

Notice of Trustee's Sale

FILED FOR RECORD

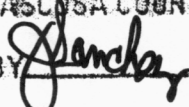
2021 SEP 13 PM 3:59

Date: September 13, 2021

Trustee: Clay E. Morgan

Lender: City View Estates, LLC

Note: Real Estate Lien Note dated 11/20/2020, in the original principal amount of \$147,900.00, executed by Borrower and made payable to the order of Lender.

DIANE GONZALES
ATASCOSA COUNTY CLERK
BY  DEPUTY

Deed of Trust: Deed of Trust dated 11/20/2020, executed by Mary Joann McDonald to Clay E. Morgan, Trustee for the benefit of lender, covering the Property and recorded in Document Number 209490 of the Official Public Records of Atascosa County, Texas

Property: Tract 17, City View Ranches, Atascosa County, Texas and further described in Exhibit A, attached and made a part hereof.

Date of Sale (first Tuesday of month): October 5, 2021

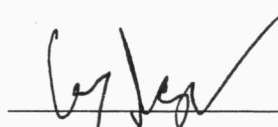
Time of Sale: 1:00 p.m. to 4:00 p.m., local time

Place of Sale: The West Porch of the Atascosa County Courthouse, located at 1 Courthouse Circle Drive, Jourdanton, Atascosa County, Texas 78026, or in the area designated by the Commissioners Court of Atascosa County, pursuant to §51.002 of the Texas Property Code as amended.

Lender has duly appointed Clay E. Morgan as Trustee under the Deed of Trust. Lender has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

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 earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

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.



Clay E. Morgan

EXHIBIT "A"

State of Texas
County of Atascosa

Field notes for a tract of land containing 27.09 acres, called Tract 17, lying in the J.W. Preston Survey No. 4 1/2, Abstract No. 1667, the L.D. Murphy Survey No. 4, Abstract No. 1229, and the W.H. Smith survey No. 70 1/2, Abstract No. 1633, Atascosa County, Texas, as shown on the accompanying Plat of Survey prepared for HMSC, LLC, dated September 1, 2020.

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Beginning at a point, marked by a 5/8 inch steel rod monument with cap stamped Rakowitz Engineering & Surveying, found previously set on a South line of said 292.16 acre tract of land, for the Southwest corner of lot 75 of the City View Estates Subdivision, Unit 1, described in an instrument, recorded as Sheet 346-A, New Plat Cabinet, Plat Records of Atascosa County, Texas, and lying on the North line of County Road 430, said point of beginning being the Southeast corner of this tract of land;

Thence North 89° 15' 49" West, 106.13 feet, along a South line of said 292.16 acre tract of land, being the North line of County Road 430, to a point marked by a 5/8 inch steel rod monument with cap stamped Rakowitz Engineering & Surveying, found previously set for the Southwest corner of said 292.16 acre tract of land, being the Southeast corner of a 21.301 acre tract of land, conveyed to Charles L. Ulcak, said point being the Southwest corner of this tract of land;

Thence North 00° 47' 27" West, 1567.38 feet, along the West line of said 292.16 acre tract of land, being the East line of said 21.301 acre tract of land, to a point marked by fence corner post found for the Northeast corner of said 21.301 acre tract of land, said point being a reentrant corner of this tract of land;

Thence South 89° 44' 59" East, 590.90 feet, along the West line of said 292.16 acre tract of land, being the North line of said 21.301 acre tract of land, to a point marked by a fence corner post, found at the Northwest corner of said 21.301 acre tract of land and lying on the West line a 115.55 acre tract of land, described in instrument recorded in Book 251, Page 543, of the Official Public Records of Atascosa County, Texas, said point being a salient corner of this tract of land;

Thence North 00° 48' 08" West, 1661.32 feet, along the West line of said 292.16 acre tract of land, being the East line of said 115.55 acre tract of land, to a point marked by a fence corner post, found for the Northwest corner of said 292.16 acre tract of land, being the South line of Whitfield Hills Subdivision, Unit 2, described in an instrument, recorded in Sheet 157-B, New Plat Cabinet, Plat Records of Atascosa County, Texas, said point being the Northwest corner of this tract of land;

North 89° 28' 20" East, 652.27 feet, along the North line of said 292.16 acre tract of land, being the South line of said Whitfield Hills Subdivision, Unit 2, to a point marked by a 5/8 inch steel rod

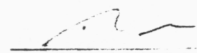
monument with cap stamped Rakowitz Engineering & Surveying, set for the Northwest corner of a 10.04 acre tract of land, called Tract 16, surveyed this same day, said point being the Northeast corner of this tract of land;

Thence South 00° 46' 19" East, 3155.48 feet, along the West line of said Tract 16, and continuing along the West line of said City View Estates Subdivision, to a point marked by a 5/8 inch steel rod monument, found previously set for an angle point of said lot 75, said point being an angle point of this tract of land;

Thence South 32° 03' 56" East, 88.82 feet, along the South line of said 292.16 acre tract of land, being the West line of said lot 75, to the point of beginning.

The basis of bearing for this survey is Grid North, Texas State Plane Coordinate System, NAD 83 (2011), South Central Zone

I, Richard Pollok, being a Registered Professional Land Surveyor, registered in the State of Texas, do hereby certify that the foregoing field notes for a tract of land containing 27.09 acres, as shown on the accompanying Plat of Survey prepared for HMSC, LLC, dated September 1, 2020, were prepared from an actual survey done under my supervision and that to the best of my knowledge and belief they are a true and correct representation of said survey


Richard Pollok R.P.L.S. 5825
Rakowitz Engineering and Surveying
515 W Oaklawn, Ste. A
Pleasanton, Texas 78064
830-281-4060
Firm No. 10181200

