

Notice of Trustee's Sale

Date: September 6, 2024  
Trustee: Clay E. Morgan  
Lender: Gallinas Creek Ranches, Ltd.  
Note: Real Estate Lien Note dated 05/05/2017, in the original principal amount of \$89,400.00, executed by Borrower and made payable to the order of Lender.

Deed of Trust: Deed of Trust dated 05/05/2017, executed by Cipriano L. Chavez and Janie Arguijo Chavez to Clay E. Morgan, Trustee for the benefit of lender, covering the Property and recorded in Document Number 179908 of the Official Public Records of Atascosa County, Texas

Property: Tract 3 -10.01 ac. out of the S. Mansola Survey No. 1075, A-574, Atascosa County, Texas

Date of Sale (first Tuesday of month): October 1, 2024

Time of Sale: 12:00 p.m. to 3:00 p.m., local time

Place of Sale: The location designated by the commissioner's court of Atascosa County, Texas for conducting public foreclosure sales at the Atascosa County Courthouse, 1 Courthouse Circle Dr. Ste. 4B, Jourdanton, TX, 78026.

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.

  
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Clay E. Morgan

FILED FOR RECORD

2024 SEP -9 AM 9:28

TERESA BARRASCO  
ATASCOSA COUNTY CLERK

BY  DEPUTY

## EXHIBIT "A"

**MARTINEZ**  
**Surveying & Mapping Co.**  
**Firm # 101822-00**  
**8546 Broadway Suite 225**  
**San Antonio, Texas 78217**  
**(210) 829-4244**

STATE OF TEXAS  
COUNTY OF ATASCOSA

TRACT No. 3  
10.01 ACRE TRACT

All that certain tract or parcel of land containing 10.01 acres in Atascosa County, Texas, out of S. Mansola Survey No. 1075, Abstract 574, being a portion of a 84.77 acre tract out of the John F. Mckenzie, 171.5 acre tract, of record in Volume 387, Page 499, Deed Records of Atascosa County, Texas.

Said 10.01 acre tract, being more particularly described as follows:

COMMENCING: at a fence post found on the South line of Verdi Road at the Northeast corner of Dannie Clarkson, 85.75 acre tract, of record in Volume 18, Page 600, Official Public Records of Atascosa County, Texas and described in Volume 138, Page 560, Deed Records of Atascosa County, Texas;

THENCE: South 69 deg. 30 min. 06 sec. East, 595.76 feet to a 1/2" iron pin set with cap at the Northeast corner of said Tract No. 2, 10.00 acre tract, surveyed this same day, for the Northwest corner and Point of Beginning of this herein described tract;

THENCE: South 69 deg. 30 min. 06 sec. East, 309.00 feet to a 1/2" iron pin set with cap at the Northwest corner of Tract No. 4, 10.00 acre tract, surveyed this same day, for the Northeast corner of this herein described tract;

THENCE: South 18 deg. 41 min. 35 sec. West, 1382.69 feet to a 1/2" iron pin feet with cap, on the North line of Tract No. 8, 10.00 acre tract, surveyed this same day, at the Southwest corner of Tract No. 4, 10.00 acre tract, surveyed this same day, for the Southeast corner of this herein described tract;

THENCE: North 77 deg. 09 min. 39 sec. West, 314.14 feet to a 1/2" iron pin set with cap on the North line of Tract No. 7, 10.00 acre tract, at the Southeast corner of Tract No. 2, 10.00 acre tract, surveyed this same day, for the Southwest corner of this herein described tract;

THENCE: North 18 deg. 50 min. 25 sec. East, 1424.47 feet to the POINT OF BEGINNING

SUBJECT TO a 15' wide electric easement, a 15' wide water line easement and a 15' wide utility easement.

Bearing Basis – South 18 deg. 40 min. 32 sec. West, 1208.67 feet – from the East line of this herein described tract obtained from GPS observations using WGS84, NAVD88.



REYNALDO MARTINEZ JR.  
REGISTERED PROFESSIONAL  
LAND SURVEYOR No. 5482  
W. O. # 16-9-20 (T3)  
October 18, 2016  
(SEE ATTACHED SURVEY PLAT)  
Revised: April 10, 2017