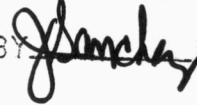


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DIANE GONZALES
ATASCOSA COUNTY CLERK

BY  DEPUTY

Notice of Trustee's Sale

Date: September 13, 2021

Trustee: Clay E. Morgan

Lender: City View Estates, LLC

Note: Real Estate Lien Note dated 11/13/2020, in the original principal amount of \$86,400.00, executed by Borrower and made payable to the order of Lender.

Deed of Trust: Deed of Trust dated 11/13/2020, executed by Shannon A. Long to Clay E. Morgan, Trustee for the benefit of lender, covering the Property and recorded in Document Number 209488 of the Official Public Records of Atascosa County, Texas

Property: Tract 16, 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 10.04 acres, called Tract 16, 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.

Field notes for a tract of land containing 10.04 acres, called Tract 16, 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, being out of the remainder of a 292.16 acre tract of land, described in an instrument recorded in Clerk's File No. 180881 of the Official Public Records of Atascosa County, Texas, said tract of land being more particularly described by metes and bounds as follows:

Beginning at a point, marked by a 5/8 inch steel rod monument with cap stamped Rakowitz Engineering & Surveying, lying on a South line of said 292.16 acre tract of land, being the North line of Persimmon Drive, being the Southwest corner of a 11.75 acre tract of land, called Tract 15, surveyed this same day, which bears from North 89° 13' 41" West, 28.66 feet from a 5/8 inch steel rod monument with cap stamped Rakowitz Engineering & Surveying, found previously set for the Northeast corner of Lot 59 of the City View Estates Subdivision, Unit 1, described in an instrument, recorded in Sheet 346-A, New Plat Cabinet, Plat Records, Atascosa County, Texas, said point of beginning being the Southeast corner of this tract of land;

Thence South 89° 13' 41" West, 248.66 feet, along a South line of said 292.16 acre tract of land, being the North line of Persimmon Drive and continuing along the North line of said lot 59, to a point marked by a 5/8 inch steel rod monument with cap stamped Rakowitz Engineering & Surveying, found previously set for the Northwest corner of said lot 59 and lying on the West line of a 27.09 acre tract of land, called Tract 17, surveyed this same day, said point being the Southwest corner of this tract of land;

Thence North 00° 48' 19" West, 1395.35 feet, across said 292.16 acre tract of land, along the East line of said Tract 17, to a point marked by a 5/8 inch steel rod monument with cap stamped Rakowitz Engineering & Surveying, set on the North line of said 262.16 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, for the Northeast corner of said Tract 17, said point being the Northwest corner of this tract of land;

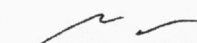
Thence North 89° 28' 20" East, 172.57 feet, along the North line of said 292.16 acre tract of land, being the South line of said Whitfield Hills Subdivision, Unit 2, to a point marked by a 1/2 inch steel rod monument, found for an angle point of said 292.16 acre tract of land, being an angle point of said Whitfield Hills Subdivision, Unit 2, said point being an angle point of this tract of land;

Thence North 89° 27' 08" East, 206.00 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 found, set for the Northwest corner of said Tract 15, said point being the Northeast corner of this tract of land;

Thence South 04° 33' 10" West, 1399.85 feet, across said 292.16 acre tract of land, being the West line of said Tract 15, 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 10.04 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

