §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.

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 12/21/2011 and recorded in the real property records of Lampasas County, TX and is recorded under Clerk's File/Instrument Number 146651 with Nancy P Thompson (grantor(s)) and Wells Fargo Bank, N.A. mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Nancy P Thompson, securing the payment of the indebtedness in the original amount of \$80,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Wells Fargo Bank, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. BEING LOT THREE (3), BLOCK ONE (1), CEDAR CREEK ESTATES, SEC. THREE, LAMPASAS COUNTY, TEXAS AS PER PLAT OF RECORD IN CABINET 1, SLIDE 145, PLAT RECORDS, LAMPASAS COUNTY, TEXAS.

6. **Mortgage Servicer Information.** 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 §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Wells Fargo Home Mortgage, as Mortgage Servicer, is representing the current Mortgagee whose address is:

Wells Fargo Bank, N.A.
3476 Stateview Blvd.
Fort Mill, SC 29715

Angela Zavala

~~SUBSTITUTE TRUSTEE~~
~~Michelle Jones, Angela Zavala~~
1320 Greenway Drive, Suite 300
Irving, TX 75038

STATE OF TEXAS
COUNTY OF WILLIAMSON

Before me, the undersigned authority, on this day personally appeared Angela Zavala, as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 30th day of March, 2023.



Michelle Jones
NOTARY PUBLIC in and for

Williamson COUNTY
My commission expires: 7-7-26
Print Name of Notary:
Michelle Jones

CERTIFICATE OF POSTING

My name is Angela Zavala, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on MAR 30 2023 I filed at the office of the Lampasas County Clerk and caused to be posted at the Lampasas County courthouse this notice of sale.

Angela Zavala
Declarants Name: _____
Date: MAR 30 2023

FILED
30 day of March 2023
Dianne Miller
COUNTY CLERK, LAMPASAS COUNTY, TEXAS
BY Jane Rodman 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 403, 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, May 2, 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 11th day of April, 2023



Substitute Trustee

Angela Zavala, Richard Zavala, Jr., Sharlet
Watts, Michelle Jones, David Garvin 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. Etheridge;

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 Blinion 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, 338.24 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 Blinion 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. 158 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, 1992, as recorded in Vol. 293, 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, 494.61 feet to a 1/2 inch iron pin set on the east high bank of Blinlon Creek;

THENCE South 74° 12' 10" West, 59.02 feet to a point on the west bank of Blinlon 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 97.594 acre tract of land described in a deed from Edleon Hart, et ux, to John T. Coats, et ux, dated July 21, 1988, as recorded in Vol. 264, Page 308 of said deed records, from whence a 1/2 inch iron pin set brs. South 74° 12' 10" West, 168.85 feet;

THENCE North 07° 50' 50" East, with the west line of said 128.993 acre tract and the east line of said 97.594 acre tract, 35.70 feet to a 1/2 inch iron pin found on the west bank of said Blinlon Creek for a northwest corner of said 128.993 acre tract and the northeast corner of said 97.594 acre tract;

THENCE North 89° 31' 20" East, with a north line of said 128.993 acre tract, 505.08 feet to the PLACE OF BEGINNING, as surveyed on the ground on September 26, 1997, by MAPLES & ASSOCIATES, INC., and as shown on an accompanying plat of even survey date herewith.

Being 2.65 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, 1992, as recorded in Vol. 293, Page 849 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, Sides 214 - 215 of the Plat Records of Lampasas County, Texas, brs. South 84° 17' 30" East, 65.49 feet, North 70° 15' 30" East, 52.85 feet, and North 70° 02' 35" East, 963.63 feet;

THENCE North 76° 34' 00" West, with the south line of said 128.993 acre tract, at 54.60 feet passing a 60d 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 Blinton 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. 289, Page 76 of said deed records;;

THENCE up the approximate centerline of said Blinton Creek, being the west line of said 128.993 acre tract and the east lines of said 49.862 acre tract and a 97.594 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, 78.08 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 26, 1997, by MAPLES & ASSOCIATES, INC., and as shown on an accompanying plat of even survey data 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 Garner, 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 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 ½ 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 ½ inch iron pin found another ½ 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 ½ inch iron pin found;
South 17° 53' 10" West, 277.80 feet to a ½ inch iron pin found;
South 37° 18' 00" West, 201.31 feet to a ½ inch iron pin found;
South 28° 51' 00" West, 191.44 feet to a ½ 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 ½ inch iron pin set brs. South 58° 54' 25" East, 78.09 feet;

THENCE North 58° 54' 25" West, 32.00 feet to a ½ inch iron pin set;
THENCE North 15° 16' 30" West, 135.03 feet to a ½ inch iron pin set;
THENCE North 01° 30' 50" West, 364.02 feet to a ½ inch iron pin set;
THENCE North 08° 31' 30" East, 219.52 feet to a ½ inch iron pin set;
THENCE North 29° 52' 20" East, 981.62 feet to a ½ inch iron pin set;
THENCE North 01° 54' 10" West, 242.01 feet to a ½ 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

ajp domer DEPUTY

FILED
11 day of April 20 23
Dianne Miller
COUNTY CLERK, LAMPASAS COUNTY, TEXAS
BY *Kevin Rodman* DEPUTY