

Notice of Trustee's Sale

Date: April 10, 2024

Substitute Trustee:

Richard H. Hester or Pete Florez or David Garvin or
Florence Rosas or Kelly Goddard

Substitute Trustee's Address:

P. O. Box 1571
Boerne, Texas 78006

Mortgagee: River Land Holdings, LLC, a Texas limited liability company

Mortgagee's Address:

River Land Holdings, LLC
P. O. Box 1621
Gonzales, Texas 78629
Gonzales County

Filed 15th day of April
in 2024, At 9:42 AM.
JODI MORGAN
County Clerk, Milam County, Texas
By Melinda [Signature]
Deputy

Mortgage Servicer: Pecos Loan Servicing

Mortgage Servicer's Address:

2130 McCullough Ave.
San Antonio, Texas 78212

Note: Note dated September 17, 2021, in the amount of \$311,350.00

Deed of Trust

Date: September 17, 2021

Grantor: Olegario Ramirez De Los Santos; and Bladimira Martinez Rodriguez

Mortgagee: River Land Holdings, LLC, a Texas limited liability company

Recording information: Instrument No. 4347, Official Records of Milam County, Texas

Property:

Being 21.69 acres, more or less, out of the Patience Sapp Survey, A-335, Milam County, Texas, more particularly described by metes and bounds on Exhibit "A" consisting of 1 page attached hereto and made a part hereof for all purposes.

County: Milam County

Date of Sale (first Tuesday of month): May 7, 2024

Time of Sale: 10:00 a.m. - 1:00 p.m.

Place of Sale: Area of the Milam County Courthouse as designated by the Milam County Commissioner's Court

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.

Mortgage Servicer has appointed Richard H. Hester or Pete Florez or David Garvin or Florence Rosas or Kelly Goddard as Trustee under the Deed of Trust. Mortgage Servicer has instructed Trustee to offer the Property for sale toward the satisfaction of the Note. This foreclosure is being administered by Mortgage Servicer. Mortgage Servicer is representing Mortgagee under a servicing agreement.

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.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". The sale will begin at the Time of Sale or not later than three hours thereafter. This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.



Richard H. Hester or Pete Florez or David Garvin or
Florence Rosas or Kelly Goddard



**METES AND BOUNDS DESCRIPTION
TRACT 10**

**STATE OF TEXAS
COUNTY OF MILAM**

Being a 21.69 acre tract of land, out of the P. Sapp Survey, Abstract No. 335, Milam County, Texas, and being out of and a part of that certain called 193.56 acre tract of land described to River Land Holdings, LLC, recorded in Document No. 2021-1230 of the Official Records of Milam County, Texas, said 21.69 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod with red cap found at the southeast corner of said 193.56 acre tract, located at an interior corner of a called 323.863 acre tract of land described to Stephen M. Pruitt (852/117), for the southeast corner of this;

THENCE along the south line of said 193.56 acre tract, common boundary with said 323.863 acre tract, S 75°57'12" W, passing a 1/2 inch iron rod found for reference on the east margin of County Road No. 302 at 2139.25 feet, and continuing for a total distance of 2158.15 feet to a calculated point in the approximate centerline of said road at the southeast corner of said 193.56 acre tract, being an exterior all corner of said 323.863 acre tract, for the southwest corner of this;

THENCE along the west line of said 193.56 acre tract, with the approximate centerline of said road, N 21°23'47" W a distance of 287.57 feet to a calculated point for the northwest corner of this;


THENCE departing said road and crossing said 193.56 acre tract, N 67°41'16" E, passing a 1/2 inch iron rod with yellow cap set for reference on the east margin of said road at 18.90 feet, and continuing for a total distance of 2151.31 feet to a 1/2 inch iron rod with yellow cap marked "TLS 6410" set on the east line of said 193.56 acre tract, same being the west line of a called 323.863 acre tract of land described to Stephen M. Pruitt (852/117), for the northeast corner of this;

THENCE along the east line of said 193.56 acre tract, common boundary with said 323.863 acre tract, S 22°18'43" E a distance of 597.79 feet to the **POINT OF BEGINNING**

All bearings and distances are based on the State Plane Coordinate System, Texas Central Zone, NAD 1983.

This description to accompany a plat of the data representing an on the ground survey supervised by me Tyler Tumlinson, Registered Professional Land Surveyor.

June 20, 2021


Tyler Tumlinson
RPLS No. 6410
Firm #10193850
02624 Tract 10



Tumlinson Land Surveying - 254.931.6707
1255 Milliken Meadows Circle, College Station, Texas 77845

EXHIBIT A
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